



23521 Paseo De Valencia TAJ MAHAL MEDICAL CENTER

Laguna Hills , California 92653

Landmark Medical Office Building For Lease



For more information please contact:

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Property Details

ADDRESS	23521 Paseo De Valencia Laguna Hills, California 92653
PROPERTY SIZE	+/- 88,334 SF 3 Story Medical Office
MEDICAL SPACE AVAILABLE	2,485 SF
MONUMENT SIGNAGE	Available
HOSPITAL ADJACENT	MemorialCare Saddleback Medical Center
PROFESSIONALLY OWNED AND MANAGED BY	



Property Overview

The iconic Taj Mahal Medical Center is a three story, state-of-the-art medical office building located in Laguna Hills, CA directly adjacent to MemorialCare SaddlebackHospital. Situated less than a mile from the San Diego (5) Freeway and prominently located on Paseo de Valencia, the Taj Mahal offers the ultimate in convenience for both patients and providers. The patient experience at the Taj Mahal is unparalleled, from the highly visible drive ingress/egress to the abundant surface parking to the highly upgraded lobbies and common areas. As the result of the recent renovations designed by Nadel Architects, the Taj Mahal was awarded BOMA's Outstanding Building of the Year Award, further substantiating the importance of selecting the proper location for a medical practice in today's competitive healthcare landscape.

Nearby amenities including multiple restaurants in walking distance as well as the Oakbrook Village Shopping Center. One block from the Taj Mahal is the 68-acre Laguna Hills Mall, soon to be redeveloped as "The Village at Laguna Hills." When complete, the new Village at Laguna Hills will include +-1,200 residential units, +-400,000 SF of creative office buildings, +-250,000 SF of additional retail space, a 125 room hotel and open space.



Property Features

-  Convenient surface parking
-  Excellent tenant mix of healthcare specialties,built-in "referral source"
-  Onsite Pharmacy, Lab, Urgent Care and Imaging





Outpatient Market Scenario Planner



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 US. 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 below data is representative of the South Orange County zip codes that surround Taj Mahal Medical Center – which include **92618, 92636,92637, 92691, 92653, 92656** For more information about the Advisory Board, please visit www.advisory.com.

SERVICE LINES	TODAY'S VOLUME	2030		2035	
		5-Year VOLUME ↑		10-Year VOLUME ↑	
Physical Therapy/Rehabilitation	221,894	245,937	10.8%	265,541	19.7%
Cardiology	92,096	98,626	7.1%	105,371	14.4%
Psychiatry	112,708	126,094	11.9%	128,045	13.6%
Vascular	15,766	16,836	6.8%	17,861	13.3%
Lab	254,820	269,924	5.9%	282,941	11.0%
Orthopedics	27,158	28,308	4.2%	29,969	10.3%
Ophthalmology	84,703	89,444	5.6%	93,391	10.3%
ENT	27,839	29,231	5.0%	30,380	9.1%
Podiatry	16,955	17,645	4.1%	18,449	8.8%
Pain Management	10,464	10,939	4.5%	11,296	8.0%
Oncology	13,553	14,017	3.4%	14,381	6.1%
Ambulatory Surgery	269,305	277,384	3.0%	279,684	3.9%
Neurosurgery	778	776	-0.2%	808	3.8%
Endoscopy	37,884	39,152	3.3%	39,270	3.7%
Sleep Studies	19,830	20,487	3.3%	20,545	3.6%
Trauma	6,814	6,956	2.1%	7,059	3.6%
Oncology Center	116,271	119,910	3.1%	119,946	3.2%
Neurology	14,524	14,751	1.6%	14,880	2.5%
Radiology	263,733	266,814	1.2%	270,130	2.4%
Nephrology	4,739	4,844	2.2%	4,846	2.3%

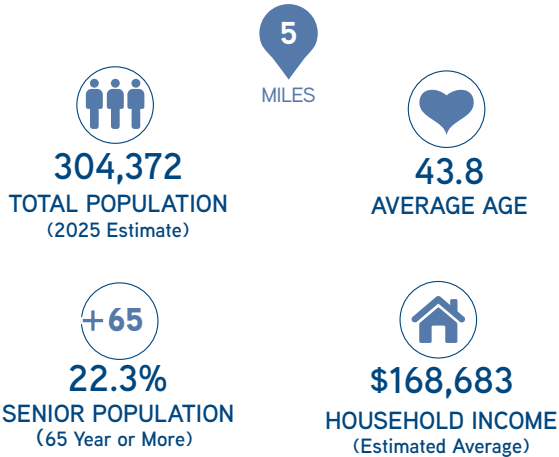


The Taj Mahal Medical Center is walking distance (190 Yd) to MemorialCare Saddleback Medical Center (SDMC) apart of the Memorialcare health system - one of the premiere providers of healthcare in Orange County. SDMC is a 325 licensed bed hospital that accounts for 1,978 full time employees. MemorialCare offers a comprehensive mix of specialties in prevention, diagnosis and treatment of cancer, heart disease, stroke, pulmonary disease, orthopedics and diabetes, emergency medicine, breast health, and surgery including robotic-assisted procedures, advanced imaging, women's health and geriatric care. At present, the MemorialCare Health System consists of 6 hospitals and numerous outpatient health centers, imaging centers throughout the Southland (Orange County and Los Angeles County).

