



High Image Medical Office Building

PACIFICA

MEDICAL PLAZA

114 Pacifica | Irvine, CA 92618

JOHN WADSWORTH
Senior Vice President
Healthcare Services
Lic. 01177404
+1 949 724 5528
john.wadsworth@colliers.com

AARON PHILLIPS
First Vice President
Healthcare Services
Lic. 01769480
+1 949 724 5562
aaron.phillips@colliers.com

COLLIERS INTERNATIONAL
3 Park Plaza | Suite 1200
Irvine, CA 92614
P: +1 949 724 5500
F: +1 949 724 5600



Property Overview

This space is comprised of a ±111,000 SF, four story, high image building including 5.6/1000 parking and a planned 3-level parking structure. Located in the City of Irvine, Pacifica Medical Plaza has excellent visibility and accessibility from Laguna (133) Freeway as well as close proximity to the Santa Ana (5) Freeway.

Property Details



Large Blocks of Medical Space



111,000 SF, 4-story High Image Medical Office Building



Prestigious Irvine Spectrum Location



Situated Within the Irvine Spectrum Entertainment Triangle



Historically Extreme Barriers to Entry



Built in 1999, Major Renovation Planned for 2020





Property Features



25,000 – 111,000 SF Available



Institutional Ownership and Management



5.6/1000 Parking, Surface and Planned 3-level Parking Structure

MERIDIAN
Buildings for Life

HARRISON STREET



