

# MISSION MEDICAL

ON-CAMPUS AT PROVIDENCE MISSION HOSPITAL



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

**CBRE**



# 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

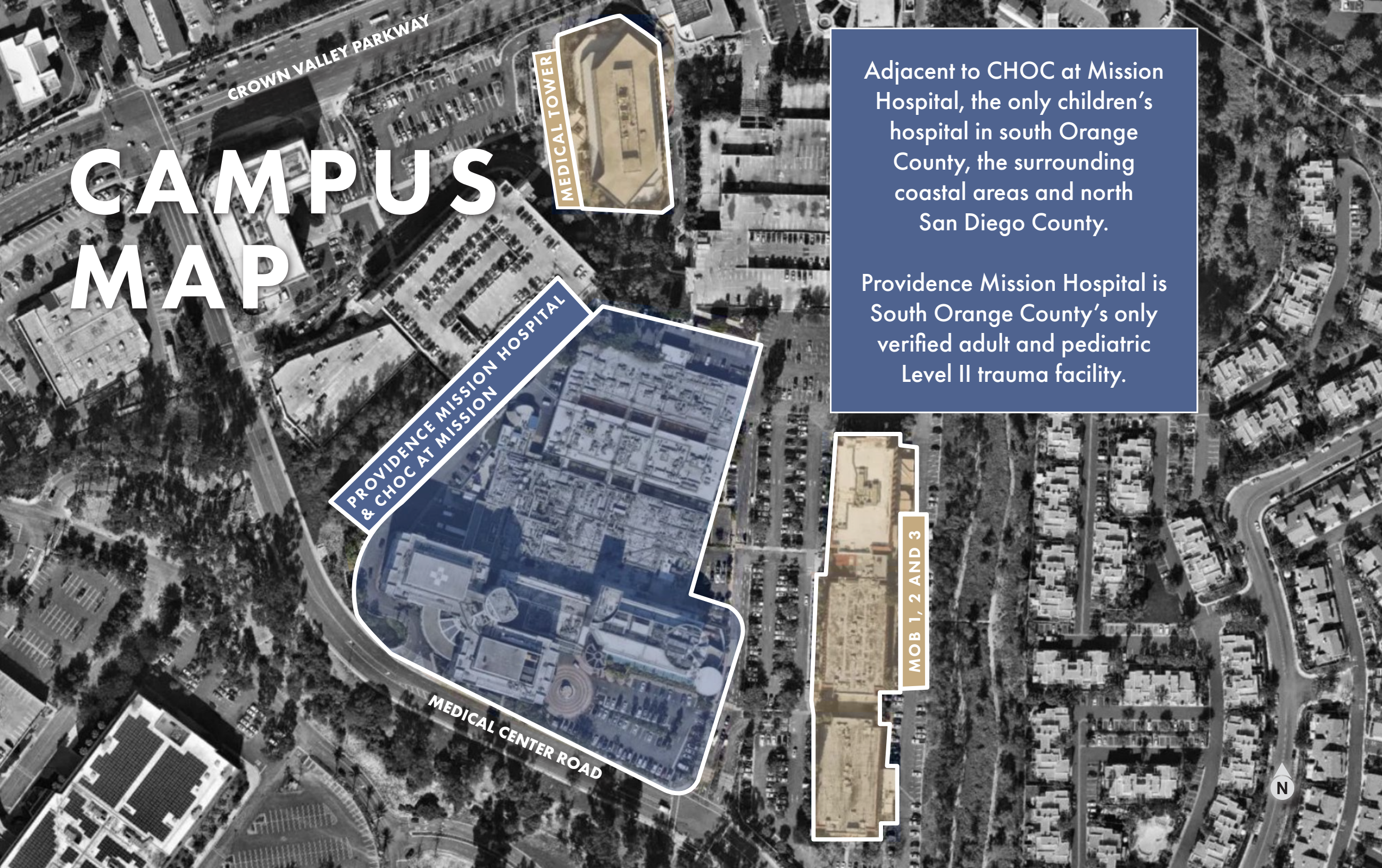


Turnkey Spec Suites Available

# OUR COMMUNITY OF EXCELLENCE

Building owned and managed by  
**HEALTHCARE REALTY**

# CAMPUS MAP



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.



