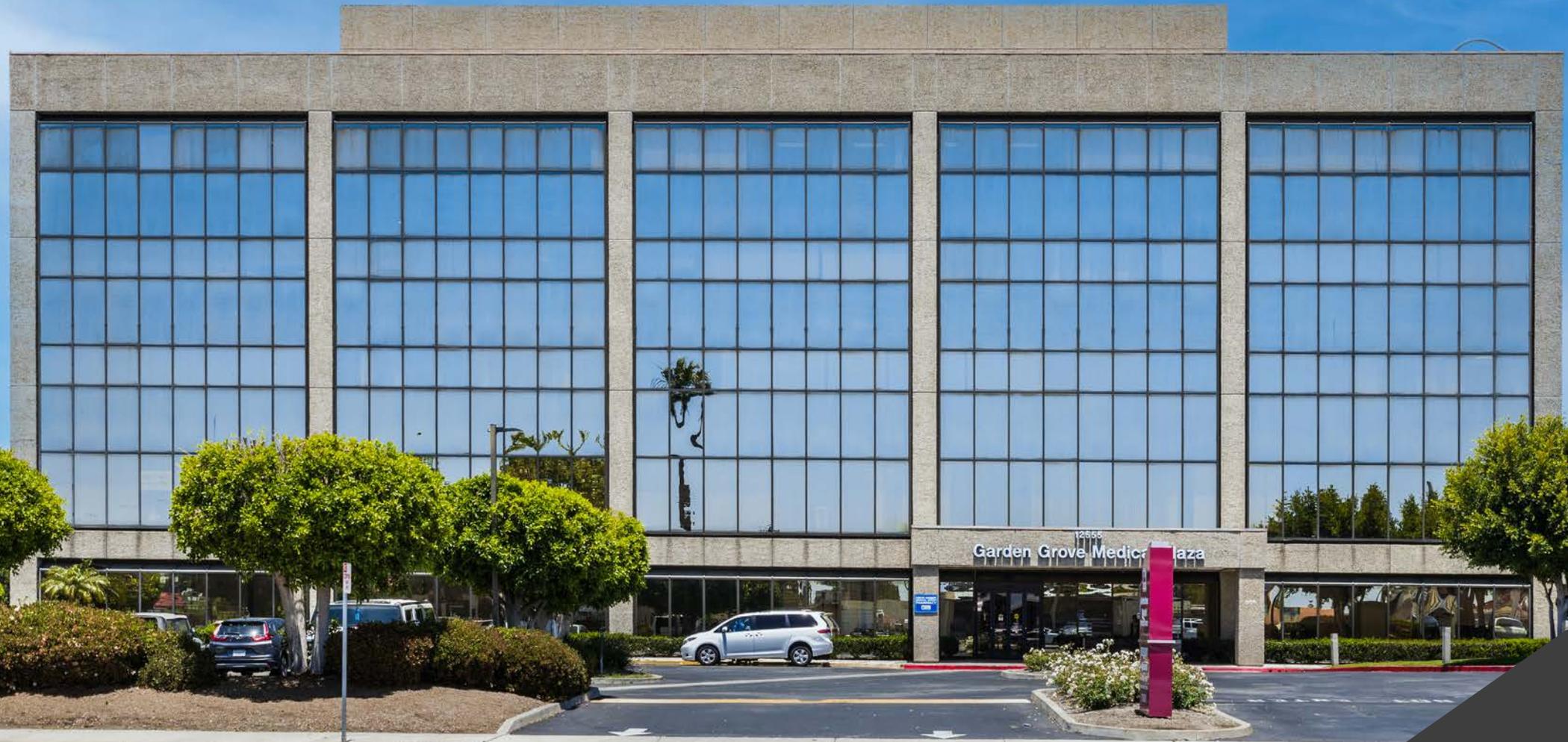


GARDEN GROVE MEDICAL PLAZA

12555 Garden Grove Blvd, Garden Grove, CA 92843

MEDICAL OFFICE SUITES FOR LEASE



LISTING TEAM

NEHAL WADHWA

858-625-5228

nehal.wadhwa@cushwake.com

CA Lic. #01859922

MATT MELENDRES

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CA Lic. #0216349





Building Features



On Campus

Adjacent to Garden Grove Hospital Medical Center with adjoining pedestrian footbridge



Centrally Located

Within minutes of the I-5, I-405, SR-22, and SR-39



Excellent Parking

6.0 / 1,000 SF Ratio
Free Unreserved Parking
Plus Reserved Lot for Doctors



Utilities

Full Service Gross Rental Rate, Includes Electricity and Janitorial

Availability

SUITE	SIZE	CONTIGUOUS	RENTAL RATE
200	4,010 SF	---	\$2.25/SF FSG
303	1,310 SF	---	\$2.25/SF FSG
305	1,109 SF	---	\$2.25/SF FSG
308	1,274 SF	2,618 SF	\$2.25/SF FSG
309	1,344 SF	2,618 SF	\$2.25/SF FSG
402	983 SF	---	\$2.25/SF FSG
406	978 SF	3,192 SF	\$2.25/SF FSG
407	978 SF	3,192 SF	\$2.25/SF FSG
408	1,236 SF	3,192 SF	\$2.25/SF FSG
501	3,026 SF	10,052 SF	\$2.25/SF FSG
504	2,866 SF	10,052 SF	\$2.25/SF FSG
507	3,535 SF	10,052 SF	\$2.25/SF FSG

Patient Demand Forecast

Five Mile Radius

Service Line	2024 Volume	2029 Volume	2034 Volume	5 Yr Growth	10 Yr Growth
Endocrinology	5,239	6,395	6,915	22.1%	32.0%
Psychiatry	342,994	389,076	401,751	13.4%	17.1%
Physical Therapy/ Rehabilitation	628,522	705,845	774,284	12.3%	23.2%
Spine	4,591	5,036	5,290	9.7%	15.2%
Cardiology	217,828	232,450	248,025	6.7%	13.9%
Vascular	36,709	39,160	41,581	6.7%	13.3%
Pain Management	25,687	27,052	28,246	5.3%	10.0%
Ophthalmology	193,992	203,655	211,981	5.0%	9.3%
Lab	1,025,084	1,074,774	1,116,225	4.8%	8.9%
Orthopedics	69,863	72,645	77,151	4.0%	10.4%