Major Branding Opportunity via Building-Top, Freeway Visible Signage



Potential to Deliver OSHPD 3 Compliant Ground Floor

Planned Building Renovations



New Building Signage and Wayfinding Program



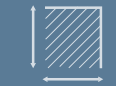
3-level Parking Structure



Extensive Lobby and Common Area Upgrades



New Dedicated Drop Off Area



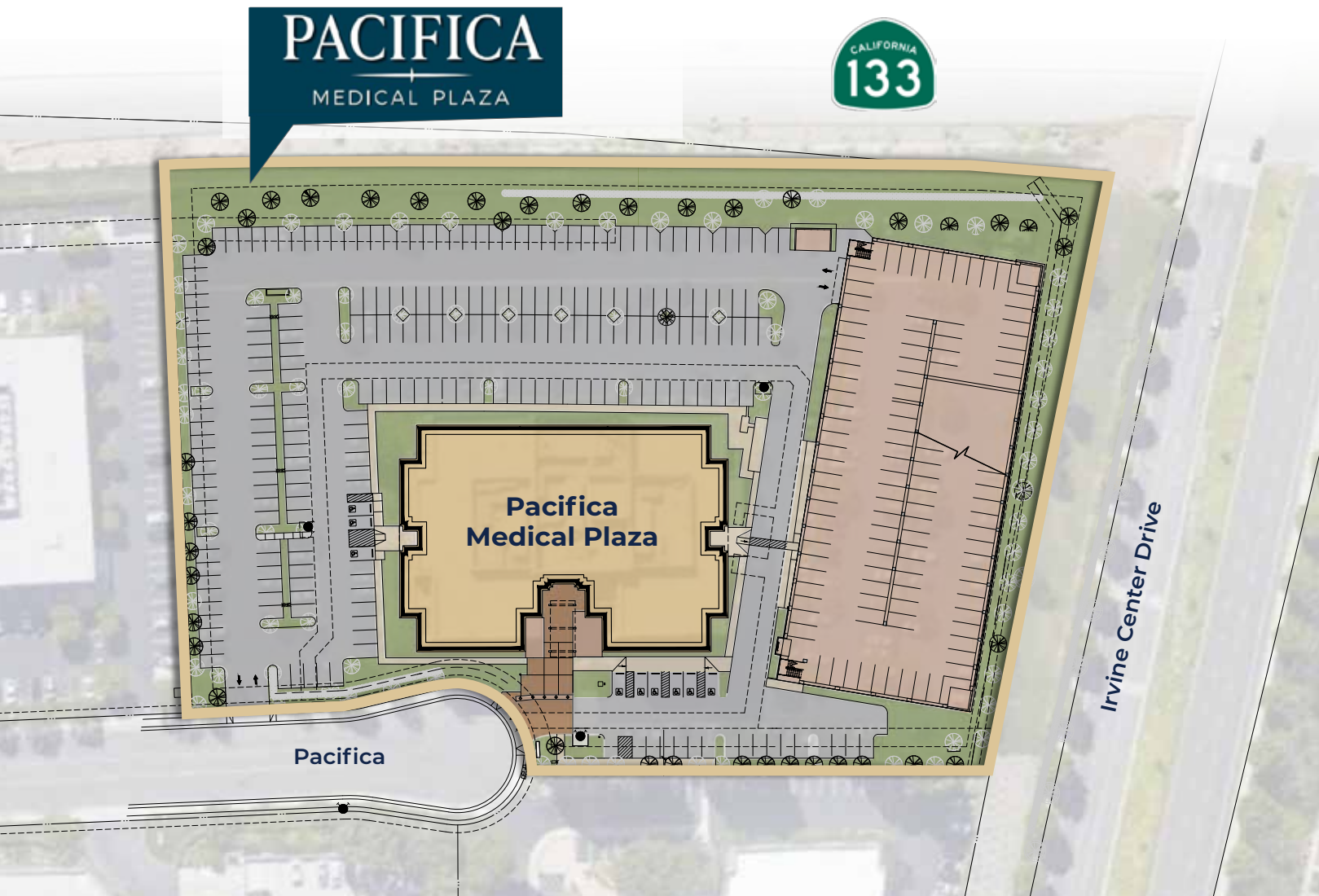
Efficient, Large Open Floor Plates



Updated Landscaping



Redeveloped Site Plan With New 3-level Parking Structure



Parking Structure Rendering



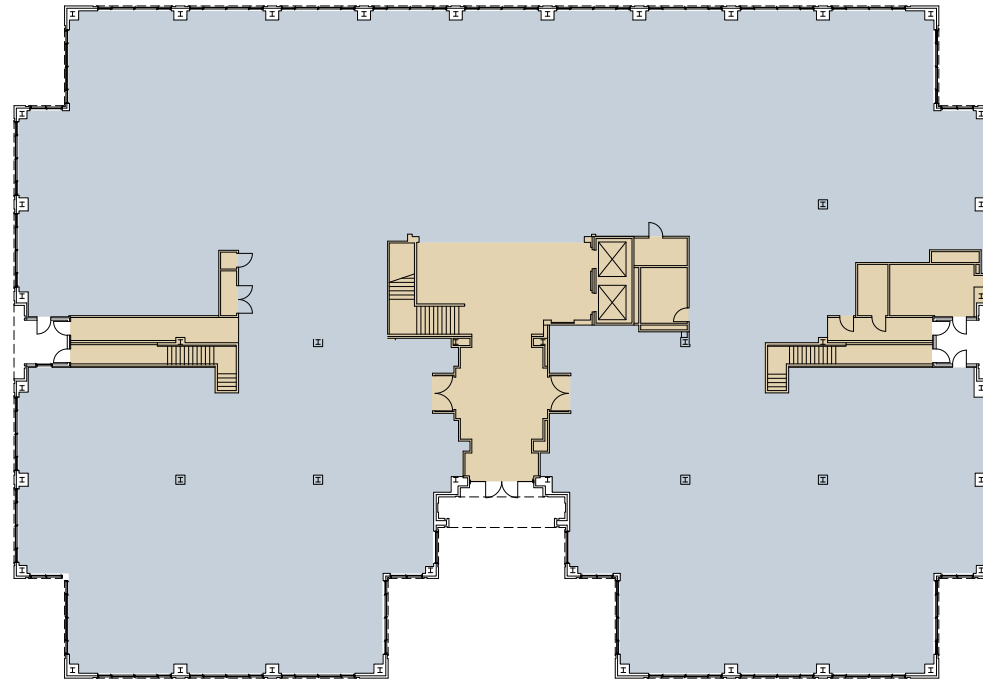
Distance/Drive Time

 Kaiser Permanente Irvine 1.5 Miles 6 Minute Drive	 City of Hope Irvine 2.2 Miles 7 Minute Drive	 UCI Health New UCI Health - Irvine Irvine 7.4 Miles 14 Minute Drive	 hoag Executive Health Irvine 1.5 Miles 6 Minute Drive	 MemorialCare Saddleback Memorial Hospital Laguna Hills 6.3 Miles 16 Minute Drive	 Providence Mission Hospital Mission Viejo 10.3 Miles 19 Minute Drive
 UCI Health UCI Medical Center Orange 13.3 Miles 19 Minute Drive	 Providence St. Joseph's Hospital Orange 12.1 Miles 19 Minute Drive	 CHOC Children's Orange 12.1 Miles 19 Minute Drive	 City of Hope Newport Beach 11.4 Miles 19 Minute Drive	 hoag Executive Health Newport Beach 13.7 Miles 19 Minute Drive	

