



Fountain Valley Medical Center

UCI Health - Fountain Valley

Medical Office For Lease

5 Medical Office Buildings On-Campus



Accelerating success.



On-Campus
Location w/ Easy
Fwy Access



Built In
Referral Source



Free
Surface Parking



Turn-Key
Spec Suites

Fountain Valley Medical Center

Fountain Valley, CA



About UCI Health Fountain Valley

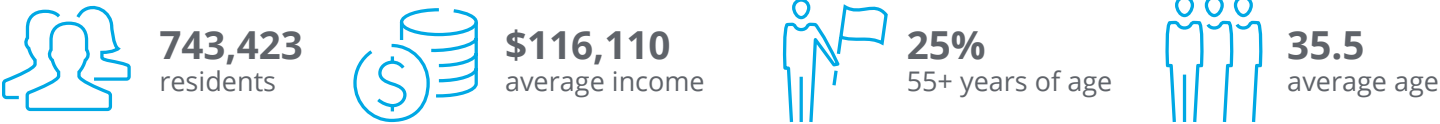
- 400 Licensed Beds
- Short Term Acute Care
- Established in 1971
- 331 Primary/ 275 Secondary Affiliated Physicians
- 1,129 Full Time Employees

Opened in 1971, UCI Health – Fountain Valley (UCI-FV) celebrated its 53 year anniversary in 2024 serving the community of Fountain Valley and surrounding cities. UCI-Health Fountain Valley originally opened as a physician run hospital and now is owned and operated by UCI Health. UCI-FV is a 400-bed, acute care hospital offering the full spectrum of medical services from a full service emergency department to award winning cardiology care, a comprehensive cancer center, pediatrics and neonatal services including a level III neonatal ICU, OC Institute for orthopedics, imaging and wound care to bariatrics and weight loss. Six medical office buildings are located on the campus of UCI-FV populated by physician tenants providing a wide range of comprehensive out-patient services, primary and specialty care and wellness programs.



Quick Facts

Within 5 Miles



Demographics Information

Overview	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population (2021)	16,701	247,612	743,423
Population by Age (55+)	35%	27%	25%
Median Age (2021)	43.1	37.1	35.5
Average Household Income (2026)	\$114,987	\$119,919	\$116,110

At a Glance:

- STEMI Receiving Center
- Stroke Receiving Center (Thrombectomy Capable)
- Women and Children’s Services Including NICU, Pediatric and PICU Beds
- Robotic Assisted Surgery Services



111
00 Warner



11100 Warner Ave | Fountain Valley, CA

- 46,038-SF (East) and 43,396 SF (West), 3 Story Class A medical office building
- Located immediately adjacent to UCI Health - Fountain Valley Emergency Room
- Property complies with CMS site-neutral rule: "250 yards from hospital front door"
- Free surface parking, conveniently located in front and dedicated physician rear parking
- Name brand mix of healthcare providers, "built-in" referral source
- Easy access to 405 freeway
- Professionally owned and managed by Healthcare Realty (Offices located on-campus)

Building **Amenities:**



On-site
pharmacy



Multiple
labs



Adjacent
Proximity to Acute
Care Hospital



Turn-key
Suite



111
60 Warner



11160 Warner Ave | Fountain Valley, CA

- 64,004-SF, 4 story Class A medical office building
- Located on-campus at UCI Health - Fountain Valley
- Property complies with CMS site-neutral rule: "250 yards from hospital front door"
- Free surface parking, conveniently located in front and dedicated physician rear parking
- Name brand mix of healthcare providers, "built-in" referral source
- Easy access to 405 freeway
- Professionally owned and managed by Healthcare Realty (Offices located on-campus)

Building **Amenities:**



On-site Accredited
IVF Surgery Center



Adjacent
Proximity to Acute
Care Hospital



Imaging
Center



Turn-key
Suite



111
80 Warner



11180 Warner Ave | Fountain Valley, CA

- 66,088-SF, 4-story Class A medical/office building
- Located Immediately Adjacent to UCI Health - Fountain Valley
- Property complies with CMS site-neutral rule: "250 yards from hospital front door"
- Free surface parking, conveniently located in front and dedicated physician rear
- Name brand mix of healthcare providers, "built-in" referral source
- Easy access to 405 freeway
- Professionally owned and managed by Healthcare Realty (Offices located onsite)

