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ANCHOR
HEALTH PROPERTIES

380

380 W. Central Avenue, Brea

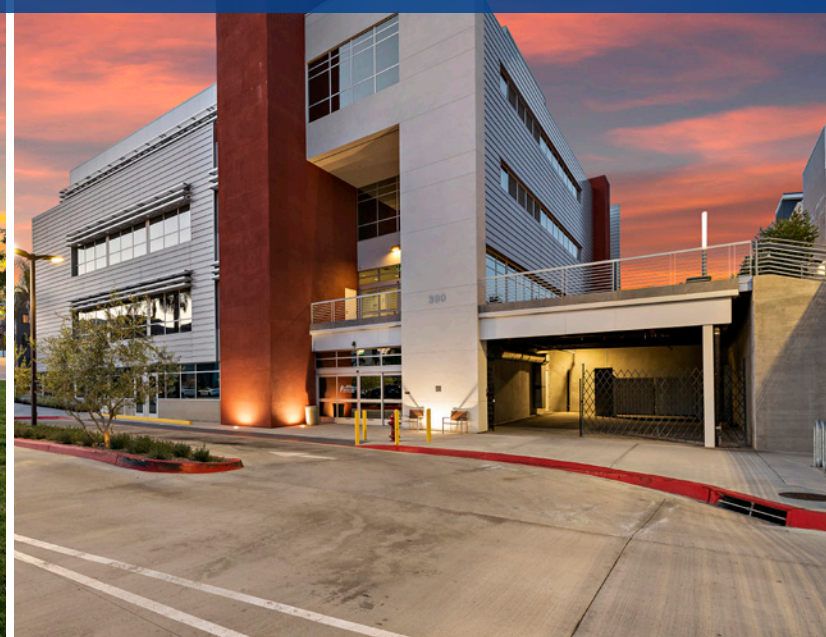


Brea Medical Center

High Image Medical Office Building For Lease



Accelerating success.



Brea Medical Center

380 W. Central Avenue, Brea



Building Features

- ±38,313 RSF 3 Story Medical Office Building
- Abundant and convenient parking available via the adjacent parking structure
- Located in Central Park Village, a 16 acre master planned mixed use Development

Available Suites

- **Suite 100:** ± 6,922 RSF (Turn-key Clinical Office - Former Primary Care)
*Occupied Call for Details
- **Suite 200:** ± 4,144 RSF (Turn-key Clinical Office - Former Primary Care & Physical Therapy)
*Occupied Call for Details

Demographics Information

Overview	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population (2021)	15,112	110,592	340,333
Population by Age (55+)	33%	31%	31%
Median Age (2021)	41.6	39.5	39.5
Average Household Income (2026)	\$133,412	\$144,395	\$136,950

Central Park Village



Location & Amenities

Located on Central Avenue in the City of Brea, Central Park Village has transformed a closed hospital (former Brea Hospital) and medical office complex into a vibrant mixed-use village benefiting the city and surrounding community. The Village consists of medical offices and residential components including 206 apartments, 81 Town homes, and 83 additional Town homes completed in 2020. The focus and heart of the Village, is the “Central Park”, providing open space for tenants, visitors and local residents to enjoy.

Convenient Parking



A 582 stall parking structure is one of the many parking options for Central Park tenants, residents, and visitors.