Floor Plans

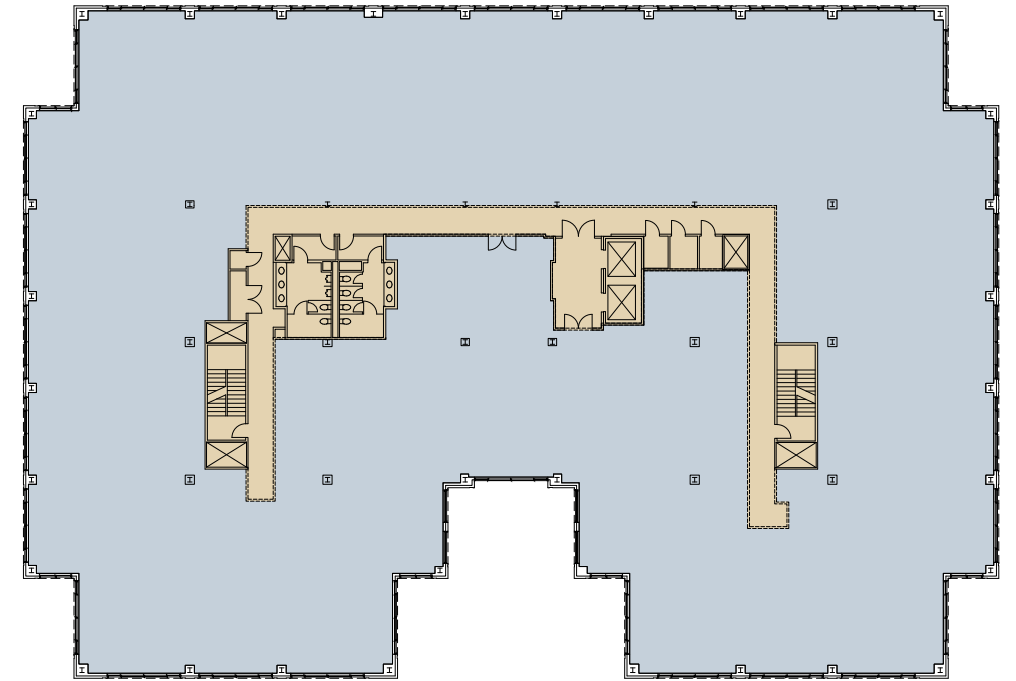
Ground Floor

Rentable Square Footage
±24,945 SF



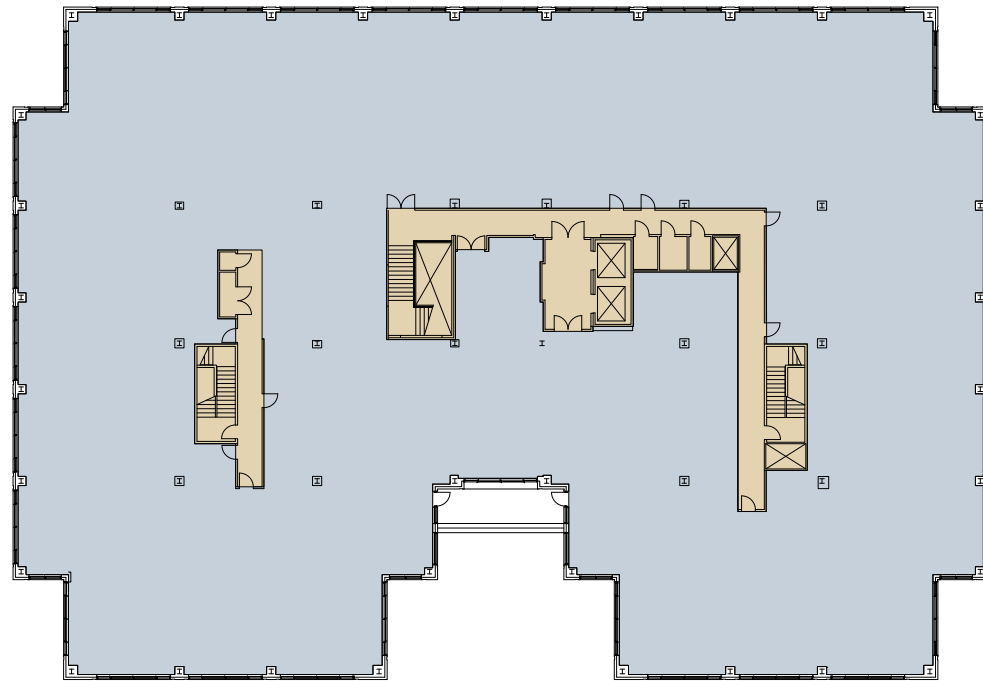
Third Floor

Rentable Square Footage
±28,925 SF



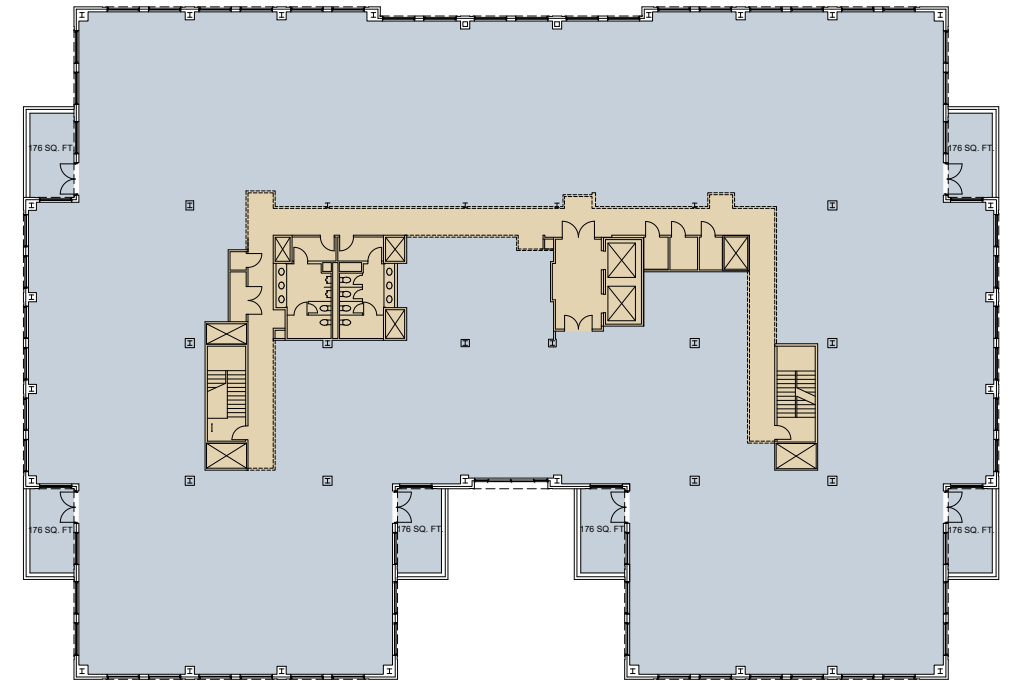
Second Floor

Rentable Square Footage
±28,619 SF



Fourth Floor

Rentable Square Footage
±28,402 SF





Orange County, CA

Situated between Los Angeles and San Diego, Orange County was once an agricultural empire for citrus growing, and now boasts a thriving economy, a sophisticated arts scene, and a community of high-powered movers and shakers. Thriving on a long running technological explosion, this conglomeration of 34 cities has become an international world trade center. A third of the firms in Orange County deal internationally, and nearly half of the population is ethnically diverse. If Orange County were a country it would rank in the top 30 economies worldwide. Occupying the sloping plains of the Santa Ana Range's foothills to the Pacific Ocean, the area is blessed with brilliant weather, a low unemployment rate, and a rapidly growing job market.

This 798 square mile landscape hosts dozens of urban pods, and postindustrial communities that include restaurants, businesses, galleries, and anything and everything a person might need. People average less than a half an hour drive to work, and dozens of quality hospitals, universities and entertainment centers are equally close by.



Area Demographics - Orange County


3,222,498
(2019 Population)


\$86,217
Median Household Income


65+ Expected to
Increase 29% by 2060

Irvine, CA

Located in Orange County, Irvine is known nationally as a center of excellence, as well as ranking consistently as the safest city in America. Irvine has won many awards throughout the last decade including top 5 of the Best Places to Live in the U.S., top 5 of the Best Cities in the U.S., Best Run City, Top 3 Happiest Places to Live in the U.S. and the 2nd Happiest City in America. Irvine is Orange County's fastest growing city and 3rd fastest growing in California as it's seen a 33.3 percent increase in growth since 2010.