Demographics

3-Mile Radius



306,379

Population



\$70,041

Avg. Household Income



36

Median Age

Traffic Counts



239,589

Cars Per Day

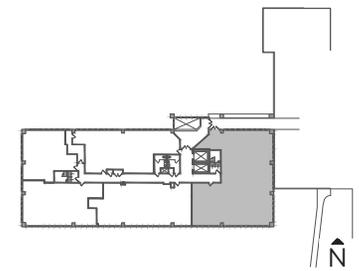
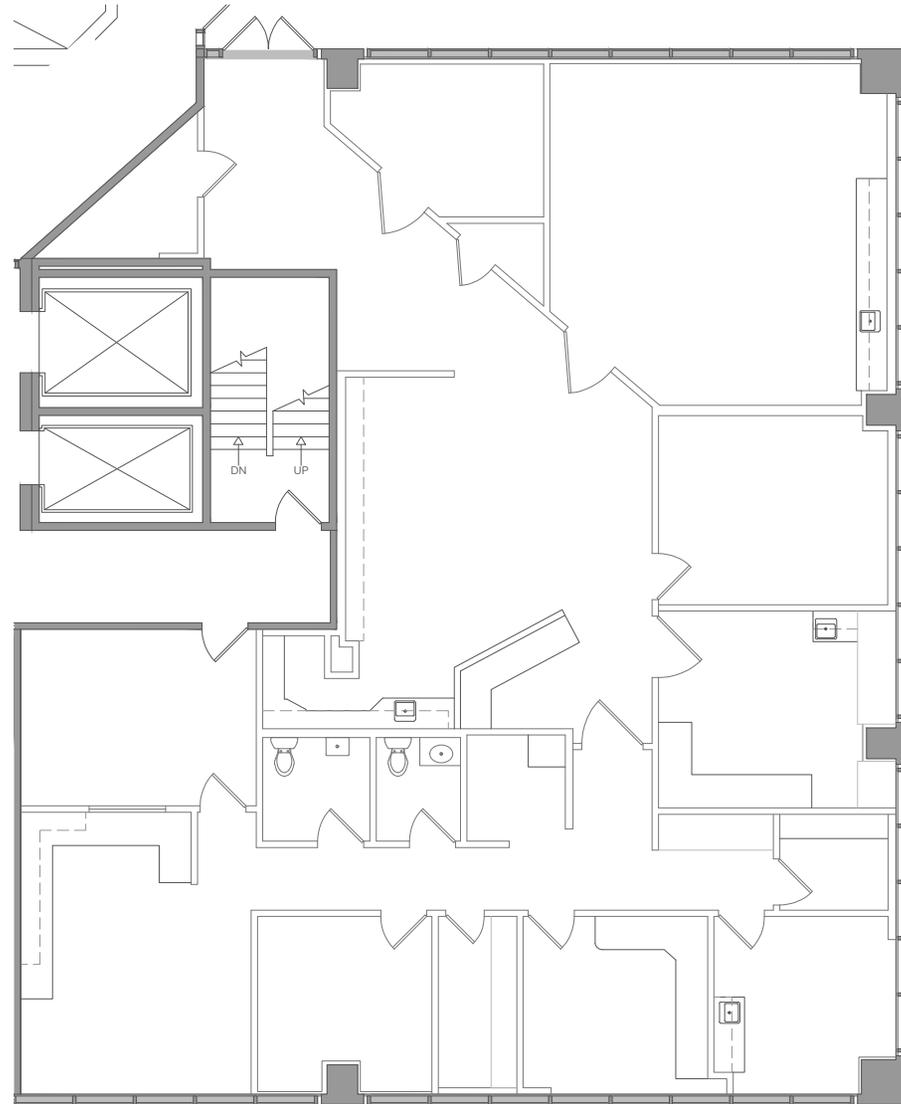
Garden Grove and Harbor Blvd



Market Scenario Planner displays the types of services patients in your market are expected to use and allows projections to be customized according to five key growth drivers; disease prevalence, care management, insurance, readmissions and technology shifts. The above data is representative of Garden Grove Medical which includes areas within a five mile radius.

Suite 200

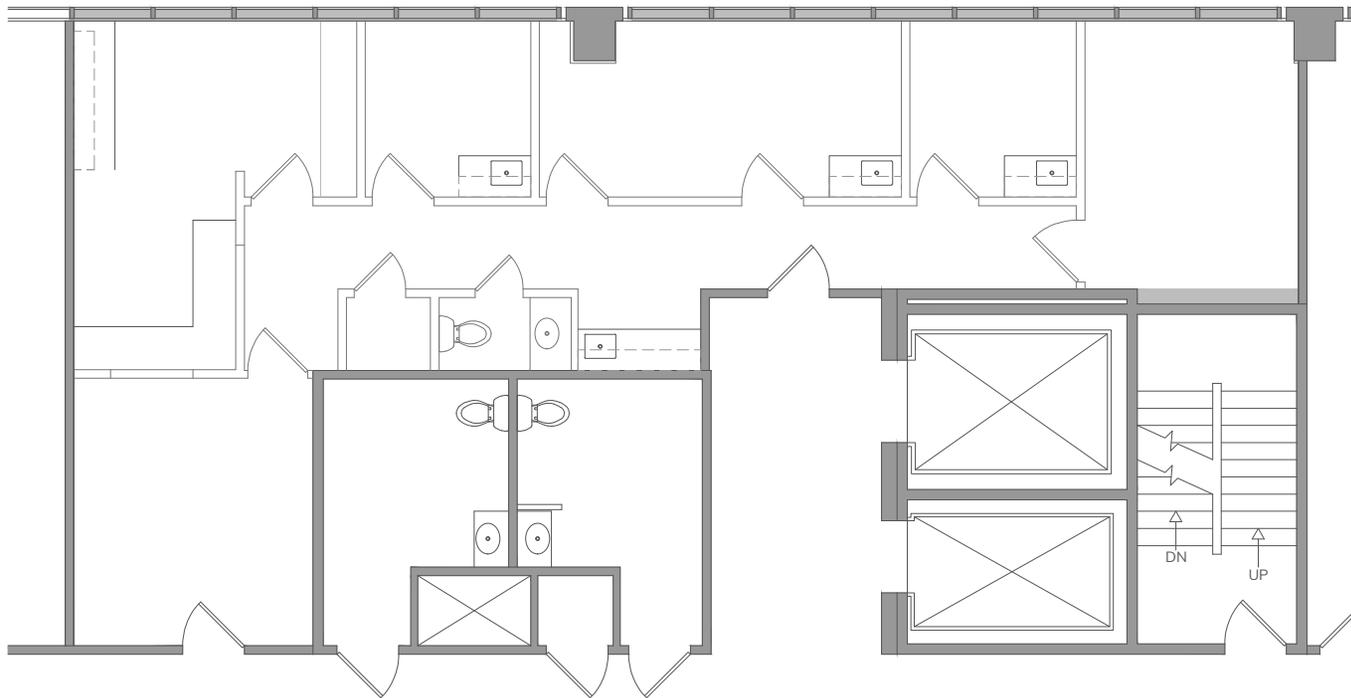
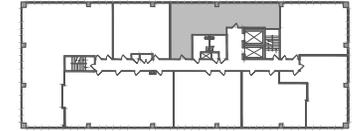
Floor Plan



SUITE	SIZE	CONTIGUOUS	RENTAL RATE	COMMENTS
200	4,010 SF	---	\$2.25/SF FSG	Existing outpatient procedural operatory build-out. Two (2) procedure rooms that already have gas and operatory lighting, which can be upgraded to full operatories. Three (3) exam room/offices, three (3) recovery bed areas, two (2) bathrooms, nurse observation station, locker room, sterile processing room, waiting room, reception, and storage rooms. This suite has two entrance/exits, and is connected via walkway to Garden Grove hospital's emergency department.