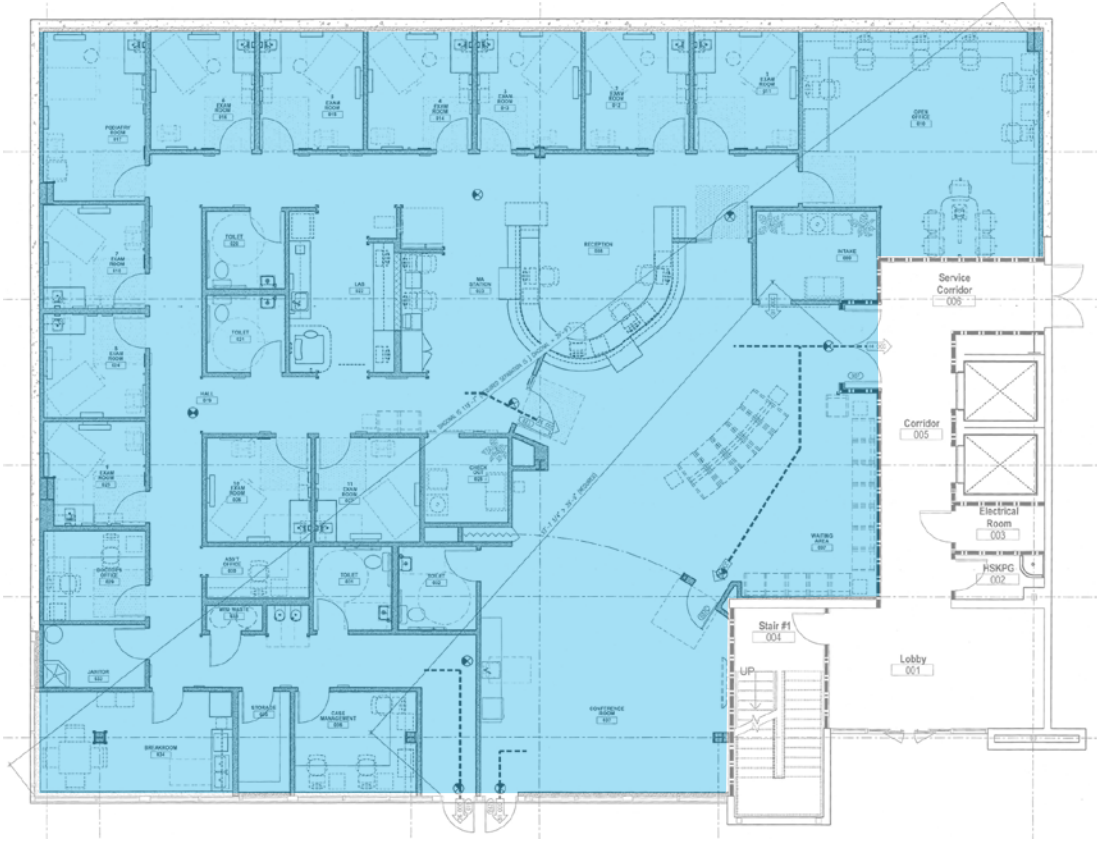
Central Park



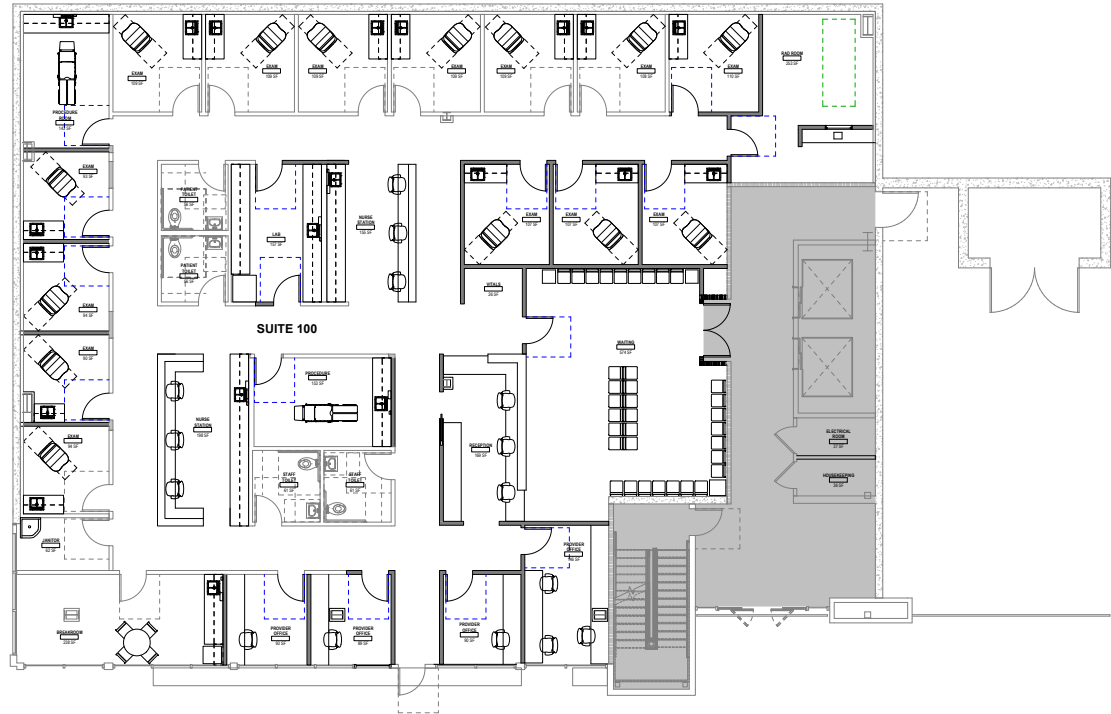
The focal point of Central Park Village is a one acre park benefiting Brea Medical Center tenants, visitors, and surrounding residents alike.

