

Crossroads Corporate Centre

➤ MEDICAL SUITES FOR LEASE



**MED
WEST**
REALTY

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CROSSROADS CORPORATE CENTRE

Crossroads Corporate Centre is a premier, 58,316-square-foot, high-image medical office building ideally situated in the heart of Irvine. The property offers convenient access to the 405 and 5 freeways and is surrounded by affluent residential communities, vibrant retail centers, and diverse dining options.

Designed to meet the evolving needs of modern medical practices, Crossroads Corporate Centre features flexible layouts, easy patient access, and abundant parking. Located in a high-demand market with exceptional demographics, this property presents an unparalleled opportunity for healthcare providers seeking a prestigious address in the heart of Orange County.

Drone Video

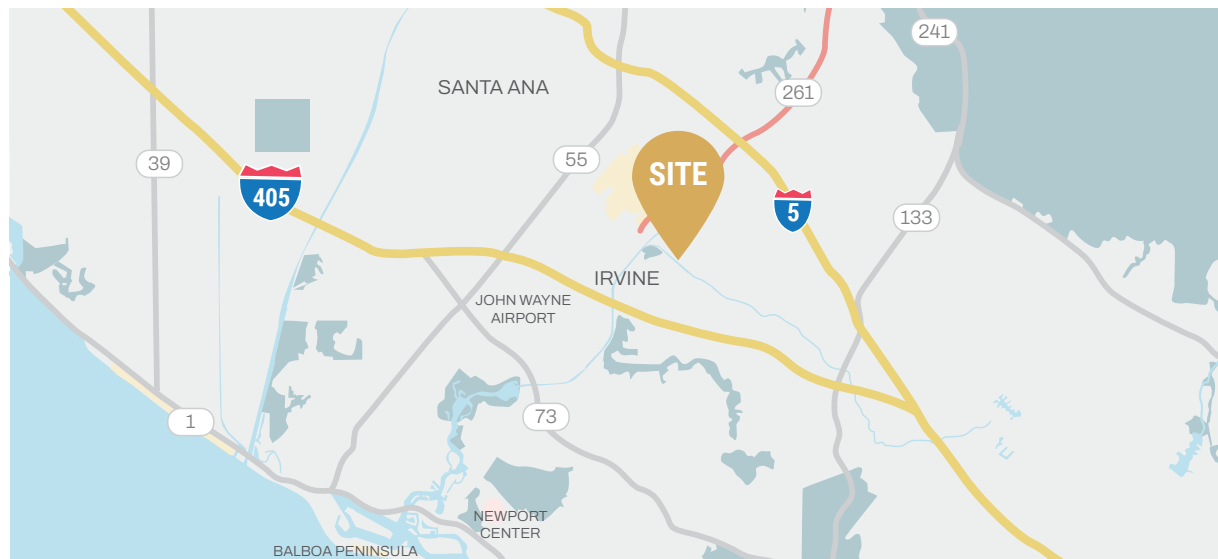
CLICK OR SCAN





PROMINENT LOCATION & ACCESSIBILITY

- Centrally located with access to most of Orange County's major hospitals in under 20 minutes
- Excellent access to the 5, 55 & 405 freeways and 261 toll road



IDEAL MARKET & SITE LOCATION

- The proximity to major throughfares enables this location to conveniently serve:
 - § 1.2 million patients within a 15 minute drive time
 - § 556,000 patients within a 5 mile radius



BUILDING HIGHLIGHTS

- 58,316 SF – 3 Story building
- Strong tenant mix
- Free surface parking
- Elevator served
- Upgrades complete
- Professionally managed

