

# Pacifica Medical Plaza

➤ MEDICAL OFFICE FOR LEASE

114 PACIFICA | IRVINE



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# PACIFICA MEDICAL PLAZA

Located in the prestigious Irvine Spectrum submarket, Pacifica Medical Plaza offers healthcare providers an exceptional opportunity to establish or expand their practice in one of Orange County's most sought-after medical office destinations. This distinguished four-story, 114,209-square-foot building delivers a high-image environment designed to meet the expectations of today's discerning medical tenants and their patients alike.

Benefiting from Irvine Spectrum's affluent and growing demographics, the property draws a strong and diverse patient base from across the broader Orange County region. Patients consistently seek out this location for access to high-quality medical care, making Pacifica Medical Plaza an ideal setting for providers looking to build a thriving, long-term practice in a premier Southern California healthcare market.

Drone Video

CLICK OR SCAN





## PROMINENT LOCATION & ACCESSIBILITY

- The site's prominent location has high visibility from SR-133 and Irvine Center Drive to create a strong brand image in a proven successful medical market with high growth. Excellent accessibility from 3 major thoroughfares:
  - Laguna Freeway (SR-133)
  - Santa Ana Freeway (I-5)
  - San Diego Freeway (I-405)



## MARKET & HOSPITAL PROXIMITY

- The location is able to conveniently serve over 890,000 patients and growing (within a 15 minute drive time) due to the quality of the roads, major thoroughfares and accessibility of the site.
- The service area is expected to grow at a rate of 4% per year.



## BUILDING HIGHLIGHTS

- Efficient, large open floor plates able to accommodate many specialized medical uses.
- Potential to deliver HCAI compliant ground floor.
- Full floor opportunity available.
- Ground floor availability.



## HOSPITAL PROXIMITY

- Tenants will find value in the proximity to Hoag Hospital Irvine and Kaiser Permanente Orange County-Irvine Medical Center, located less than 2 miles away. City of Hope's \$1-billion cancer hospital and research center in Irvine is also less than 3 miles away and scheduled for completion in 2025.



## RECENT RENOVATIONS

- Major capital improvements have been completed including common areas, landscaping, and a new parking structure. New energy efficient systems to keep operating expenses low.
- Ownership is committed to enhancing the standard patient and provider experience to create a unique, tranquil building. More upgrades to come!



## AMPLE PARKING

- 5.6/1000 parking ratio with both surface and covered parking in the new 3-level garage.
- Reserved physician parking.



## SIGNAGE OPPORTUNITIES

- Monument signage is available with certain suite requirements and restrictions.

## Estimate 15 Min Drive

### POPULATION ESTIMATES

**1,504,890**

>17 321,832

18-44 580,602

### AVERAGE HOUSEHOLD INCOME

**\$155,043.40**

45-64 385,205

65+ 217,251

Data Source:  **Placer.ai**

## PAYOR MIX Within 15 Min Drive

|                |       |
|----------------|-------|
| COMMERCIAL     | 11.5% |
| EMPLOYER BASED | 53.6% |
| GOVERNMENT     | 23.8% |
| MULTIPLE       | 4.2%  |
| SELF-PAY       | 6.9%  |

Data Source:  **Placer.ai**

### Comparison

|                                                                                      |             |        |
|--------------------------------------------------------------------------------------|-------------|--------|
|  | % of Visits | 70%    |
|  | Ring Radius | 5 mi   |
|  | Drive Time  | 15 min |

