

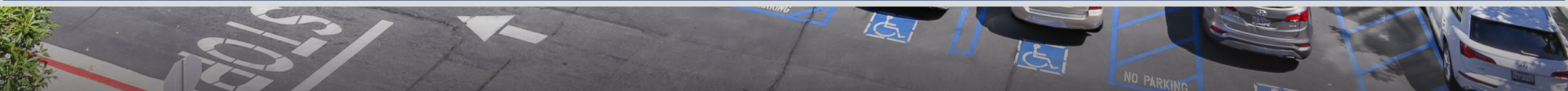
MISSION MEDICAL

ON-CAMPUS AT PROVIDENCE MISSION HOSPITAL



27800 MEDICAL CENTER ROAD &
26732 CROWN VALLEY PARKWAY
MISSION VIEJO, CA

CBRE



OUR COMMUNITY OF EXCELLENCE

MISSION HOSPITAL EXPANSION:

Providence Health System has earmarked \$712 million for expansion of its South Orange County care facilities including the following plans for the Mission Hospital campus:

- New state-of-the-art 100 bed acute care tower
- Operating suites and cardiac catheterization labs
- New on-campus multispecialty ambulatory surgery center

Source: www.healthcarefinancenews.com

PROPERTY HIGHLIGHTS



Shares a Walkable Campus with Providence and Children's Health of Orange County (CHOC) at Mission Hospital



Professional Property Management and Engineering Staff



Newly Renovated Common Areas, Corridors, and Restrooms



Close Proximity to Retail, Restaurants and the Shops at Mission Viejo



On-Site Pharmacies and Labs



Turnkey Spec Suites Available

Building owned and managed by
HEALTHCARE REALTY

CAMPUS MAP

CROWN VALLEY PARKWAY

MEDICAL TOWER

PROVIDENCE MISSION HOSPITAL
& CHOC AT MISSION

MEDICAL CENTER ROAD

MOB 1, 2 AND 3

Adjacent to CHOC at Mission Hospital, the only children's hospital in south Orange County, the surrounding coastal areas and north San Diego County.

Providence Mission Hospital is South Orange County's only verified adult and pediatric Level II trauma facility.

N



**AMPLE PARKING AND
BEAUTIFUL OUTDOOR AREAS**





VIRTUAL TOUR COMING SOON



**WHITE BOX &
SPEC SUITES AVAILABLE**

AREA DEMOGRAPHICS

Mission Viejo, CA | 3, 5 & 7 Mile Radius



2024 Population – Current Year Estimate

3 Miles	115,419
5 Miles	301,797
7 Miles	487,152



2024 Average Household Income

3 Miles	\$ 192,751
5 Miles	\$ 179,939
7 Miles	\$ 182,424



2024 Daytime Population

3 Miles	112,353
5 Miles	280,618
7 Miles	473,997



2024 Median Age

3 Miles	41.40
5 Miles	43.80
7 Miles	45.10



55+ Population

3 Miles	23%
5 Miles	21.7%
7 Miles	21.6%



2024 Households

3 Miles	41,201
5 Miles	111,960
7 Miles	186,880



DEMOGRAPHICS MAP





Medical Tower



Providence Mission Hospital



Medical Office Building I



Medical Office Building II

MEDICAL MAP

HOAG
Irvine

Kaiser Permanente Irvine
Medical Center

City of Hope
Orange County

Memorial Care Saddleback
Medical Center

 **Providence**  **CHOC Children's**
Providence Mission Hospital
& CHOC at Mission

**MISSION
MEDICAL**
MISSION VIEJO, CA

Providence Mission
Laguna Beach



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