Suite 303

Floor Plan



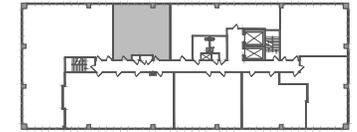
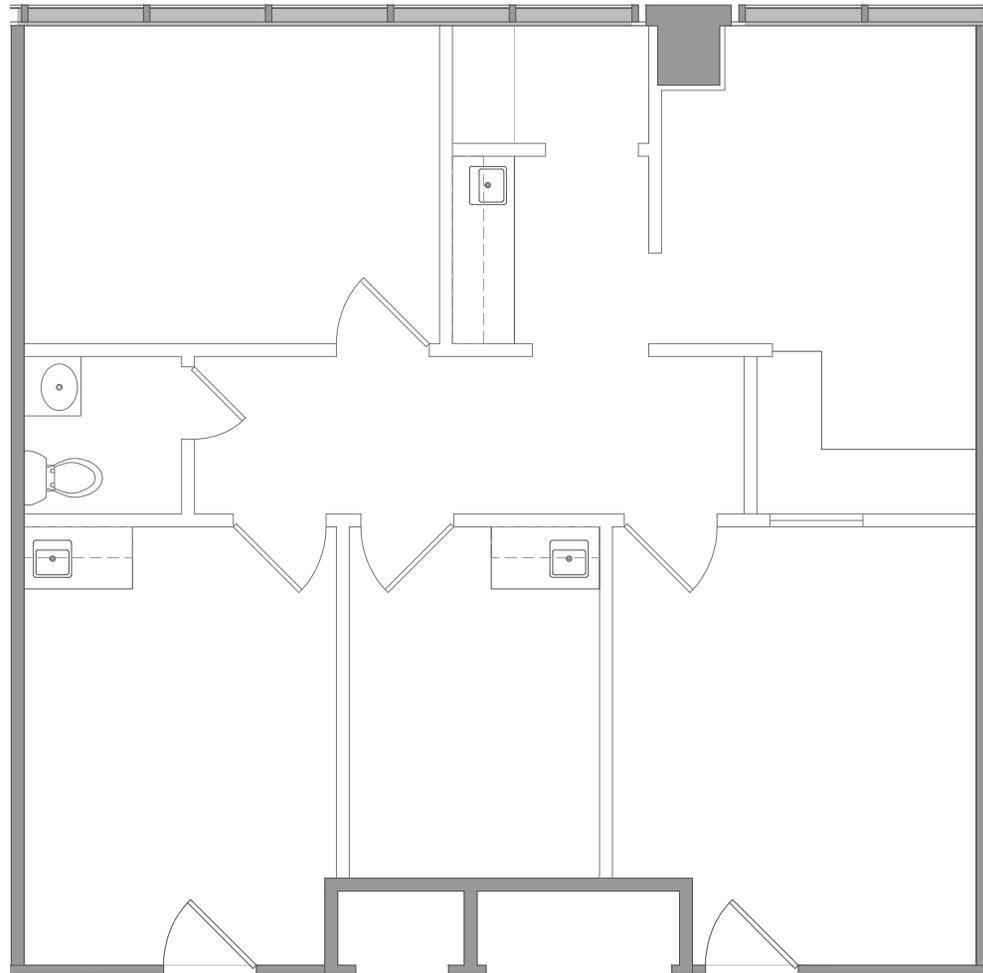
VIRTUAL TOUR



SUITE	SIZE	CONTIGUOUS	RENTAL RATE	COMMENTS
303	1,310 SF	---	\$2.25/SF FSG	Existing medical build-out. Three (3) exam rooms, one (1) office, small storage, in-suite restroom, waiting room, sizable reception/administrative office space. Perfect for a smaller primary care practice.

Suite 305

Floor Plan



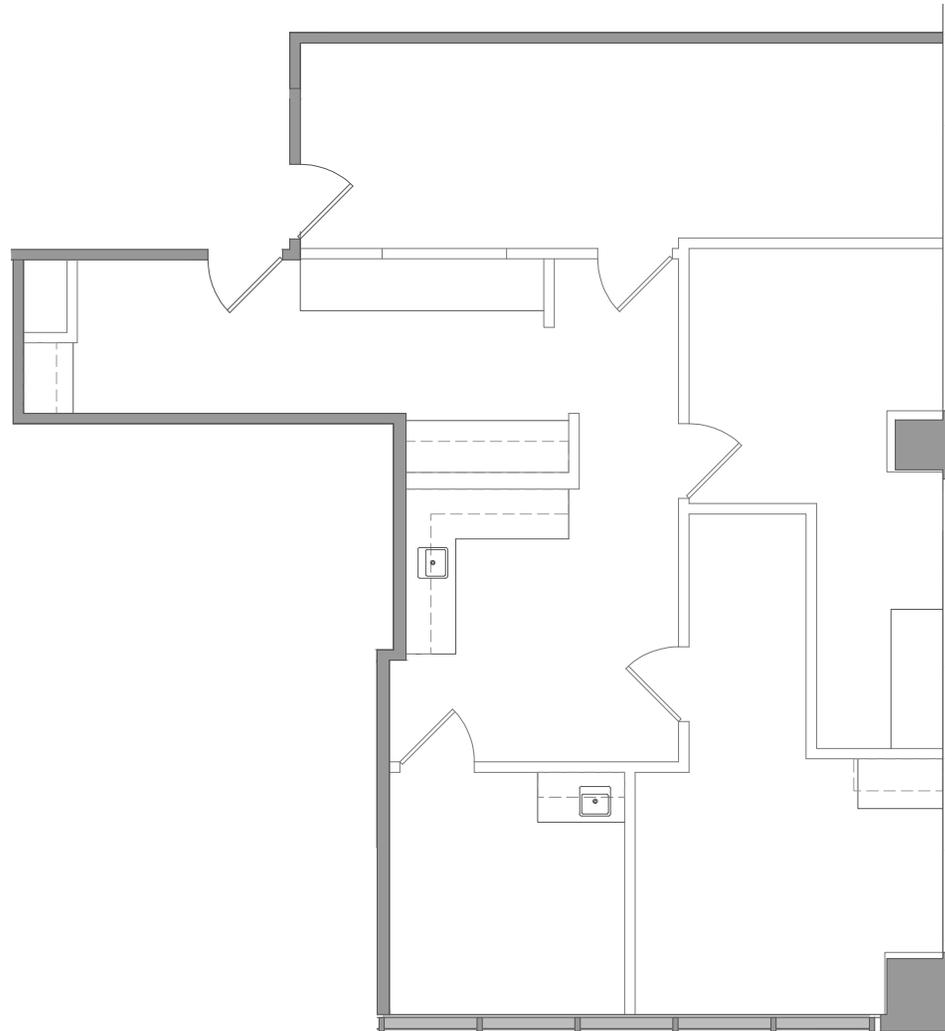
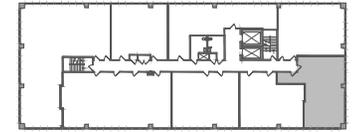
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SUITE	SIZE	CONTIGUOUS	RENTAL RATE	COMMENTS
305	1,109 SF	---	\$2.25/SF FSG	Existing medical build-out