**SITE**

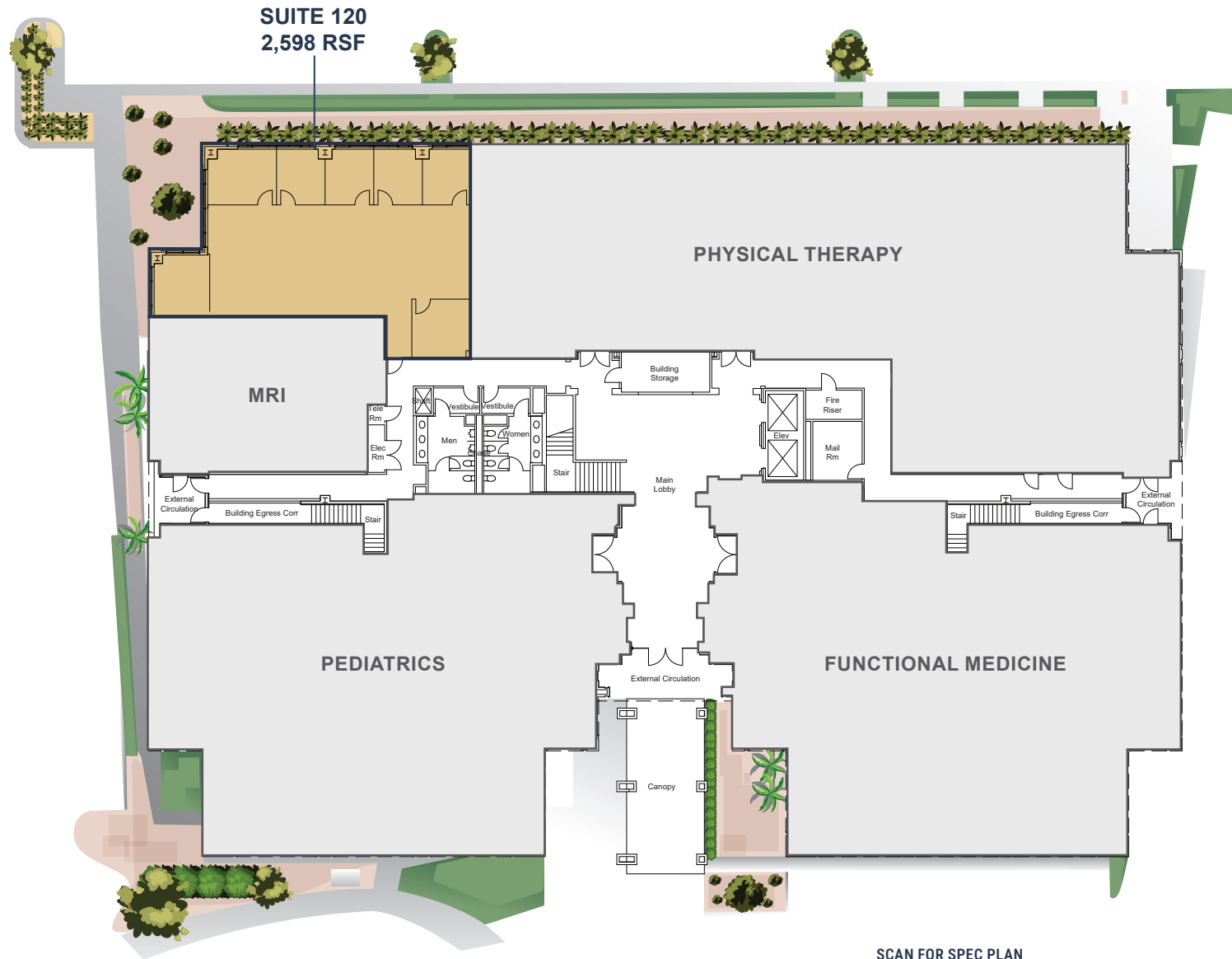
**5mi**



# LOCAL HOSPITAL DISTANCE MAP

7





## AVAILABLE SUITE

**SUITE**

120

**RSF**

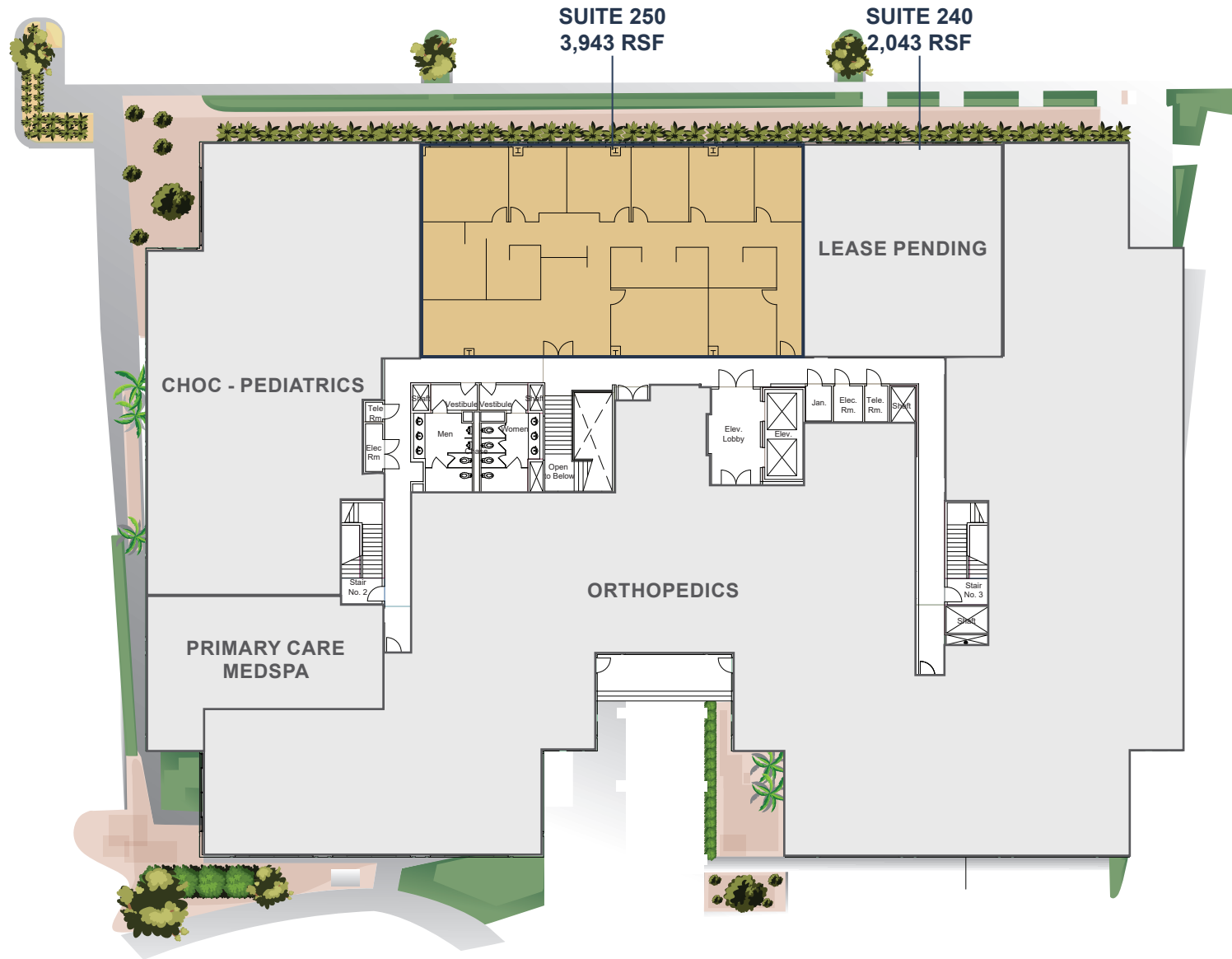
2,598

SCAN FOR SPEC PLAN  