Floor Plan

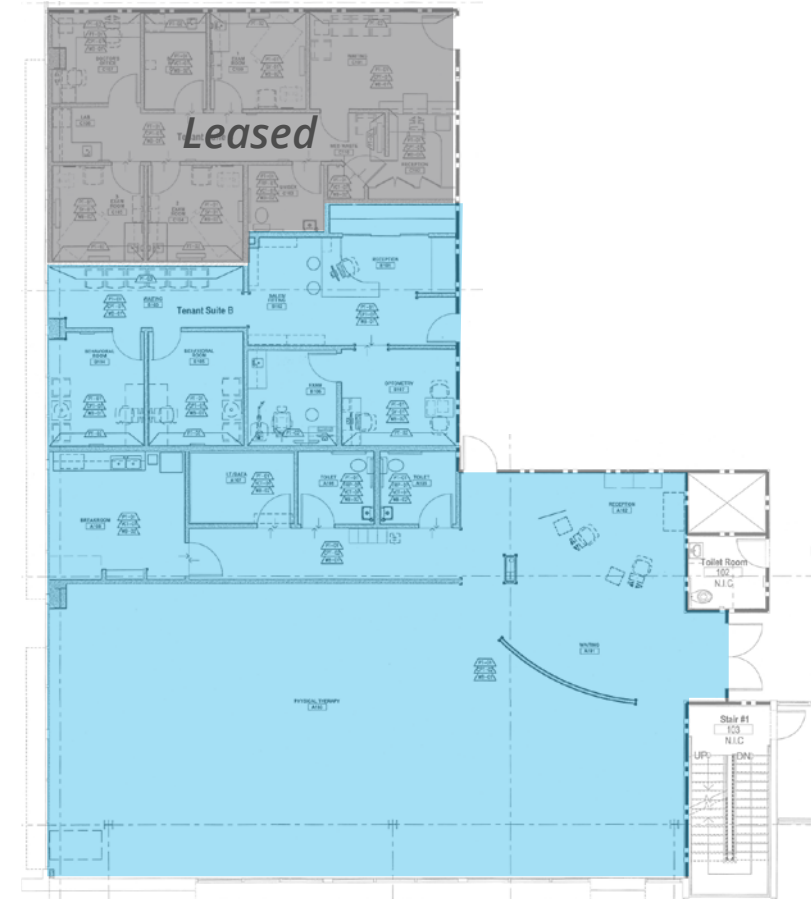
First Floor
Existing Condition
Suite 100
± 6,922 RSF



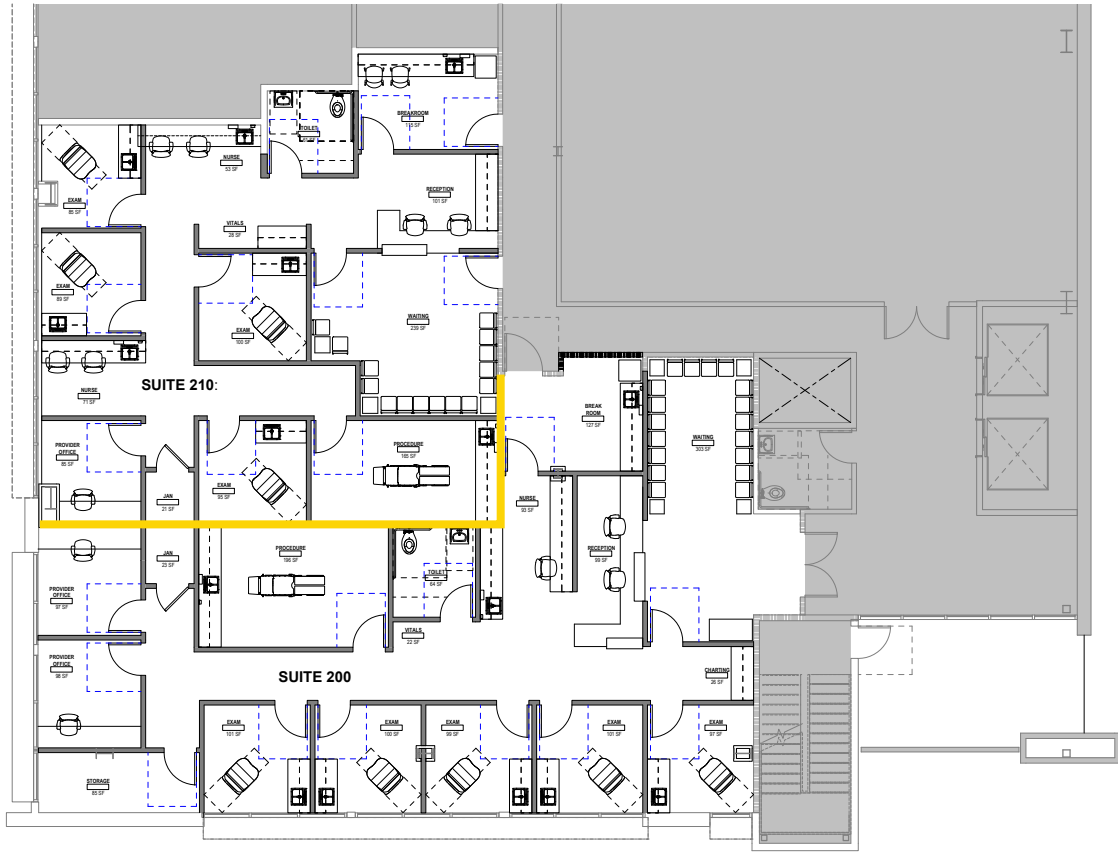
First Floor
Suite 100 | Hypothetical Layout | Single Tenant Plan



