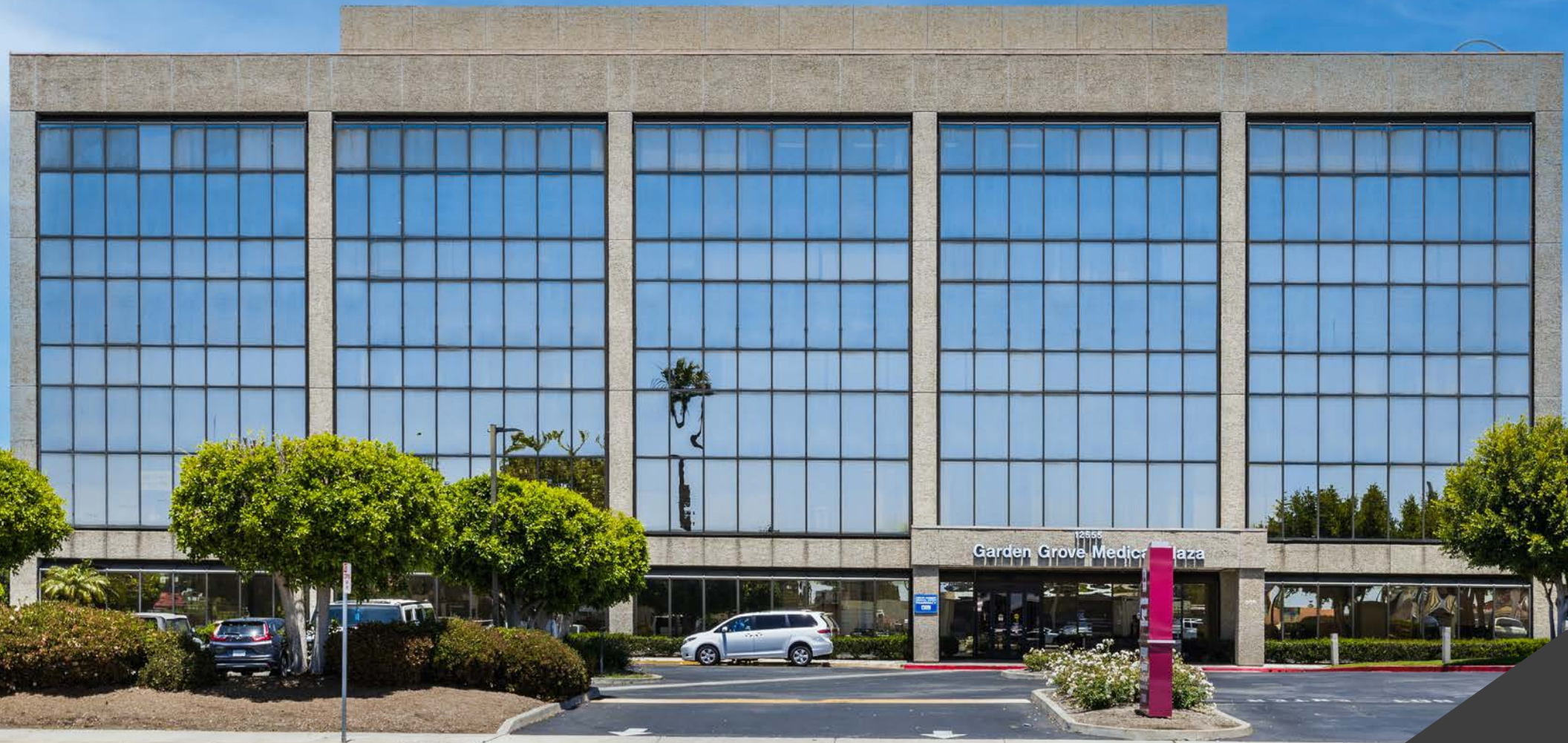


# GARDEN GROVE MEDICAL BUILDING

12555 Garden Grove Blvd, Garden Grove, CA 92843

**MEDICAL OFFICE SUITES FOR LEASE**



## **LISTING TEAM**

### **JOE ZUREK**

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## 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	COMMENTS
200	4,010 SF	---	\$2.25/SF FSG	Existing medical build-out
203b	1,993 SF	---	\$2.25/SF FSG	Existing medical build-out
303	1,310 SF	---	\$2.25/SF FSG	Existing medical build-out
309	1,344 SF	---	\$2.25/SF FSG	Existing medical build-out
402	983 SF	---	\$2.25/SF FSG	Existing medical build-out
406	978 SF	3,192 SF	\$2.25/SF FSG	Open office, bathroom and sink, new floors.
407	978 SF	3,192 SF	\$2.25/SF FSG	Existing medical build-out
408	1,236 SF	3,192 SF	\$2.25/SF FSG	Existing medical build-out
504	2,866 SF	---	\$2.25/SF FSG	Existing medical build-out