FOR SUITE 120



# FLOOR PLAN - SECOND FLOOR

9



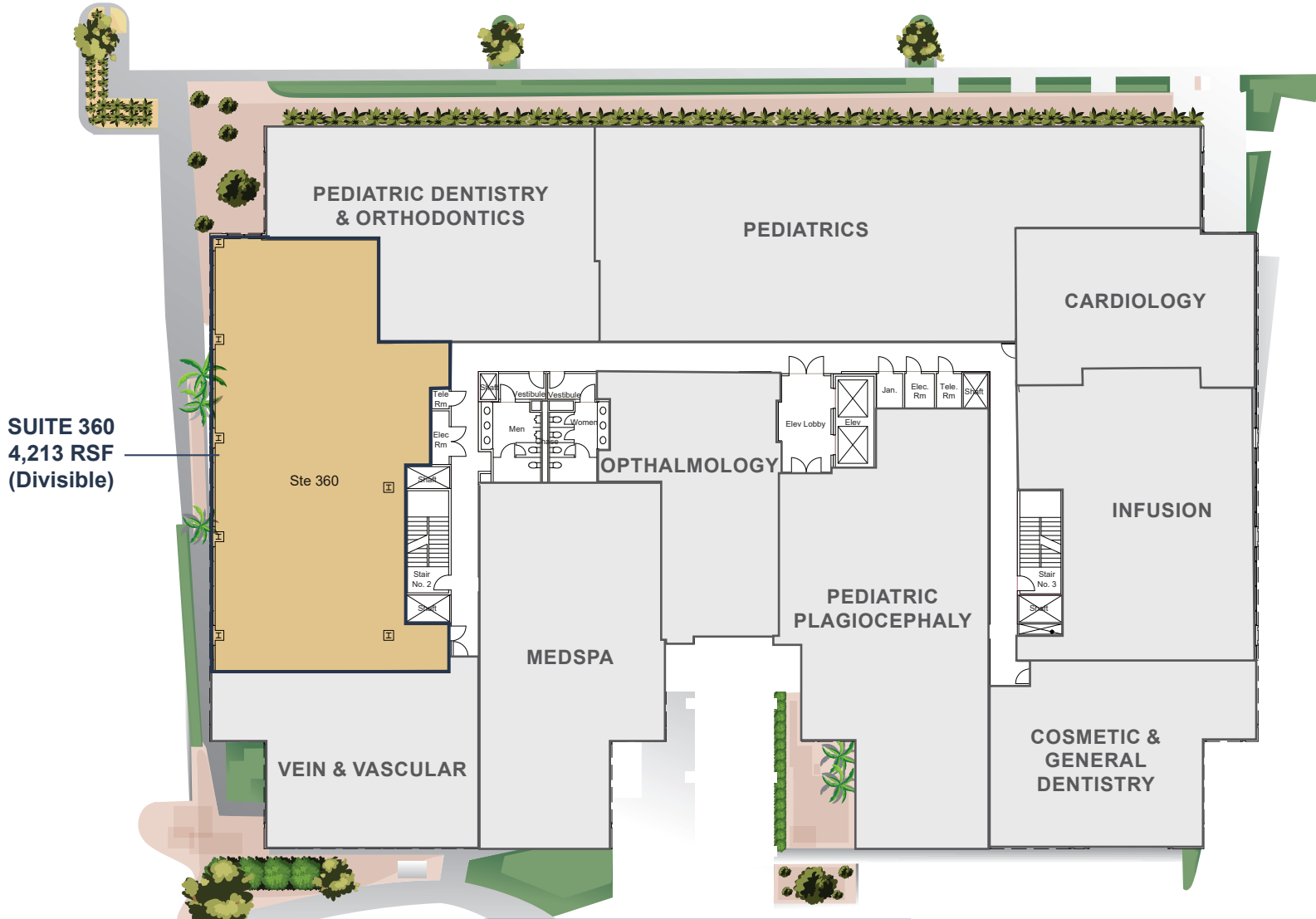
## AVAILABLE SUITES

| SUITE | RSF   |
|-------|-------|
| 250*  | 3,940 |

\*Divisible to 1,500 rsf

SCAN FOR SPEC PLAN  
FOR SUITE 250





| AVAILABLE SUITE        |       |
|------------------------|-------|
| SUITE                  | RSF   |
| 360                    | 4,213 |
| Divisible to 1,796 rsf |       |