Building Amenities:



Multiple
labs



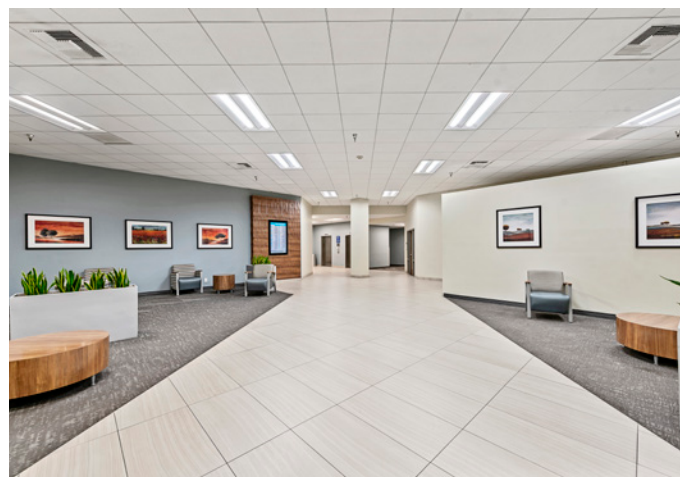
Adjacent
Proximity to Acute
Care Hospital



Ownership
Officed Onsite

Building Features

- Multiple move-in ready Turn-key improved spec suites
- Extensive lobby and common area upgrades including new LED lighting, modern furniture and artwork
- New elevator finishes and mechanical improvements
- New electronic tenant directory



Turn-key
Suite



111
90 Warner



11190 Warner Ave | Fountain Valley, CA

- 72,731-SF, 4-story Class A medical/office building
- Located on-campus at UCI Health - Fountain Valley
- Property complies with CMS site-neutral rule: "250 yards from hospital front door"
- Free surface parking, conveniently located in front and dedicated physician rear parking
- Name brand mix of healthcare providers, "built-in" referral source
- Easy access to 405 freeway
- Professionally owned and managed by Healthcare Realty (Offices located on-campus)

Building Amenities:



On-site Accredited
Surgery Center



Adjacent to
New Healing
Park



Imaging
Center
w/LINAC

Building Features

- Move-in ready Turn-key improved spec suites
- Extensive lobby and common area upgrades including new LED lighting, modern furniture and artwork
- New elevator finishes and mechanical improvements
- New electronic tenant directory



Turn-key
Suite



The Outpatient Market Scenario Planner (MSP), as developed by the Advisory Board, provides current and projected patient utilization estimates for specificv 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 zip codes that surround Fountain Valley Medical Center which include 92683, 92703, 92704, 92708 & 92626.



Service Line	Today's Volume	2026		2036	
		5-Year Volume ↑		10-Year Volume ↑	
Pain Management	10,776	13,829	28.3%	15,617	44.9%
Orthopedics	28,430	35,882	26.2%	39,650	39.5%
Podiatry	15,409	19,024	23.5%	22,307	44.8%
Neurosurgery	902	1,106	22.7%	1,199	33.0%
Physical Therapy	160,135	191,205	19.4%	208,376	30.1%
Neurology	16,890	20,018	18.5%	21,883	29.6%
Vascular	15,744	18,580	18.0%	20,675	31.3%
Ophthalmology	84,596	99,614	17.8%	109,876	29.9%
Endocrinology	2,024	2,355	16.4%	2,454	21.2%
Dermatology	44,129	50,833	15.2%	55,074	24.8%
Pulmonology	14,068	16,165	14.9%	17,075	21.4%
ENT	31,942	36,101	13.0%	36,778	15.1%
Nephrology	5,229	5,821	11.3%	6,486	24.0%
Cosmetic Procedures	7,965	8,861	11.3%	9,815	23.2%
Lab	278,463	309,687	11.2%	329,809	18.4%
Sleep Studies	22,417	24,442	9.0%	25,554	14.0%
Cardiology	95,504	103,688	8.6%	108,475	13.6%
Endoscopy	43,056	46,588	8.2%	48,702	13.1%
Urology	10,057	10,786	7.2%	11,482	14.2%
Oncology Center	129,935	138,624	6.7%	143,013	10.1%
Psychiatry	132,272	141,026	6.6%	151,703	14.7%
Gastroenterology	24,379	25,968	6.5%	26,951	10.6%



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Medical Center



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