

ON-CAMPUS MEDICAL OFFICE FOR LEASE

**MOVE-IN READY
SUITES AVAILABLE:**
SUITE 100: 1,422 RSF
SUITE 201: 2,245 RSF



Exclusively Listed By:

John Wadsworth

Senior Vice President
Healthcare Services
License No. 01177404
949 724 5528

john.wadsworth@colliers.com

Aaron Phillips

First Vice President
Healthcare Services
License No. 01769480
949 724 5562

aaron.phillips@colliers.com

ROSE MEDICAL PLAZA

On-Campus @ UCI Health Placentia-Linda Hospital

1325 North Rose Drive • Placentia, CA



Colliers International

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

BUILDING FEATURES

- > 25,000 SF, Two-story Class “A” Medical Office building.
- > Located on-campus at UCI Health - Placentia-Linda Hospital.
- > **Ready-to-move-in medical space available:**
Suite 100 (1,422 RSF)
Suite 201 (2,245 RSF)
- > Available suite built out with flexible floor plan suitable for a wide range of medical specialties.
- > Free surface parking.
- > Professionally owned and managed by Legacy Medical Realty, Inc.



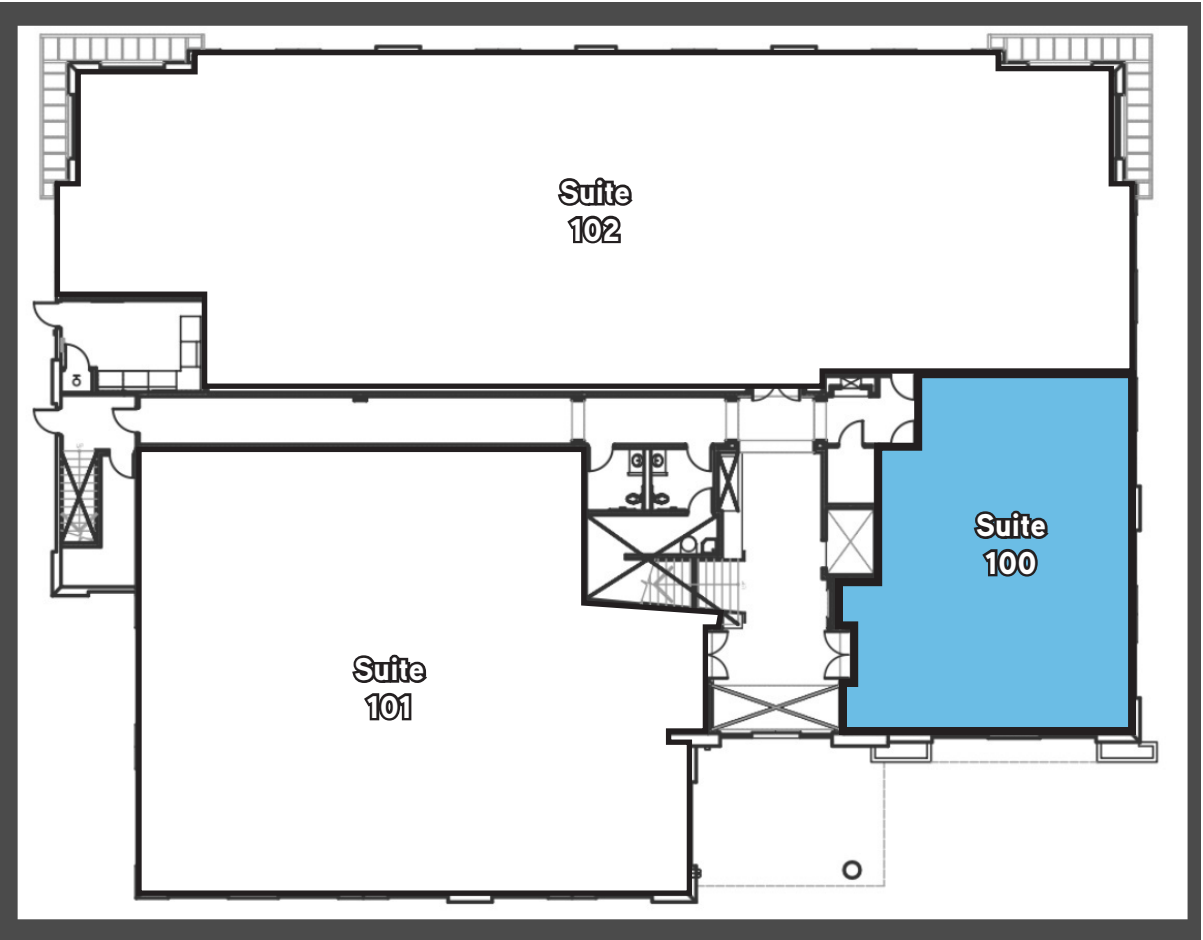
UCI Health
Placentia-Linda Hospital

Opened in 1972, Placentia-Linda Hospital celebrated its 50-year anniversary in 2022 serving the community of Placentia/Yorba Linda and surrounding cities. PLH originally opened as a local physician run hospital and now is owned and operated by UCI Health (as of April 2024), a leading provider of healthcare in Southern California. PLH is a 114-bed, short term general acute care hospital with 135 primary affiliated physicians offering the full spectrum of medical services from an emergency department to digestive disorders & GI center, heart care, imaging services, orthopedics, rehabilitation, respiratory, senior care, surgical services, weight loss, women’s health, wound care and hyperbaric medicine. PLH employees more than 350 staff members.