**AMPLE PARKING AND  
BEAUTIFUL OUTDOOR AREAS**



**WHITE BOX &  
SPEC SUITES AVAILABLE**

# AREA DEMOGRAPHICS

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



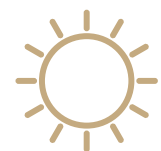
## 2022 Population – Current Year Estimate

<b>3 Miles</b>	121,604
<b>5 Miles</b>	310,405
<b>7 Miles</b>	492,664



## 2022 Average Household Income

<b>3 Miles</b>	\$187,500
<b>5 Miles</b>	\$172,041
<b>7 Miles</b>	\$174,013



## 2022 Daytime Population

<b>3 Miles</b>	117,408
<b>5 Miles</b>	286,638
<b>7 Miles</b>	477,271



## 2022 Median Age

<b>3 Miles</b>	38.7
<b>5 Miles</b>	41.4
<b>7 Miles</b>	43



## 55+ Population

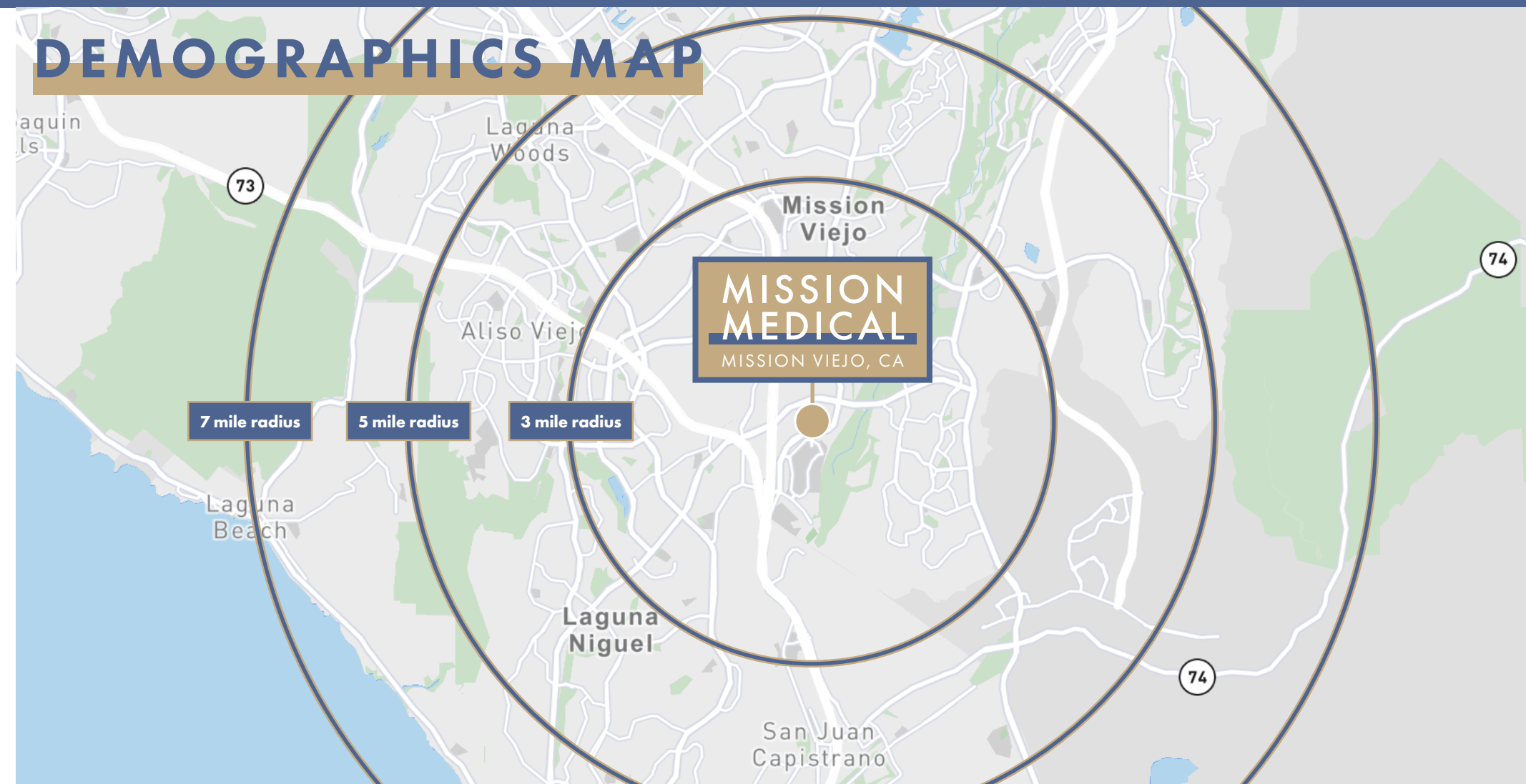
<b>3 Miles</b>	27.5%
<b>5 Miles</b>	32.1%
<b>7 Miles</b>	34.3%