Suite 308

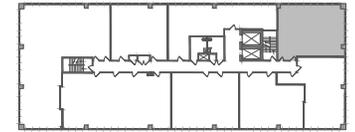
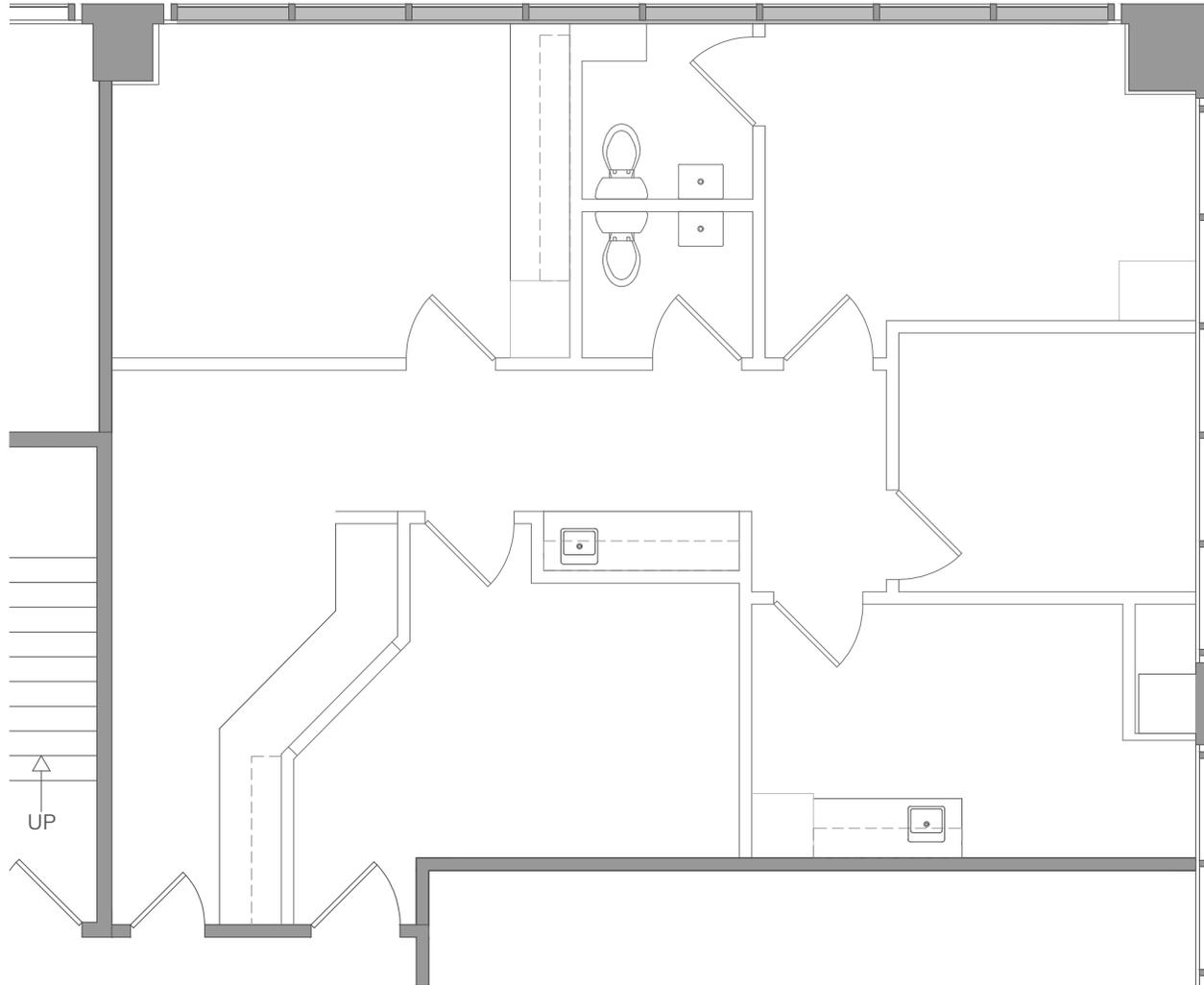
Floor Plan



SUITE	SIZE	CONTIGUOUS	RENTAL RATE	COMMENTS
308	1,274 SF	2,618 SF	\$2.25/SF FSG	Existing medical build-out. Three (3) large exams/procedure rooms, waiting room, reception/administrative space.

Suite 309

Floor Plan



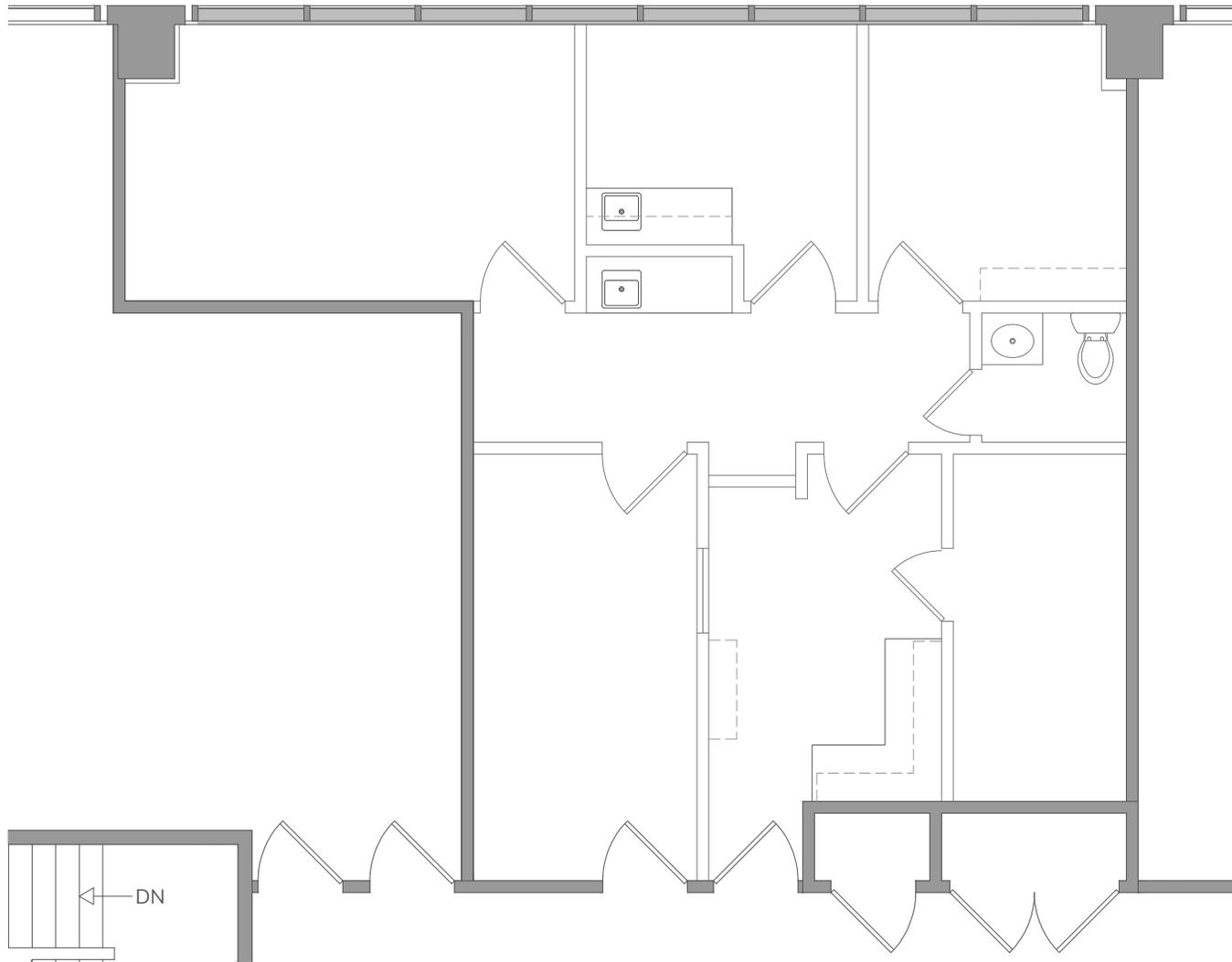
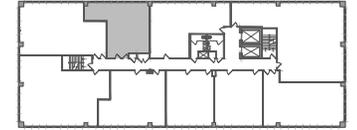
VIRTUAL TOUR



