

**ON-CAMPUS MEDICAL
OFFICE FOR LEASE**

**MOVE-IN READY
SUITE AVAILABLE:
SUITE 210: 1,108 RSF**



Exclusively Listed By:

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 **ROSE MEDICAL PLAZA**
On-Campus @ UCI Health Placentia-Linda Hospital

1325 North Rose Drive • Placentia, CA



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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 210 (1,108 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.



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

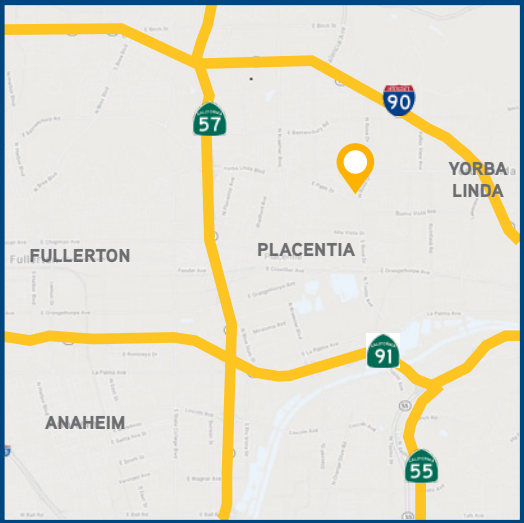
St. Jude Medical Center
14 Minutes or 6.3 Miles

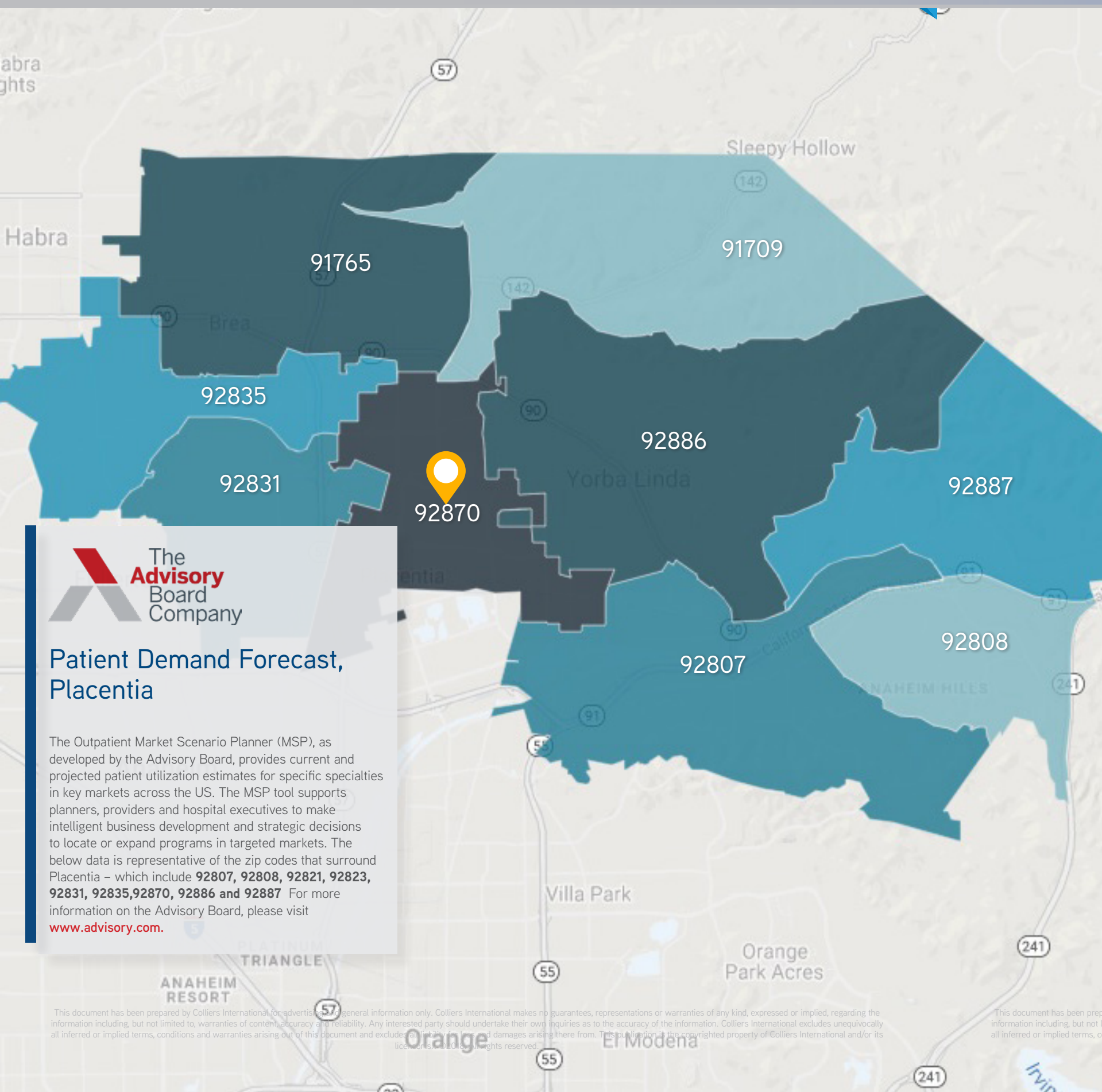
Anaheim Regional
Medical Center
17 Minutes or 8.9 Miles

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.

SERVICE LINES	TODAY'S VOLUME	2023	2028
		5-Year VOLUME ↑	10-Year 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:

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