

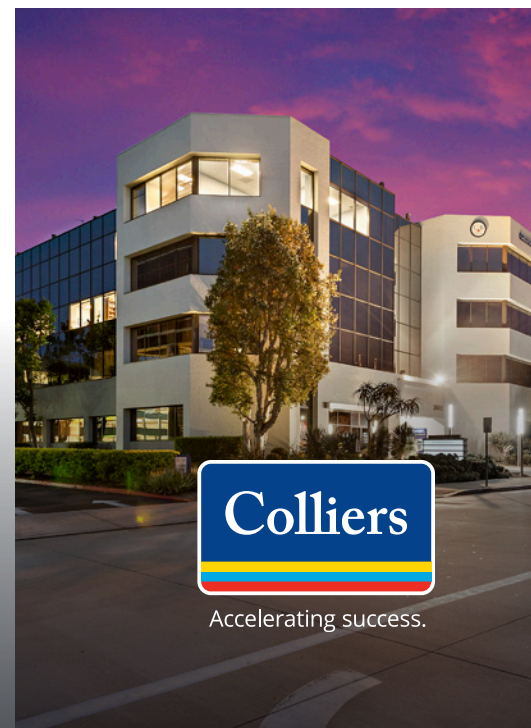


Saddleback Medical Portfolio

For Lease

3 Medical Office Buildings Totaling 276,000 SF
Adjacent to MemorialCare's Saddleback Medical Center

- Saddleback Medical
- The Laguna
- Saddleback Professional Center



Colliers

Accelerating success.

Saddleback Medical Portfolio

Laguna Hills, CA

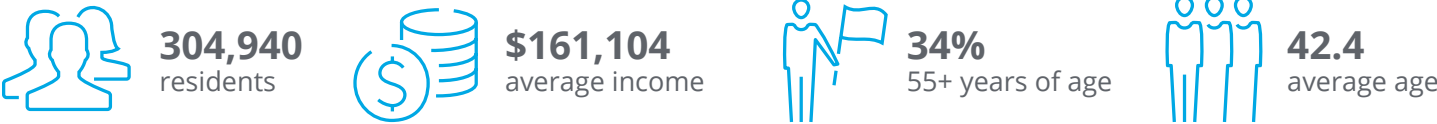


About the Hospital

- 325 Bed Nonprofit
- Short Term Acute Care Hospital
- Established in 1974
- 424 Primary/ 802 Secondary Affiliated Physicians
- 1,978 Full Time Employees

Quick Facts

Within 5 Miles

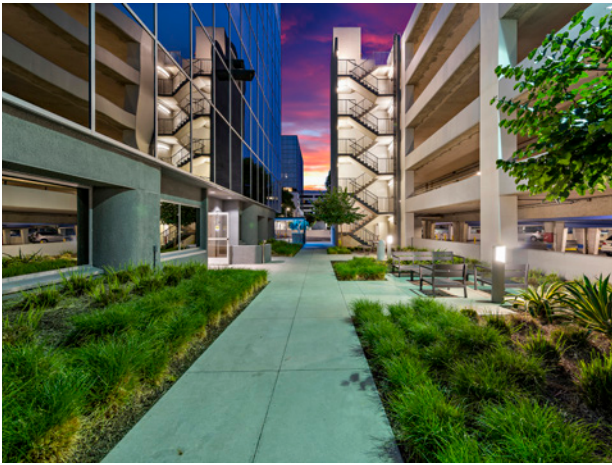
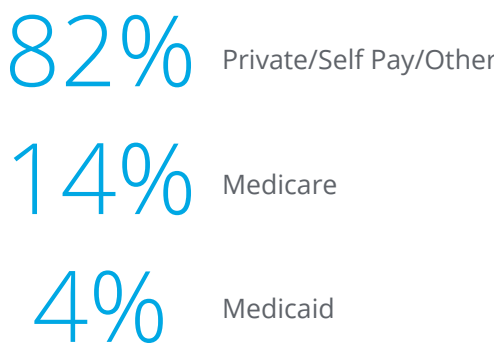


Demographics Information

Overview	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population (2021)	22,227	150,634	304,940
Population by Age (55+)	61%	37%	34%
Median Age (2021)	64.7	44.4	42.4
Average Household Income (2026)	\$95,254	\$143,978	\$161,104

The Saddleback medical portfolio is walking distance to Saddleback Memorial Medical Center – Laguna Hills and part of the MemorialCare health system - one of the premiere providers of healthcare in Orange County. Saddleback 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 six hospitals and numerous outpatient health centers, imaging centers throughout the Southland (Orange County and Los Angeles County).