SUITE	SIZE	CONTIGUOUS	RENTAL RATE	COMMENTS
309	1,344 SF	2,618 SF	\$2.25/SF FSG	Existing medical build-out. Three (3) large exams/procedure rooms, two (2) in-suite restrooms, one (1) office, waiting room, reception/administrative space. This space is great for a smaller practice that engages in testing which makes use of both the restrooms in this space.

Suite 402

Floor Plan

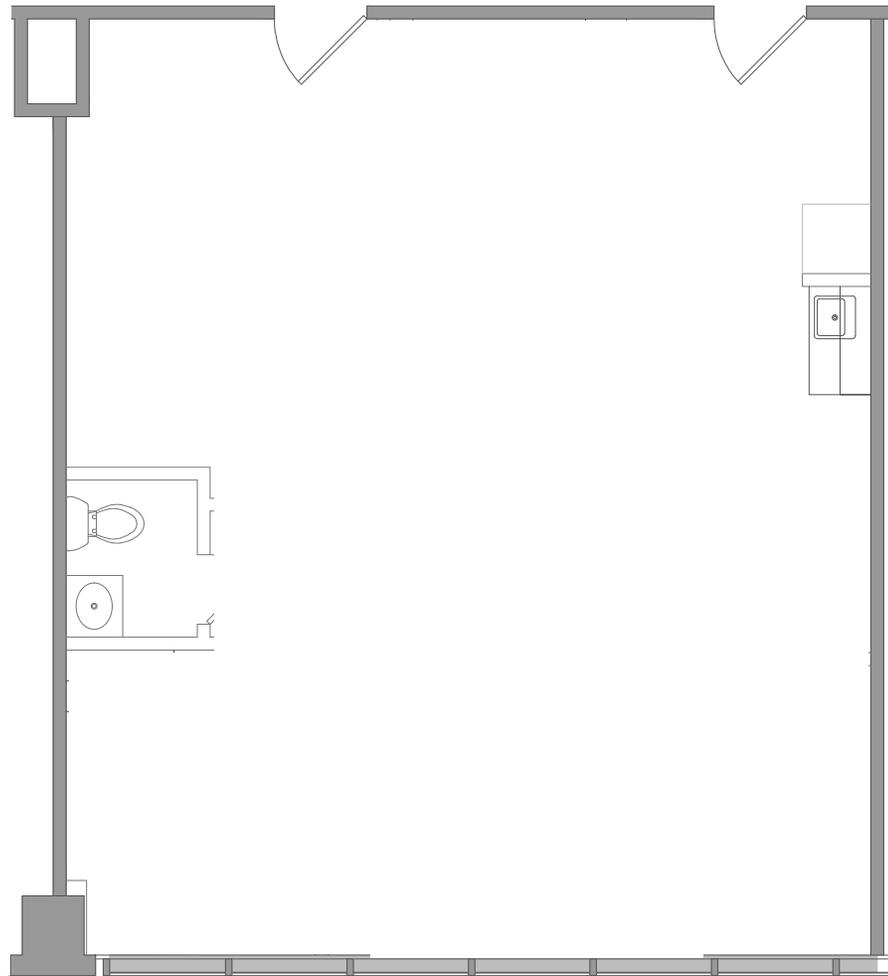
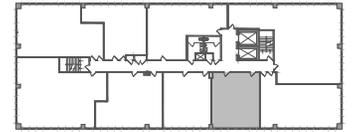


VIRTUAL TOUR

SUITE	SIZE	CONTIGUOUS	RENTAL RATE	COMMENTS
402	983 SF	2,515 SF	\$2.25/SF FSG	Existing medical build-out. Three (3) exams rooms, one (1) in-suite restroom, one (1) office, waiting room, reception/administrative space.

Suite 406

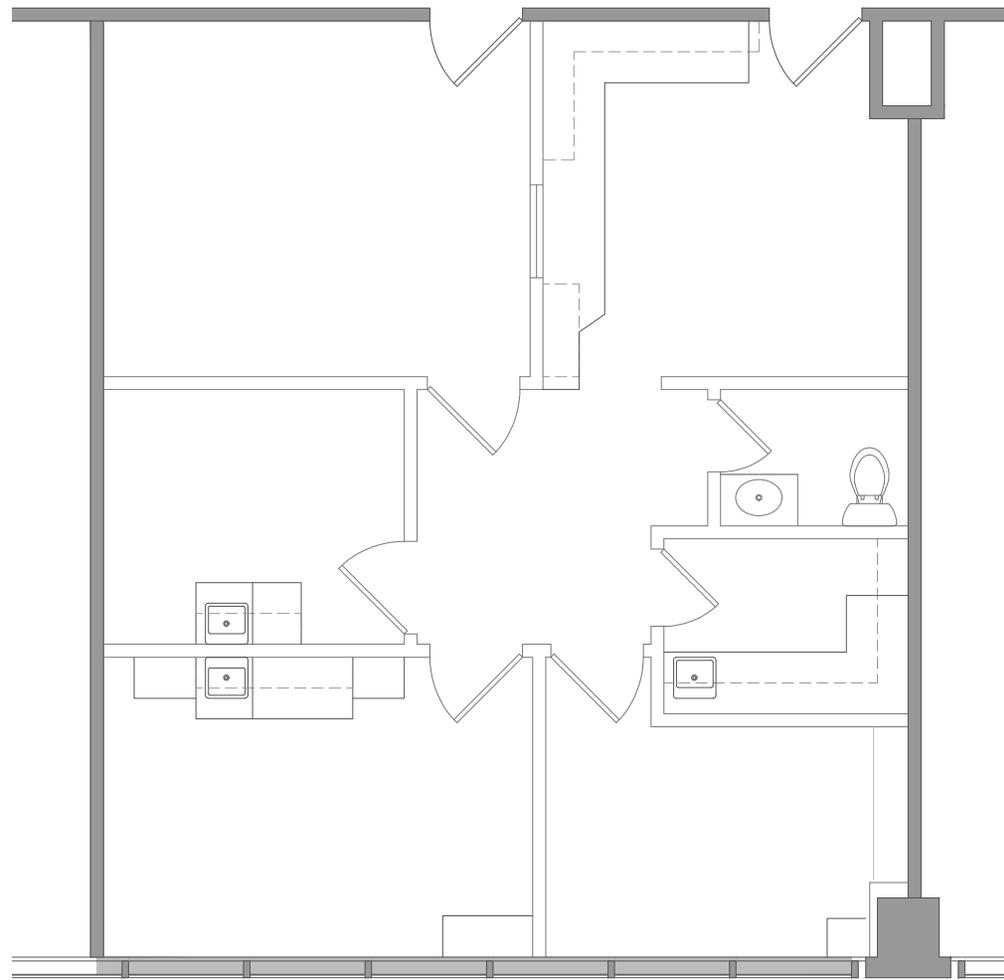
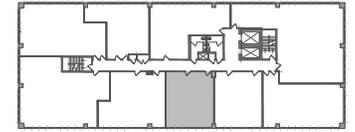
Floor Plan