Payor Mix



Area Demographics




Laguna Woods Village®
*Laguna Woods Village
55+ Retirement Community*



FUTURE REDEVELOPMENT
THE VILLAGE AT LAGUNA HILLS



 **TAJ MAHAL**
Medical Center


MemorialCare
Saddleback Medical Center

CALLE DE LA LOUISA



CALLE DE LA MAGDALENA

CALLE DE LA PLATA

RONDA DEL ROSSMOOR

PASEO DE VALENCIA 21K CPD

EL TORO RD 31K CPD

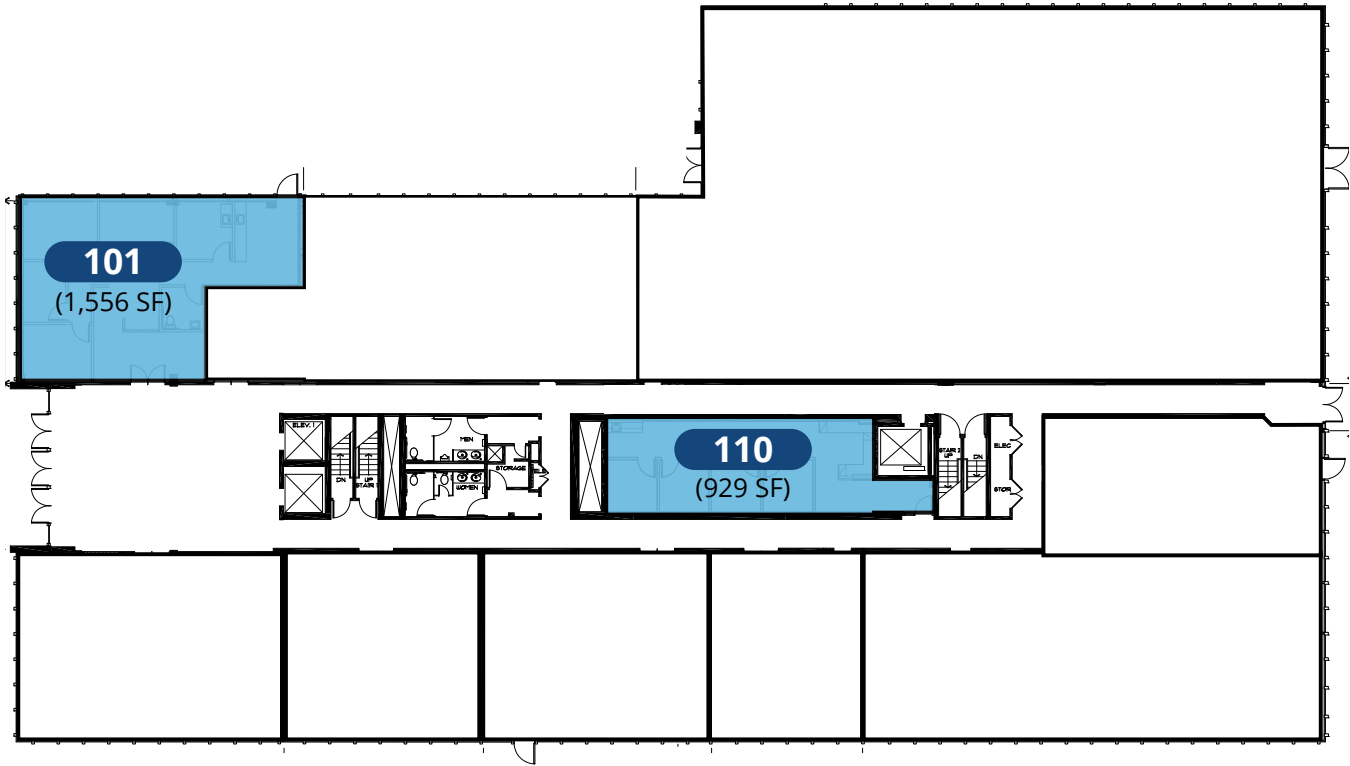


'Laguna Woods Easy Rider'- The Laguna Woods Village shuttle stops at the marked locations

Available Space

1st Floor

Suite	Size	Availabilty
101	1,556 SF	Available in 30 Days
110	929 SF	Available in 30 Days







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