Second Floor
Existing Condition
Suite 200
± 4,144 RSF



Second Floor
Suite 200 & 210 | Hypothetical Layout | Two Tenant Plan



Project Aerial

380

380 W. Central Avenue, Brea

Brea Medical Center



Caligraphy - 206 Apartments

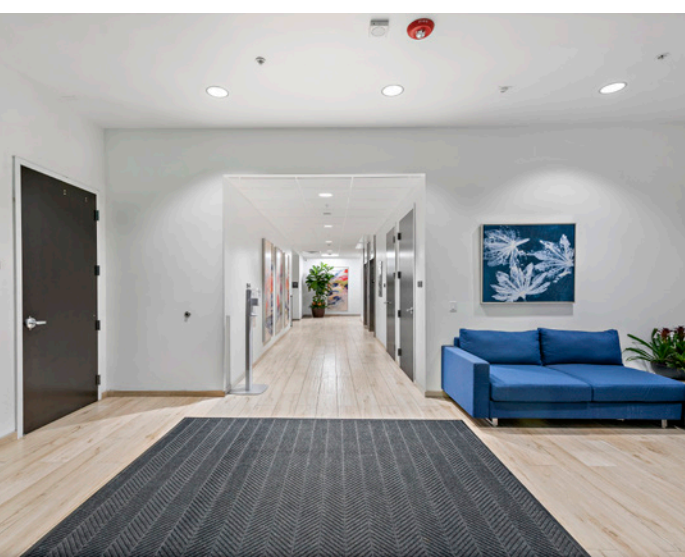
Parking Structure

Central Park

Element - 81 Units

West Village - 84 Units

Central Avenue - 35K (CPD)



Brea Service Area



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 North Orange County zip codes that surround Brea Medical Center – which include 92821, 90631, 92835, 92823, 92870 & 92831. For more information on the Advisory Board, please visit www.advisory.com.

SERVICE LINES	TODAY'S VOLUME	2029		2034	
		5-Year VOLUME ↑		10-Year VOLUME ↑	
Pulmonology	16,392	21,167	29.1%	24,296	48.2%
Urology	9,222	11,894	29.0%	14,073	52.6%
Ophthalmology	51,779	66,233	27.9%	76,854	48.4%
Neurology	9,316	11,867	27.4%	13,627	46.3%
Pain Management	6,260	7,853	25.4%	8,931	42.7%
Physical Therapy	92,149	114,888	24.7%	125,450	36.1%
Cosmetic Procedures	4,821	6,005	24.6%	6,631	37.5%
Podiatry	9,846	12,253	24.4%	14,689	49.2%
Orthopedics	24,589	30,528	24.2%	34,223	39.2%
Dermatology	34,639	42,980	24.1%	50,129	44.7%
Endoscopy	30,196	37,064	22.7%	41,670	38.0%
Gastroenterology	16,725	20,509	22.6%	23,226	38.9%
Physical Therapy/Rehab	151,949	184,703	21.6%	199,949	31.6%
Vascular	7,793	9,423	20.9%	11,000	41.2%
ENT	19,896	24,017	20.7%	27,264	37.0%
Sleep Studies	15,638	18,653	19.3%	20,753	32.7%
Nephrology	5,055	6,020	19.1%	6,768	33.9%
Obstetrics	3,284	3,868	17.8%	4,583	39.5%
Ambulatory Surgery	195,012	227,165	16.5%	251,343	28.9%
Psychiatry	82,235	95,672	16.3%	107,412	30.6%
Cardiology	60,725	67,613	11.3%	74,849	23.3%
Oncology	1,280	1,417	10.7%	1,523	19.0%



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