## 2022 Households

<b>3 Miles</b>	42,380
<b>5 Miles</b>	112,961
<b>7 Miles</b>	186,000

## DEMOGRAPHICS MAP





Medical Tower

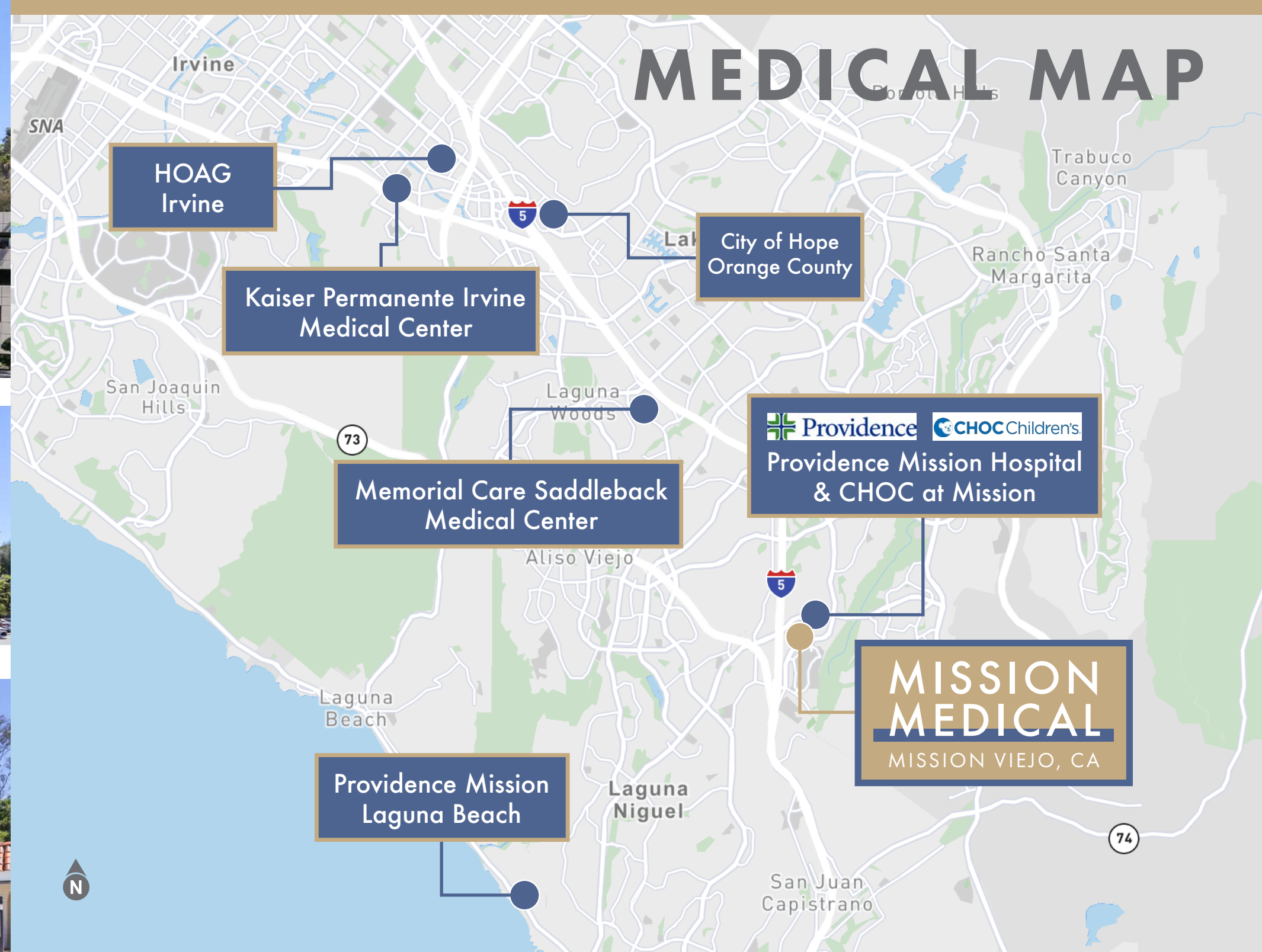
Providence Mission Hospital



Medical Office Building I



Medical Office Building II



FOR MORE INFORMATION, PLEASE CONTACT OUR LEASING TEAM:

## ANGIE WEBER

First Vice President

Lic. 01015031

(818) 502-6750

[angie.weber@cbre.com](mailto:angie.weber@cbre.com)

## JOHN SCRUGGS

First Vice President

Lic. 01796826

(949) 725-8592

[john.scruggs@cbre.com](mailto:john.scruggs@cbre.com)

## STEVEN LEWALLEN

Vice President

Lic. 01068304

(949) 725 8414

[steven.lewallen@cbre.com](mailto:steven.lewallen@cbre.com)



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