Payor Mix:





Saddleback Medical

23961 Calle De La Magdalena | Laguna Hills, CA



- 136,000-SF, 5-story Class A medical office building
- Located immediately adjacent to Saddleback Memorial Medical Center – Laguna Hills
- Property complies with CMS site-neutral rule: “250 yds from hospital front door”
- Dedicated structure parking, conveniently located behind building
- Name brand mix of healthcare providers, “built-in” referral source
- Directly adjacent to Laguna Woods Village - California Retirement Community
- Easy access to I-5 freeway
- Professionally owned and managed by Healthcare Realty

Building Amenities:



On-site pharmacy



Imaging Center



On-site property management and security



Nearby retail/restaurants within walking distance



Multiple labs



The Laguna

24022 Calle de la Plata | Laguna Hills, CA



- 57,573-SF, 5-story Class A medical office building
- Located immediately adjacent to Saddleback Memorial Medical Center – Laguna Hills
- Property complies with CMS site-neutral rule: “250 yds from hospital front door”
- Dedicated surface and structure parking, conveniently located behind building
- Balanced mix of healthcare specialties, “built-in” referral source
- Directly adjacent to Laguna Woods Village - California Retirement Community
- Easy access to I-5 freeway
- Professionally owned and managed by Healthcare Realty

Building Amenities:



On-site Accredited Surgery Center



Imaging Center



Unique second floor outdoor patio for future larger user



Nearby retail/restaurants within walking distance





Saddleback Professional Center

24012, Calle de la Plata | Laguna Hills, CA

- 72,928-SF, 4-story medical/office building
- Located Immediately Adjacent to MemorialCare Saddleback Medical Center
- Property complies with CMS site-neutral rule: “250 yds from hospital front door”
- Dedicated structure parking, conveniently located behind building
- Balanced mix of healthcare specialties, “built-in” referral source
- Directly adjacent to Laguna Woods Village - California Retirement Community
- Easy access to I-5 freeway
- Professionally owned and managed by Healthcare Realty

Building Amenities:



On-site Bank/ATM



Nearby retail/restaurants within walking distance



Building adjacent to post office

Building Features

- Turnkey improved medical suites available
- Newly installed automatic entry doors
- Extensive lobby, corridors and common area upgrades
- Newly installed pendant LED lighting and high-end finishes throughout the building
- New elevator finishes and mechanical improvements
- Remodeled restrooms including new porcelain tiles and quartz countertops
- Updated landscaping
- Breathtaking views of Saddleback Mountain



Patient Demand Forecast Laguna Hills Market



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 Saddleback Medical, which include 92653, 92656, 92691, 92637 & 92630.

Service Line	Today's Volume	2028		2033	
		5-Year Volume ↑		10-Year Volume ↑	
Physical Therapy/Rehabilitation	292,329	332,020	13.6%	396,485	35.6%
Vascular	20,303	23,473	15.6%	26,890	32.4%
Ophthalmology	108,442	124,475	14.8%	141,730	30.7%
Orthopedics	35,488	39,868	12.3%	45,720	28.8%
Cardiology	119,371	136,914	14.7%	153,622	28.7%
ENT	36,524	41,363	13.2%	46,640	27.7%
Podiatry	21,665	24,252	11.9%	27,658	27.7%
Lab	332,626	378,629	13.8%	422,752	27.1%
Psychiatry	148,240	173,649	17.1%	184,480	24.4%
Pain Management	13,575	15,206	12.0%	16,891	24.4%
Trauma	9,000	9,839	9.3%	10,806	20.1%
Endoscopy	49,816	54,713	9.8%	59,360	19.2%
Ambulatory Surgery	338,313	369,498	9.2%	402,529	19.0%
Neurology	19,207	20,868	8.6%	22,842	18.9%
Nephrology	6,285	6,900	9.8%	7,434	18.3%
Sleep Studies	25,671	28,091	9.4%	30,318	18.1%
Oncology Center	149,602	163,188	9.1%	175,743	17.5%
Neurosurgery	1,032	1,088	5.5%	1,202	16.5%
Radiology	350,980	378,188	7.8%	408,852	16.5%

For more information on the Advisory Board, please visit www.advisory.com.



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