SUITE	SIZE	CONTIGUOUS	RENTAL RATE	COMMENTS
406	978 SF	3,192 SF	\$2.25/SF FSG	Existing medical build-out.

Suite 407

Floor Plan



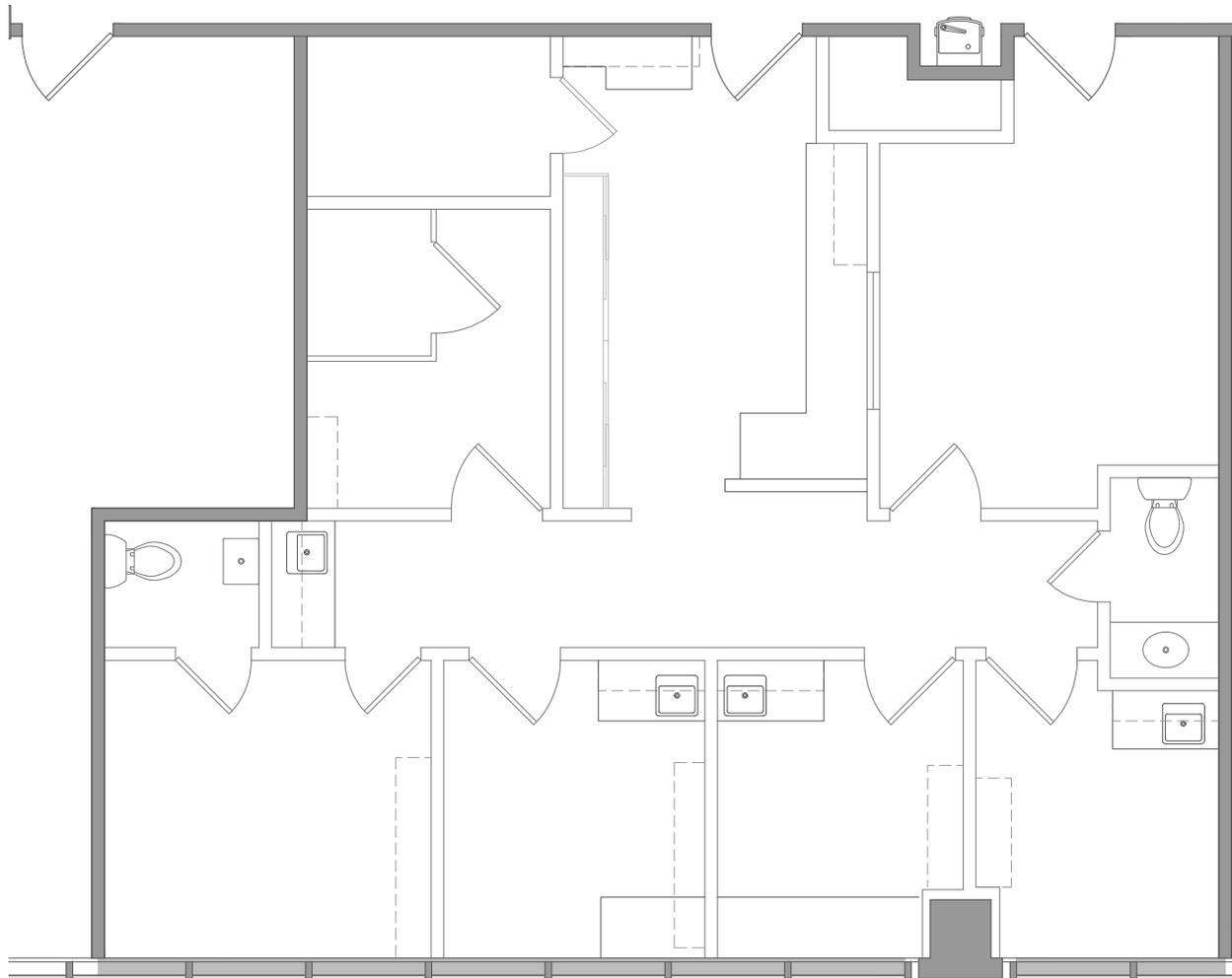
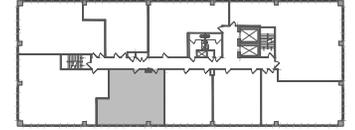
VIRTUAL TOUR



SUITE	SIZE	CONTIGUOUS	RENTAL RATE	COMMENTS
407	978 SF	3,192 SF	\$2.25/SF FSG	Existing medical build-out. One (1) exam room, one (1) large procedure room, one (1) in-suite restroom, one (1) office, waiting room, reception/administrative space.