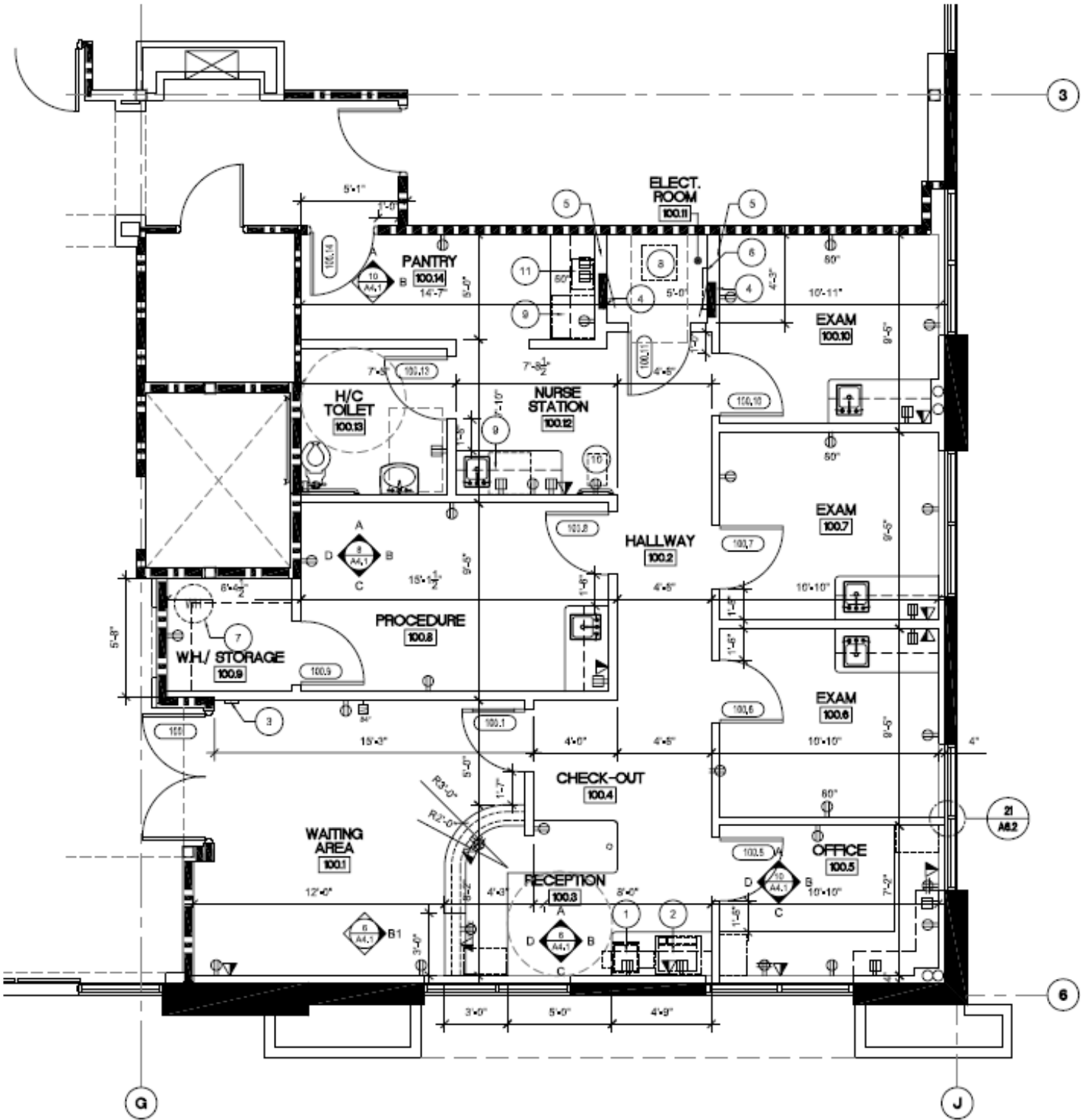
Availability & Floor Plan

First Floor



Suite #	Size	Availability
100	1,422 RSF	Immediate

Suite 100: 1,422 RSF



ROSE MEDICAL PLAZA
MEDICAL OFFICE FOR LEASE | 1325 NORTH ROSE DR. | PLACENTIA, CA

LOCAL DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	19,194	131,188	339,859
2025 Projection Population	19,726	136,245	351,499
% Population +55 Yrs of Age	36.37%	29.15%	28.92%
Average Age	43.24	39.75	39.63
Average Household Income	\$154,457.00	\$136,419.00	\$135,391.00
Avg. HH Income	\$154,457.00	\$136,419.00	\$135,391.00



CLOSE PROXIMITY TO 5
OTHER LOCAL HOSPITALS

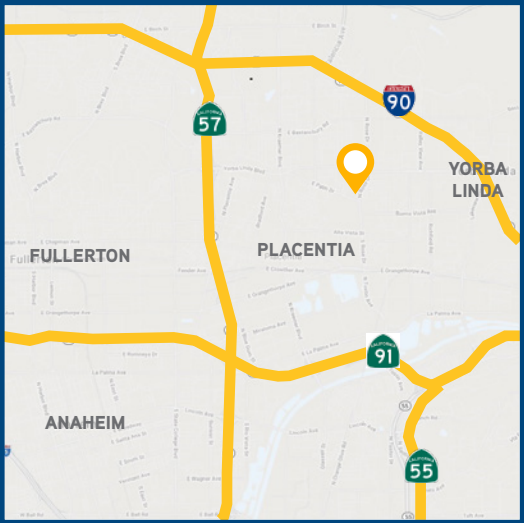
St. Jude Medical Center
14 Minutes or 6.3 Miles