Since its beginnings as a land development project in the 1960s, Irvine has experienced continual growth through the decades. It is now known as a hub for start-up and technology businesses, as well as top level universities. There is also a thriving arts and culture scene with an annual Global Village Festival.

Irvine is a family friendly city, which can be seen in the fact that family household growth continues to rise, with a 16% jump in the last decade. From top tier schools to high end medical care to a variety of national and global brands headquartered nearby, Irvine has solidified its position as a top U.S. city as well as a sought-after residential and commercial real estate market.



Area Demographics - City of Irvine

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION (2020 Estimate)	4,146	331,973	1,220,291
POPULATION GROWTH (2025 Projection)	21.2%	10.2%	6.7%
SENIOR POPULATION (55 Year or More)	13.63%	29.38%	27.33%
HOUSEHOLD INCOME (Estimated Average)	\$122,399	\$139,542	\$147,725

Healthcare

The City of Irvine has become a highly sought after address for healthcare providers as evidenced by a current vacancy for existing medical office buildings of less than 2%. A contributing factor to the low vacancy is tied to the hospital landscape anchored by 2 nationally recognized hospitals, Hoag Hospital Irvine and Kaiser Permanente Orange County (Irvine) Hospital. The Hoag brand has been serving Orange County communities for nearly 70 years and is affiliated with the Providence St Joseph Health System consisting of 50 hospitals and over \$20B in revenue. Kaiser Permanente is one of the nation's largest not-for-profits health systems operating 39 hospitals in 9 states with more than 12 million members. To further solidify Irvine as a center of excellence for healthcare, City of Hope is underway on the construction of a \$1B cancer hospital and research center in Irvine due to be complete in 2025.

Education

Irvine's education system is a strong pull for families, with plenty of options for elementary, middle school, high school and college or university. Irvine is home to five high schools, all of which have consistently placed in the higher ranges of Newsweek's list of the Top 1,300 U.S. Public High Schools. Several higher education institutions also have campuses in Irvine, including the University of California, Irvine; Concordia University; Irvine Valley College; the Orange County Center of the University of Southern California; Fullerton; University of La Verne; and Pepperdine University.