# Patient Demand Forecast

Five Mile Radius

Service Line	2020 Volume	2025 Volume	2030 Volume	5 Yr Growth	10 Yr Growth
Pain Management	24,357	31,393	35,681	28.9%	46.5%
Thoracic Surgery	1,190	1,532	1,677	28.7%	40.9%
Physical Therapy	580,808	743,248	813,678	28.0%	40.1%
Spine	4,318	5,499	5,964	27.4%	38.1%
Orthopedics	65,455	82,579	91,567	26.2%	39.9%
Podiatry	34,066	42,115	49,693	23.6%	45.9%
Neurosurgery	2,117	2,602	2,826	22.9%	33.4%
Vascular	35,173	41,723	46,752	18.6%	32.9%
Ophthalmology	189,570	223,732	248,333	18.0%	31.0%
Neurology	40,392	47,580	51,862	17.8%	28.4%



## Demographics

3-Mile Radius



**306,379**

Population



**\$70,041**

Avg. Household Income



**36**

Median Age

## Traffic Counts



**239,589**

Cars Per Day

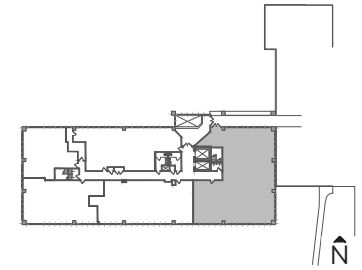
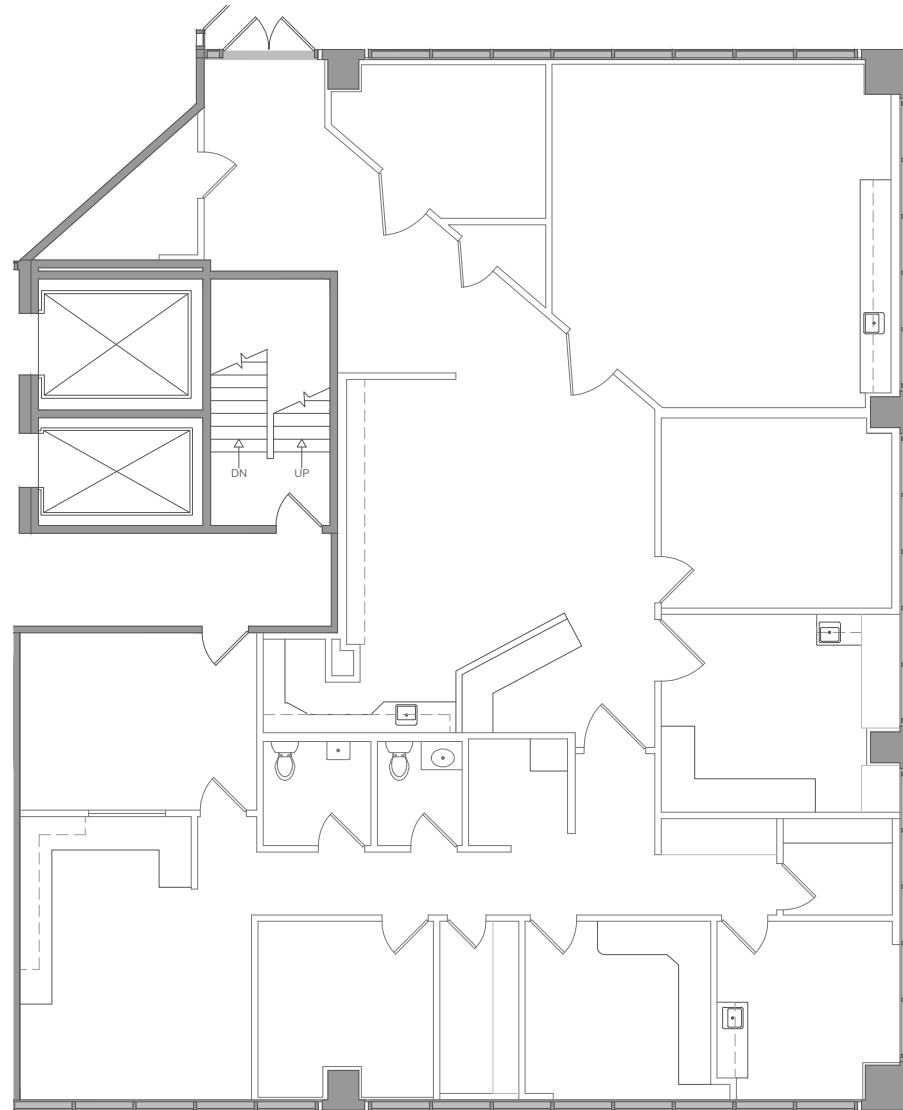
Garden Grove and Harbor Blvd