SCAN FOR SPEC PLAN  
FOR SUITE 360

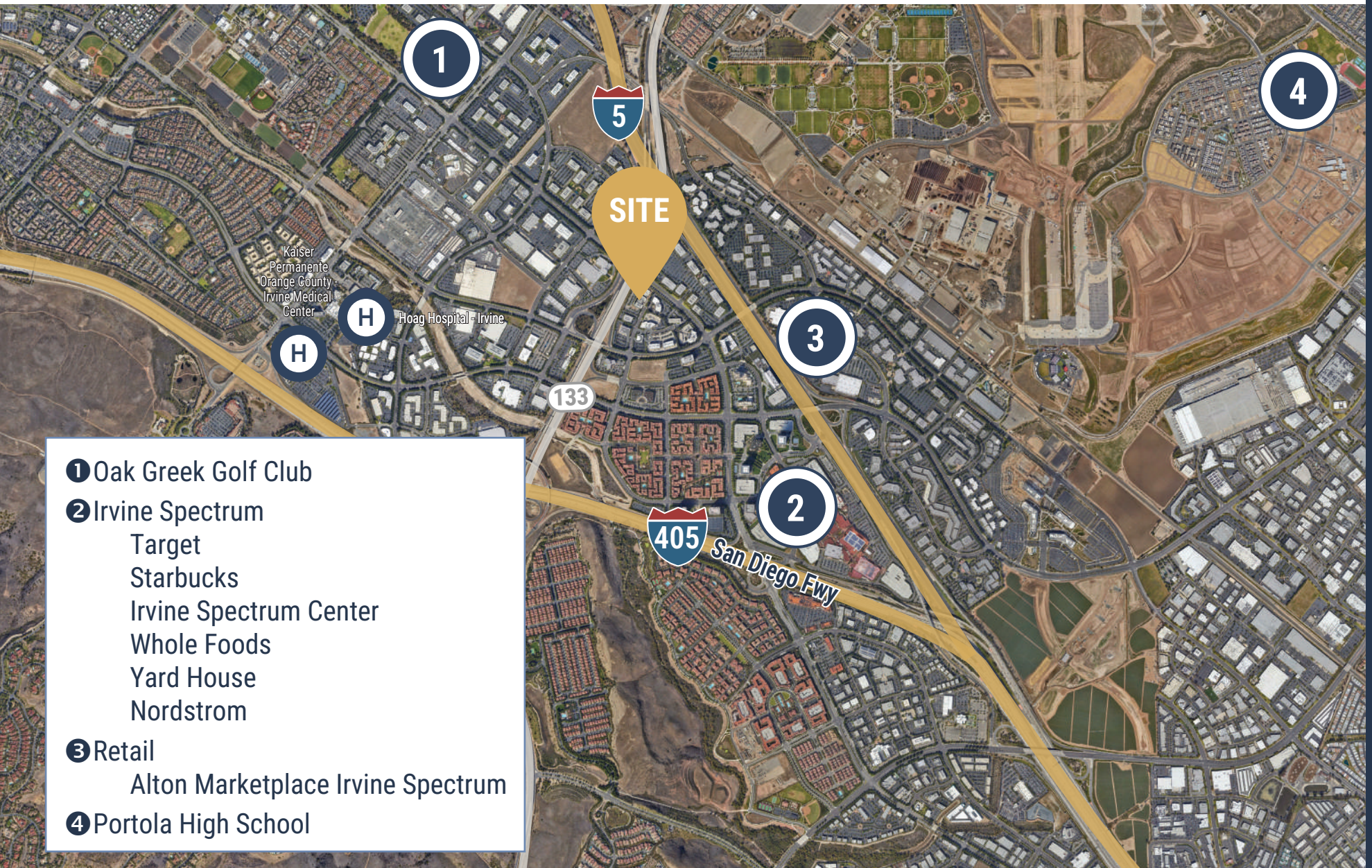




## AVAILABLE SUITES

| SUITE | RSF   |
|-------|-------|
| 400*  | 5,944 |
| 490*  | 7,627 |

\*Contiguous up to 13,571 rsf





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