ALTON RETAIL CENTER

BRUEGGER'S BAKED FARTHS
PACIFICO FISH COMPANY
TROPICAL CAFE
STARBUCKS



BARRANCA PARKWAY

IRVINE CENTER DRIVE

ALTON PARKWAY

ALTON MARKET PLACE

Wendy's
Carl's Jr.
DEL TACO
PACIFICO FISH COMPANY
Walmart
LIVING SPACES
Bassett



IRVINE COMPANY LAND



BARRANCA PARKWAY

PACIFICA
MEDICAL PLAZA

IRVINE CENTER DRIVE

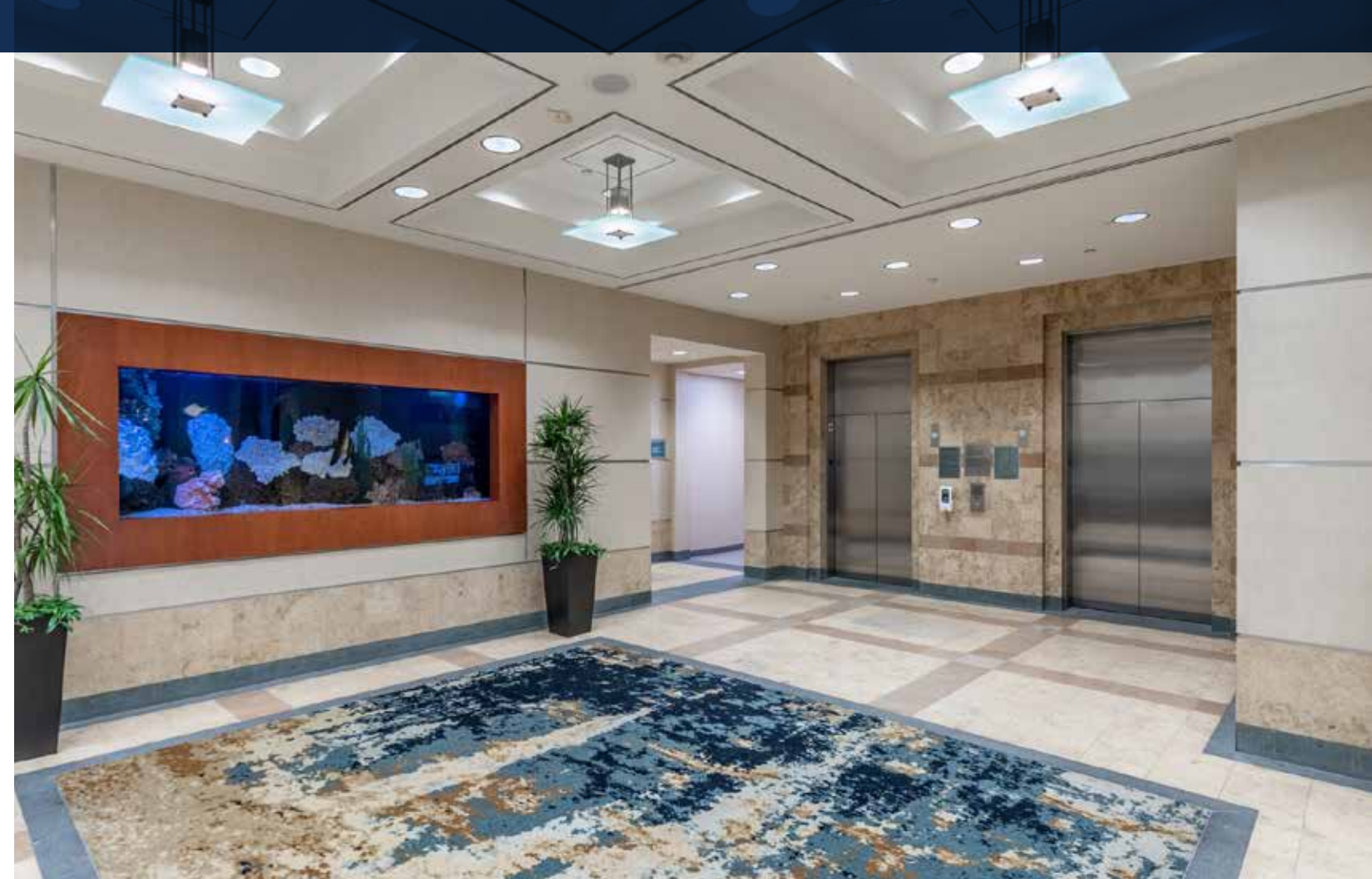
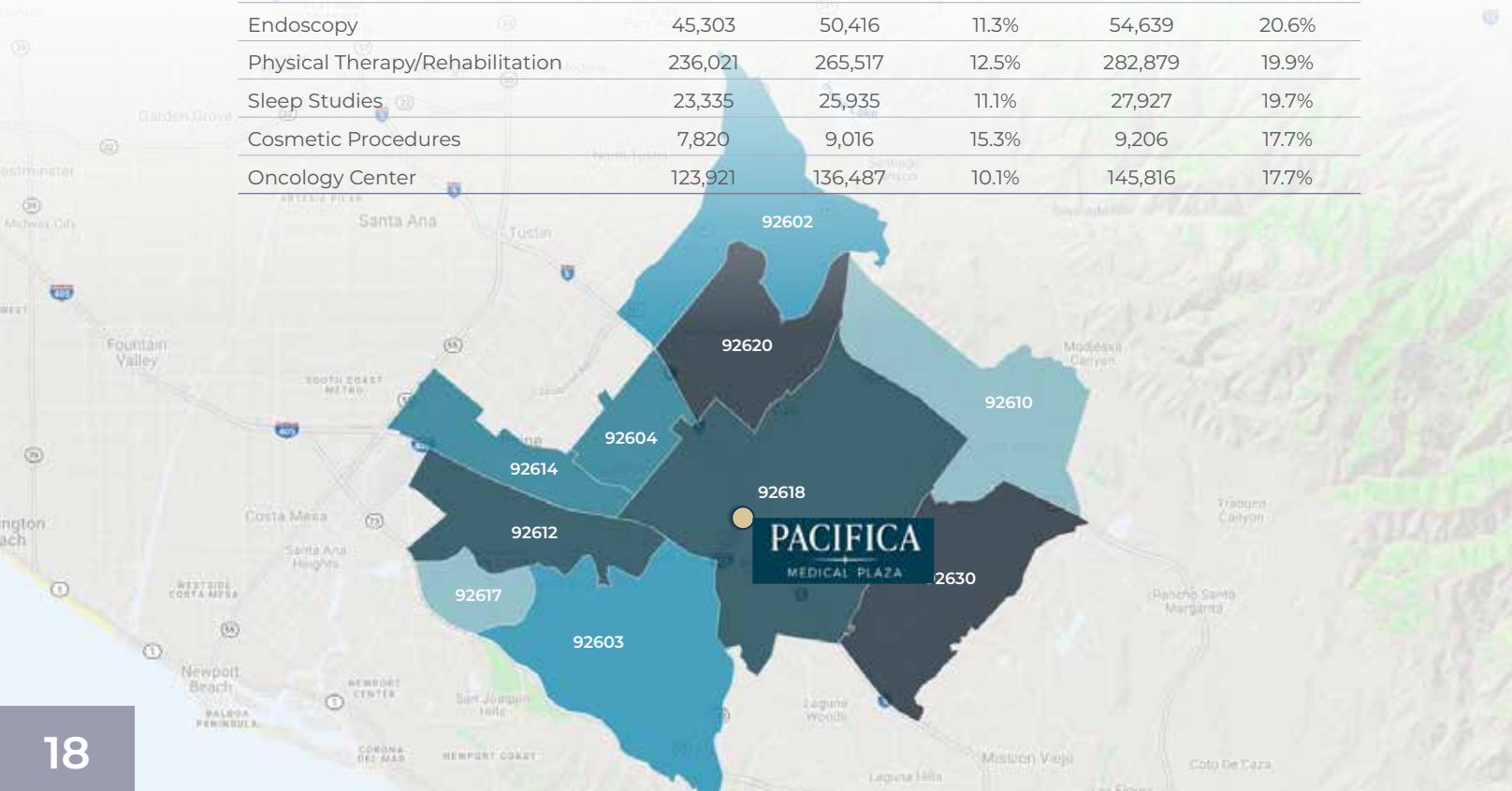