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

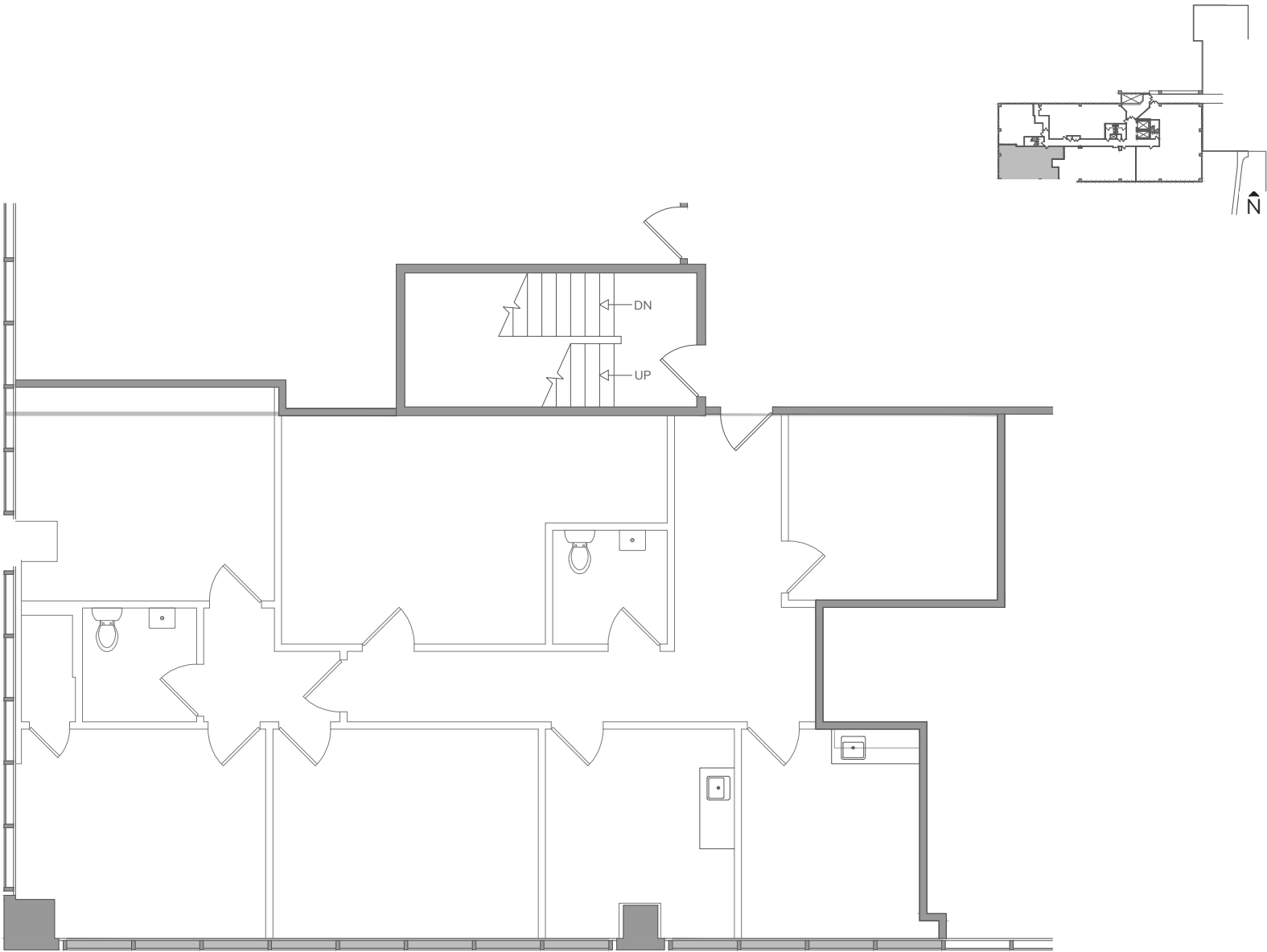
Floor Plan



SUITE	SIZE	CONTIGUOUS	RENTAL RATE	COMMENTS
200	4,010 SF	---	\$2.25/SF FSG	Existing medical build-out