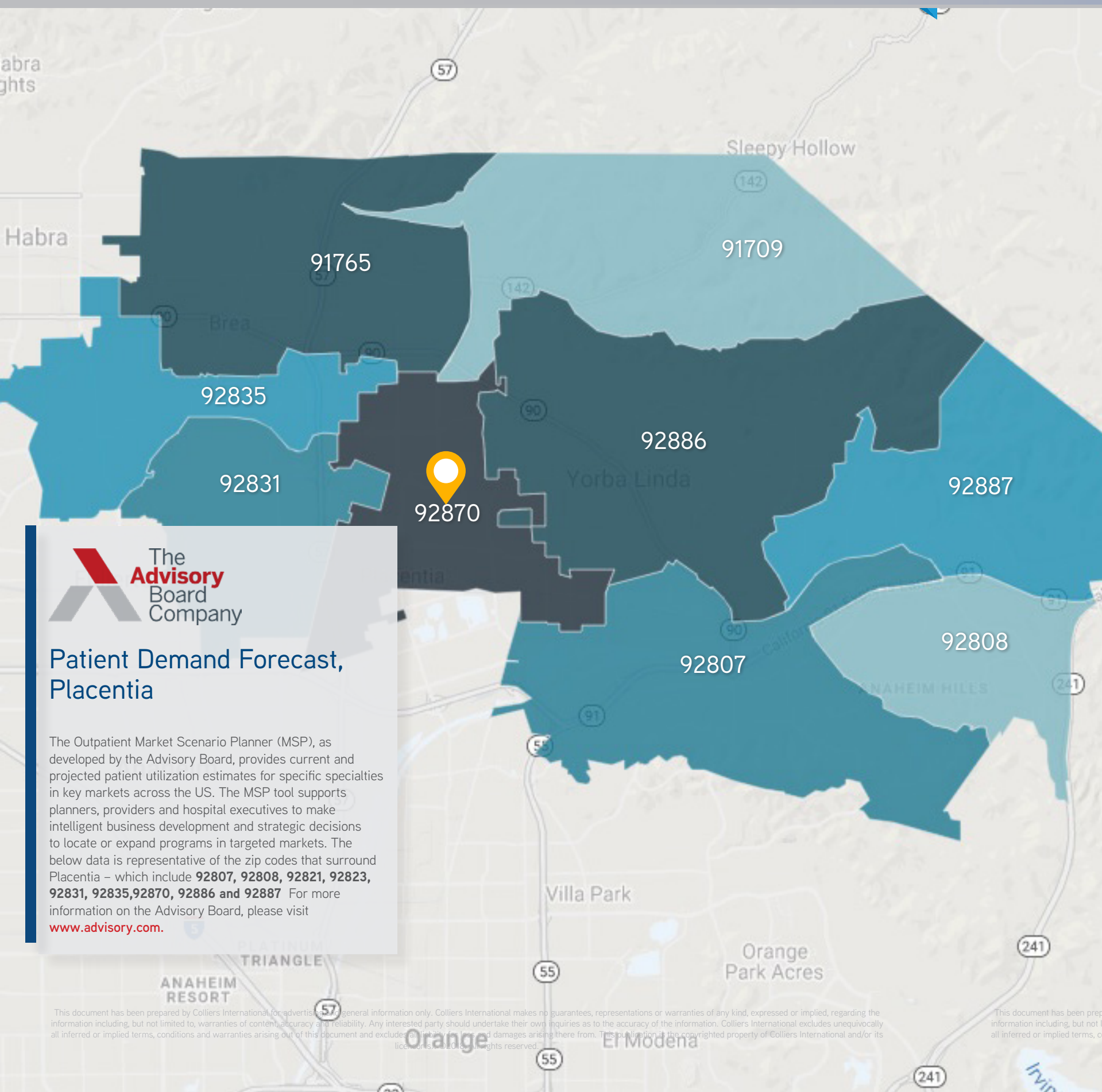
Anaheim Regional
Medical Center
17 Minutes or 8.9 Miles

UCI Medical Center
15 Minutes or 10.2 Miles

St. Joseph
15 Minutes or 11 Miles

CHOC
15 Minutes or 11 Miles







Patient Demand Forecast, Placentia

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 zip codes that surround Placentia – which include **92807, 92808, 92821, 92823, 92831, 92835, 92870, 92886 and 92887**. For more information on the Advisory Board, please visit www.advisory.com.

		2023		2028	
		5-Year VOLUME ↑		10-Year VOLUME ↑	
SERVICE LINES	TODAY'S VOLUME				
Urology	13,065	16,719	28.0%	19,125	46.4%
Podiatry	13,459	16,971	26.1%	19,237	42.9%
Orthopedics	34,286	42,548	24.1%	46,649	36.1%
Vascular	10,772	12,880	19.6%	14,646	36.0%
ENT	25,972	30,479	17.4%	35,082	35.1%
Neurology	13,023	15,862	21.8%	17,585	35.0%
Pain Management	8,760	10,485	19.7%	11,570	32.1%
Ophthalmology	71,708	84,574	17.9%	93,927	31.0%
Gastroenterology	23,531	27,901	18.6%	30,650	30.3%
Pulmonology	22,145	25,862	16.8%	28,589	29.1%
Nephrology	7,085	8,134	14.8%	9,010	27.2%
Dermatology	47,342	53,737	13.5%	58,701	24.0%
General Surgery	6,722	7,621	13.4%	8,219	22.3%
Cardiology	81,774	90,241	10.4%	99,248	21.4%
Physical Therapy	124,512	140,298	12.7%	151,001	21.3%
Endoscopy	41,102	45,507	10.7%	49,014	19.3%
Sleep Studies	20,913	23,118	10.5%	24,773	18.5%
Cosmetic Procedures	6,579	7,598	15.5%	7,771	18.1%
Oncology Center	110,995	121,742	9.7%	129,449	16.6%
Radiology	252,665	269,057	6.5%	284,810	12.7%



For Additional Information Contact us:

John Wadsworth

Senior Vice President

License No. 01177404

949 724 5528

john.wadsworth@colliers.com

Aaron Phillips

First Vice President

License No. 01769480

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



Accelerating success.

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026 . All rights reserved.