Suite 408

Floor Plan



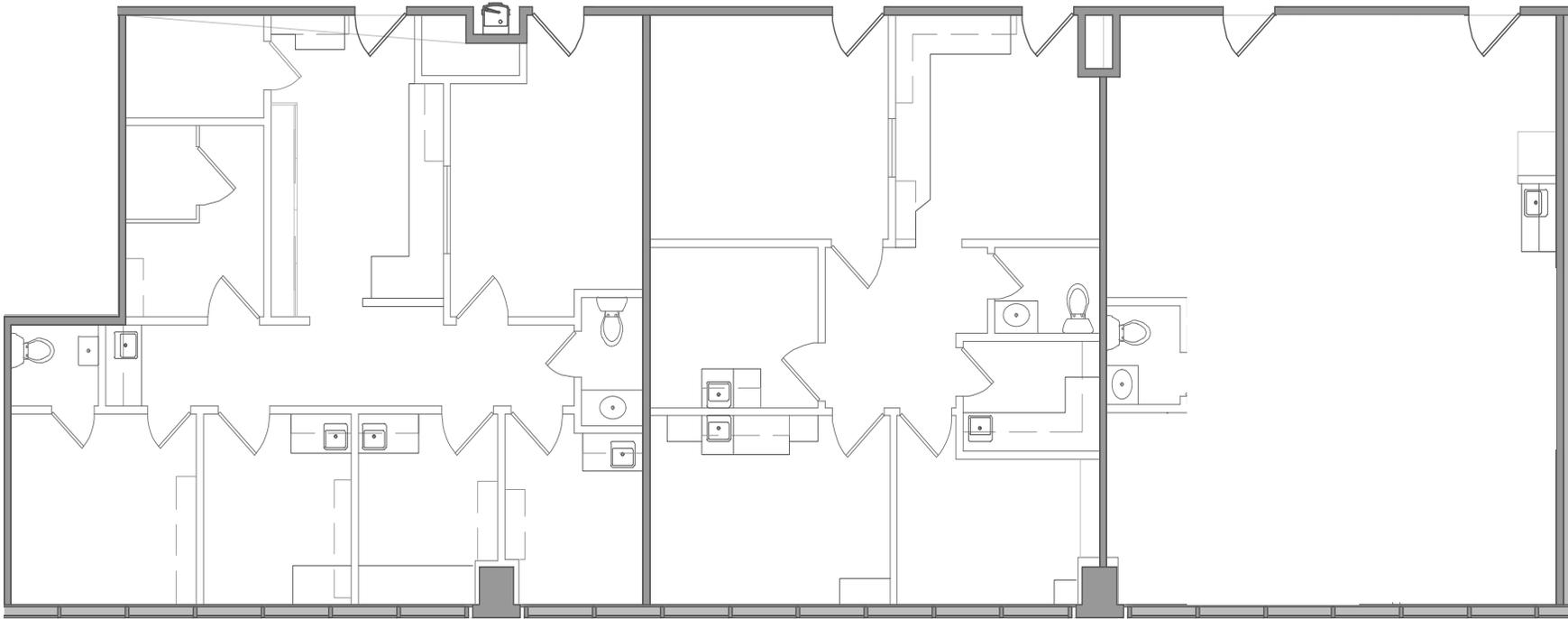
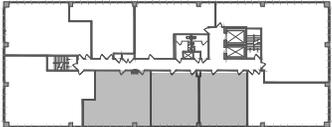
VIRTUAL TOUR



SUITE	SIZE	CONTIGUOUS	RENTAL RATE	COMMENTS
408	1,236 SF	3,192 SF	\$2.25/SF FSG	Existing medical build-out. Three (3) exam rooms, two (2) in-suite restrooms, with one private for a provider, two (2) offices, waiting room, reception/administrative space.

Suites 406, 407, 408

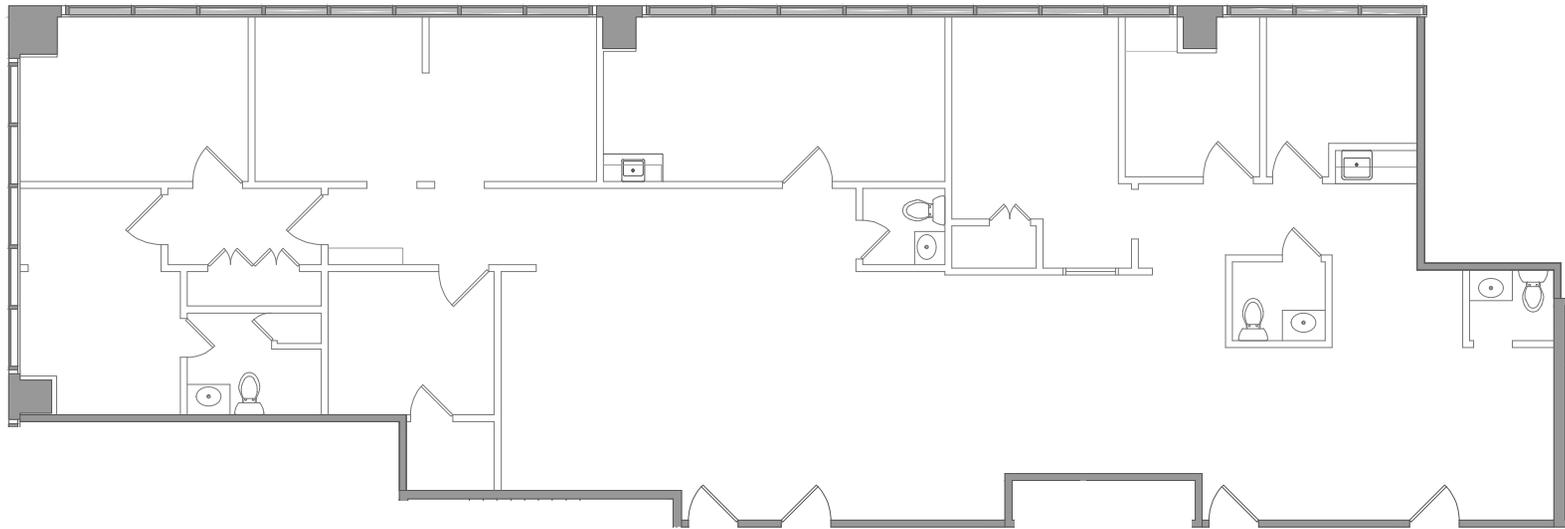
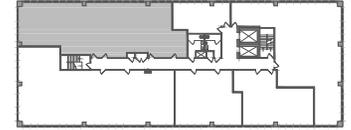
Floor Plan



SUITES	SIZE	RENTAL RATE	COMMENTS
406, 407, 408	3,192 SF	\$2.25/SF FSG	Existing medical build-out

