



Medical Office Space **For Lease**

Irvine Medical Plaza

28,365 SF High Image Medical Office Building
250 E. Yale Loop, Irvine, CA

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Aerial



Irvine Medical Plaza
250 E. Yale Loop, Irvine, CA

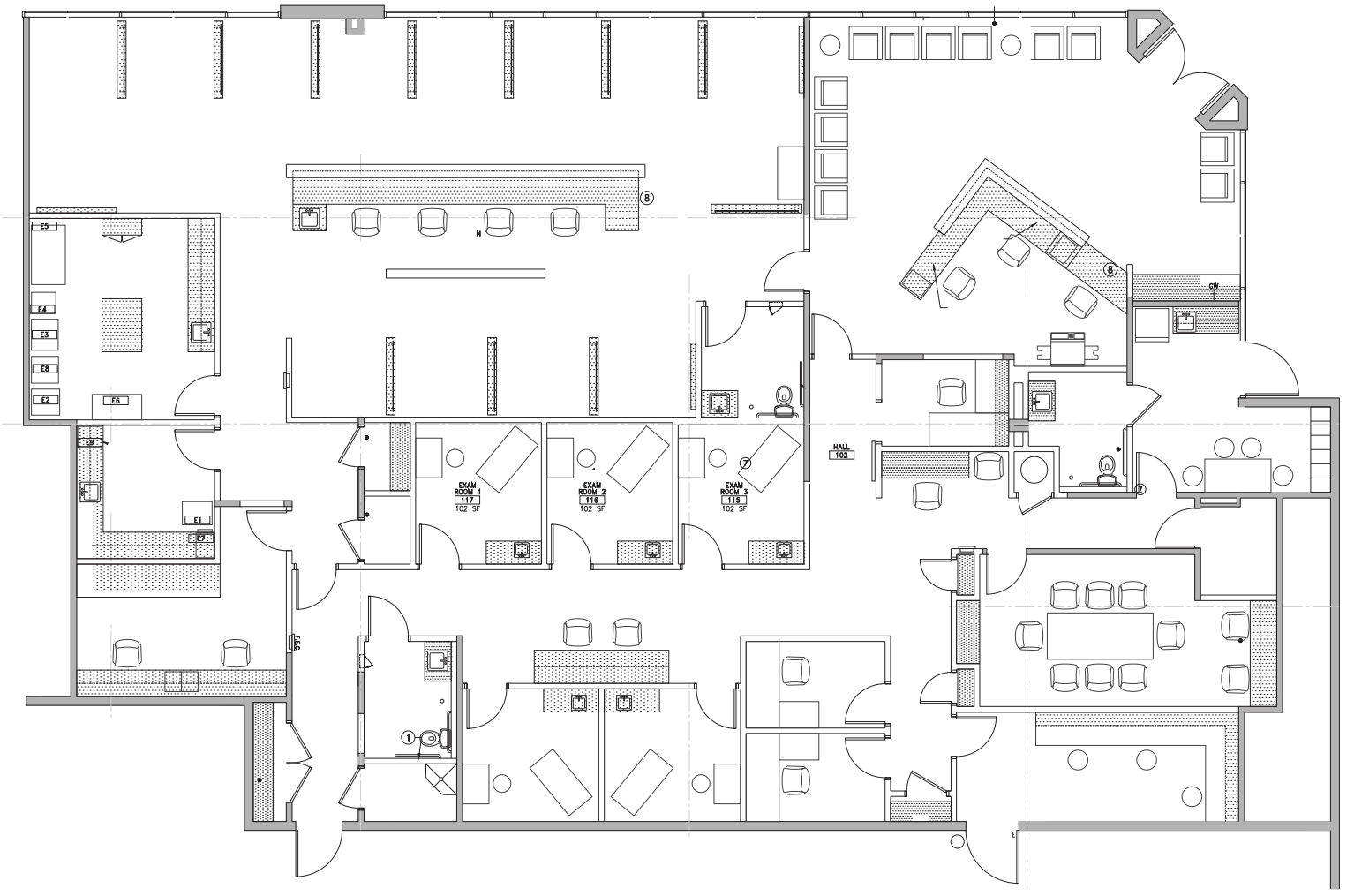
Suite A - 5,626 RSF

Available in 60 Days
Improved Medical Office
(Former Oncology Infusion Center)

Cars Per Day
Barranca Pkwy - 25,643
E. Yale Loop - 13,648

Building Features

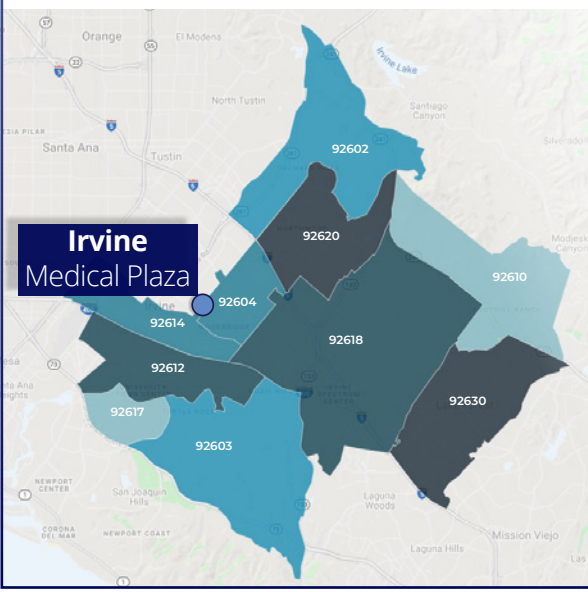
- New common area and lobby renovations complete
- Ample free surface parking
- Located in the heart of Irvine along the Barranca Medical Corridor
- 1.5 Miles to Hoag Irvine & Kaiser Irvine Hospital Campus
- Ground Floor Tenant Mix includes: Pediatrics, Imaging and Optometry



Patient Demand Forecast



The Outpatient Market Scenario Planner (MSP), as developed by the Advisory Board, provides current and projected patient utilization estimates for specific specialties in key markets across the United States. The MSP tool supports planners, providers and hospital executives to make intelligent business development and strategic decisions to locate or expand programs in targeted markets. The following data is representative of the 10 Orange County zip codes that surround Irvine Medical Plaza.



For more information about the Advisory Board, please visit www.advisory.com.

SERVICE LINE	TODAY	2027 VOLUME	5 YR GROWTH	2034 VOLUME	10 YR GROWTH
Vascular	15,142	17,722	17.0%	20,642	36.3%
Podiatry	14,251	16,328	14.6%	19,335	35.7%
Physical Therapy/ Rehabilitation	261,927	292,525	11.7%	343,562	31.2%
Ophthalmology	80,353	92,365	14.9%	105,317	31.1%
Psychiatry	140,052	167,721	19.8%	180,517	28.9%
Orthopedics	28,774	32,448	12.8%	36,781	27.8%
Cardiology	90,503	102,219	12.9%	114,193	26.2%
Otolaryngology	31,223	35,652	14.2%	39,370	26.1%
Lab	278,982	309,970	11.1%	351,128	25.9%
Pain Management	10,782	12,101	12.2%	13,495	25.2%

Demographics

Population 5 Year Growth
1,220,291 / +6.7% by 2027

Senior Population (+65 Years)
1,220,291 / +6.7% by 2027

Average Household Income
\$147,725

Payor Mix
82% Private/Self Pay/Other
14% Medicare
4% Medicaid



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