The Outpatient Market Scenario Planner (MSP), as developed by the Advisory Board, provides current and projected patient utilization estimates for specific specialties in key markets across the United States. The MSP tool supports planners, providers and hospital executives to make intelligent business 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 Pacifica Medical Plaza.

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

SERVICE LINE	TODAY	2023 VOLUME	5 YR GROWTH	2028 VOLUME	10 YR GROWTH
Podiatry	12,883	16,792	30.3%	19,751	53.3%
Urology	13,528	17,586	30.0%	20,454	51.2%
Vascular	10,937	13,342	22.0%	15,474	41.5%
Spine	1,214	1,521	25.3%	1,683	38.7%
Orthopedics	37,268	46,591	25.0%	51,510	38.2%
Ophthalmology	72,099	86,864	20.5%	98,646	36.8%
Neurosurgery	842	1,011	20.0%	1,149	36.4%
Neurology	14,573	17,849	22.5%	19,860	36.3%
ENT	29,708	34,992	17.8%	40,384	35.9%
Pain Management	9,420	11,393	20.9%	12,681	34.6%
Gastroenterology	24,493	29,494	20.4%	32,880	34.2%
Nephrology	7,437	8,668	16.6%	9,746	31.1%
Pulmonology	24,946	29,248	17.2%	32,444	30.1%
Cardiology	83,271	93,664	12.5%	105,076	26.2%
Dermatology	51,660	58,948	14.1%	64,977	25.8%
General Surgery	7,444	8,479	13.9%	9,189	23.4%
Endoscopy	45,303	50,416	11.3%	54,639	20.6%
Physical Therapy/Rehabilitation	236,021	265,517	12.5%	282,879	19.9%
Sleep Studies	23,335	25,935	11.1%	27,927	19.7%
Cosmetic Procedures	7,820	9,016	15.3%	9,206	17.7%
Oncology Center	123,921	136,487	10.1%	145,816	17.7%





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FOR MORE INFORMATION ON PACIFICA MEDICAL PLAZA, PLEASE CONTACT:

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COLLIERS INTERNATIONAL

3 Park Plaza | Suite 1200
Irvine, CA 92614
P: +1 949 724 5500
F: +1 949 724 5600



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