Suite 501

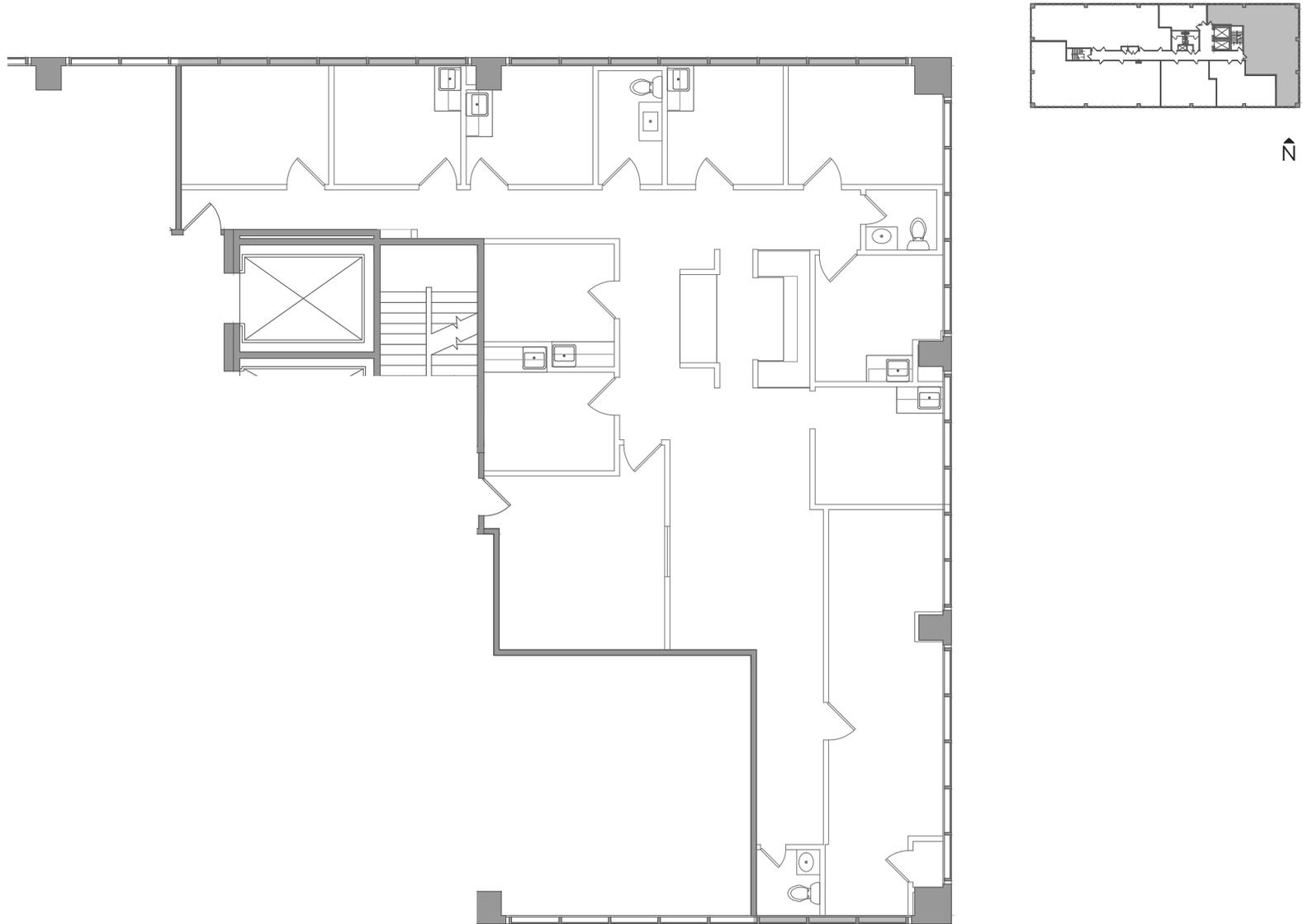
Floor Plan



SUITE	SIZE	CONTIGUOUS	RENTAL RATE	COMMENTS
501	3,026 SF	10,052 SF	\$2.25/SF FSG	Existing office build-out. Currently, there are six (6) offices, four (4) bathrooms, open bullpen area, and breakroom. This suite could be a fit for a standard office user or reverted to a medical build-out for a user who needs plumbing throughout their space.

Suite 504

Floor Plan



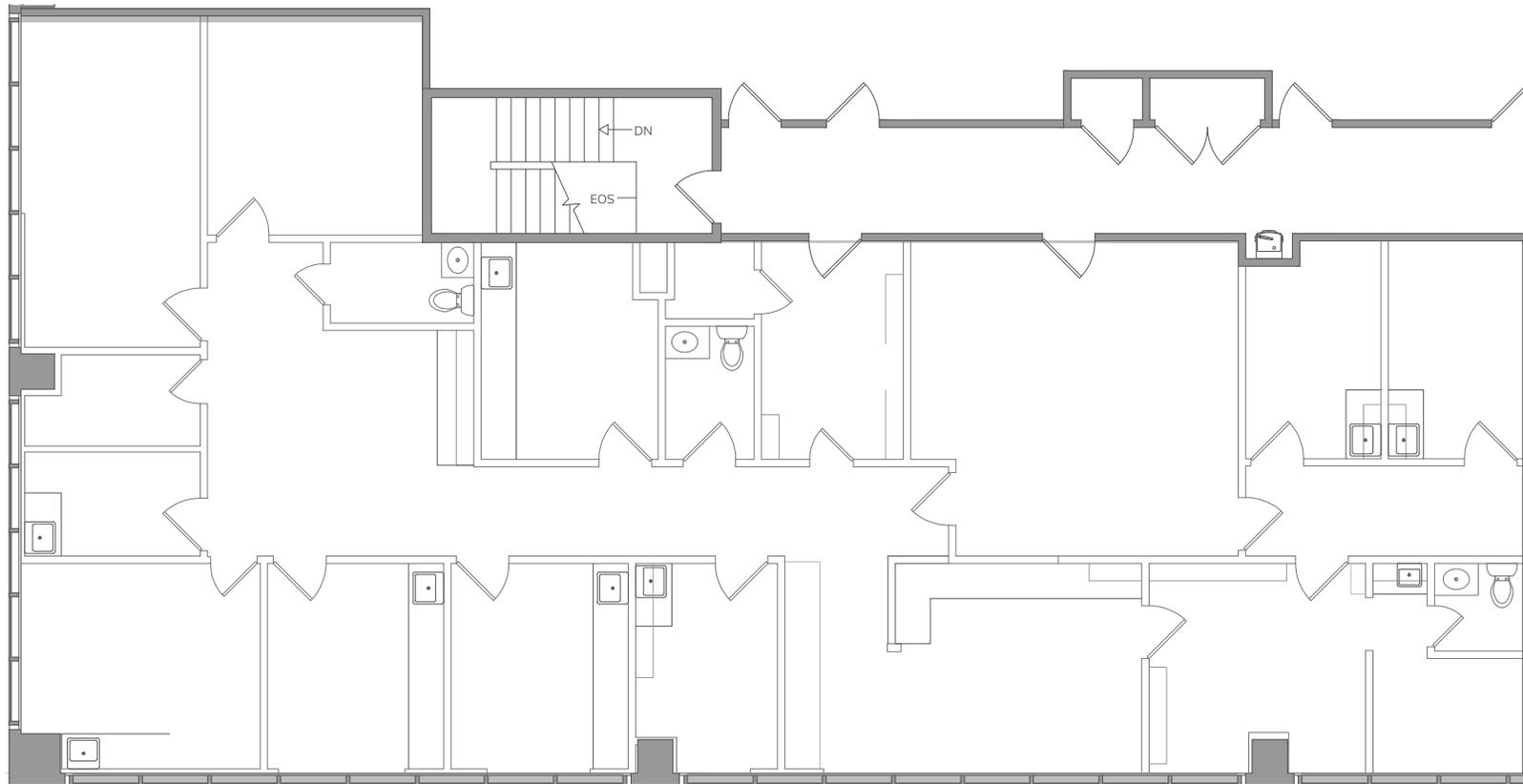
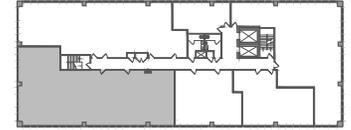
VIRTUAL TOUR



SUITE	SIZE	CONTIGUOUS	RENTAL RATE	COMMENTS
504	2,866 SF	10,052 SF	\$2.25/SF FSG	Existing flex medical/office build-out. Seven (7) sunked exam/office spaces, three (3) bathrooms, two (2) standard offices, and two (2) procedure/large offices. Currently being used for office.

Suite 507

Floor Plan



SUITE	SIZE	CONTIGUOUS	RENTAL RATE	COMMENTS
507	3,535 SF	10,052 SF	\$2.25/SF FSG	Existing flex medical/office build-out. Eight (8) exam/offices, two (2) procedure/large offices, two (2) standard offices, waiting room, reception, and storage.



For more information, please contact:

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