Estimate 15 Min Drive

POPULATION ESTIMATES

1,226,270

AVERAGE HOUSEHOLD INCOME

\$110,358.70

>17 277,356

18-44 488,083

45-64 303,420

65+ 157,411

Data Source:  Placer.ai

PAYOR MIX Within 15 Min Drive

COMMERCIAL 12.3%

EMPLOYER BASED 54.4%

GOVERNMENT 22.4%

MULTIPLE 4.6%

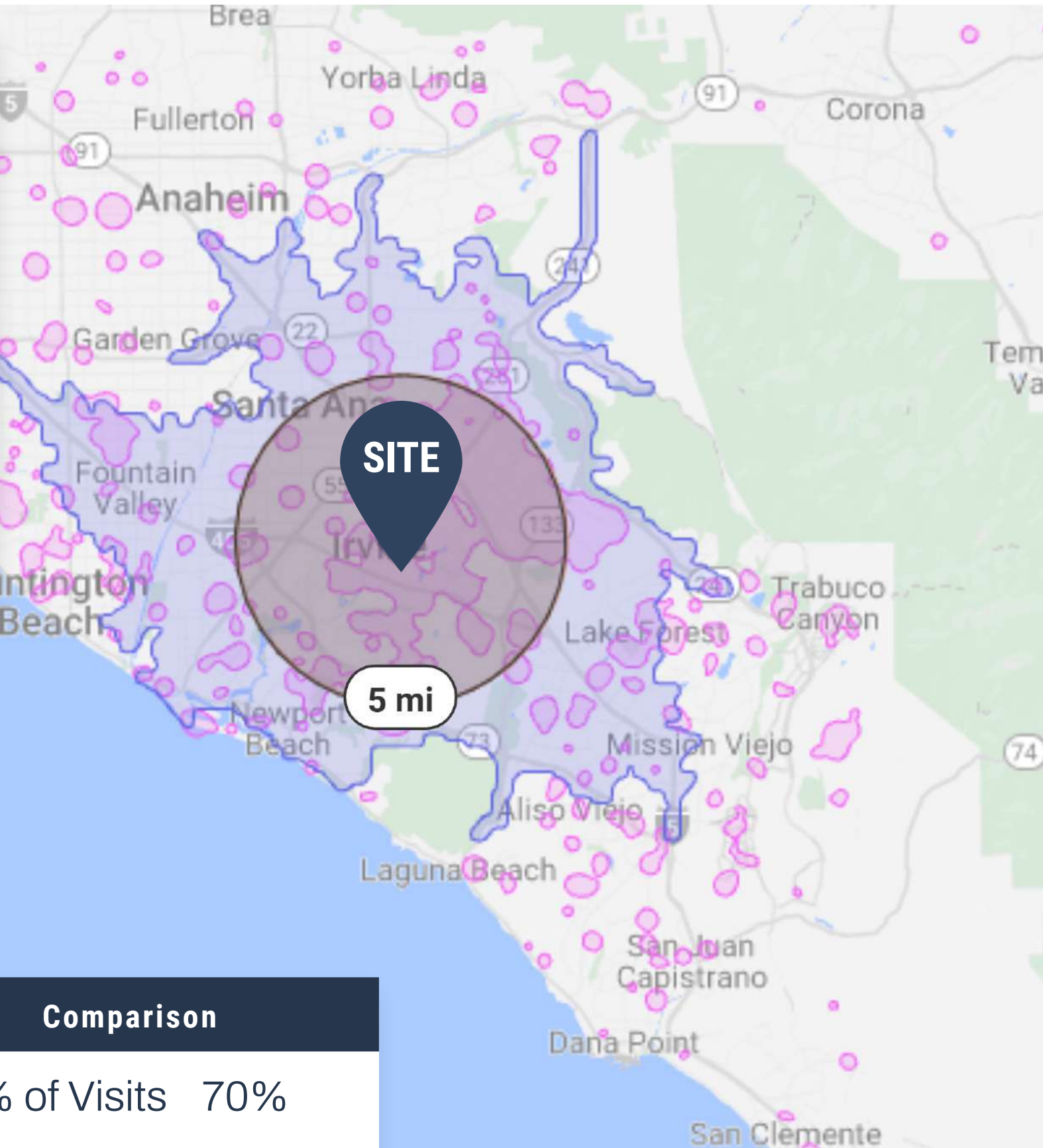
SELF PAY 6.3%

Data Source:  Placer.ai

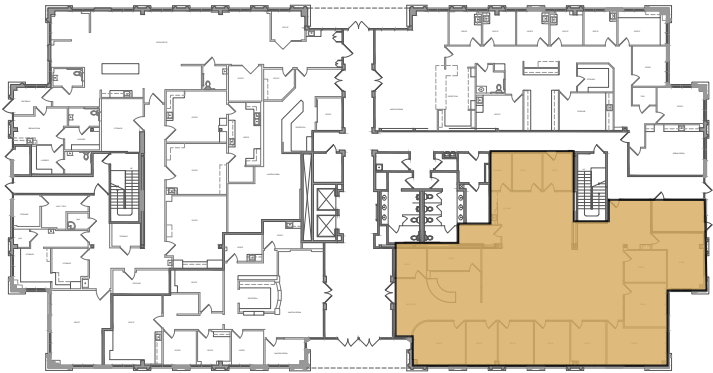
Comparison

% of Visits 70%

Drive Time 15 min



FLOOR PLAN - FIRST FLOOR



AVAILABLE SUITE

Suite 100 - 4,564 RSF

SUITE DESCRIPTION

13 Offices, Reception/Admin, Breakroom, and Storage

LEASE RATE

\$5.50 FSG

Available April 2027



LOCAL HOSPITAL DISTANCE MAP



AMENITIES AROUND THE PROPERTY





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