# Suite 203b

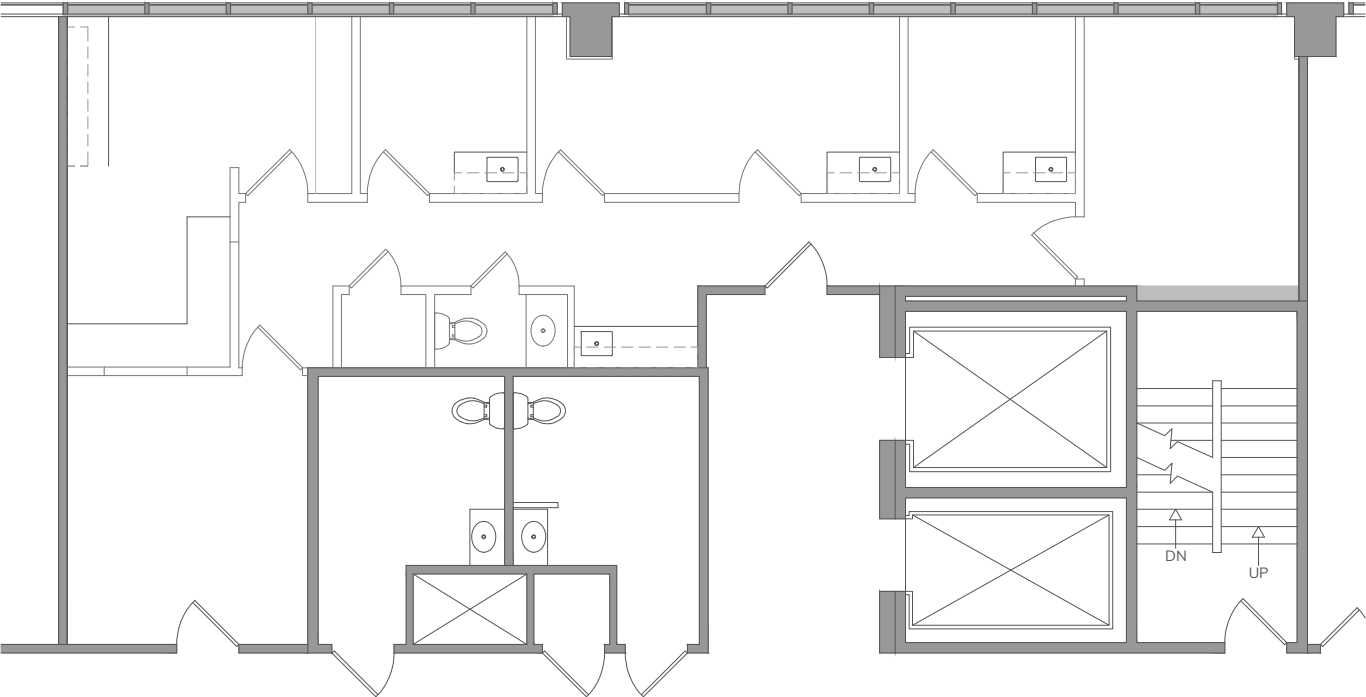
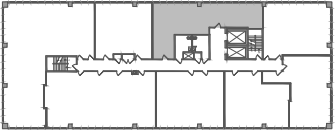
Floor Plan



SUITE	SIZE	CONTIGUOUS	RENTAL RATE	COMMENTS
203b	1,993 SF	---	\$2.25/SF FSG	Existing medical build-out

# Suite 303

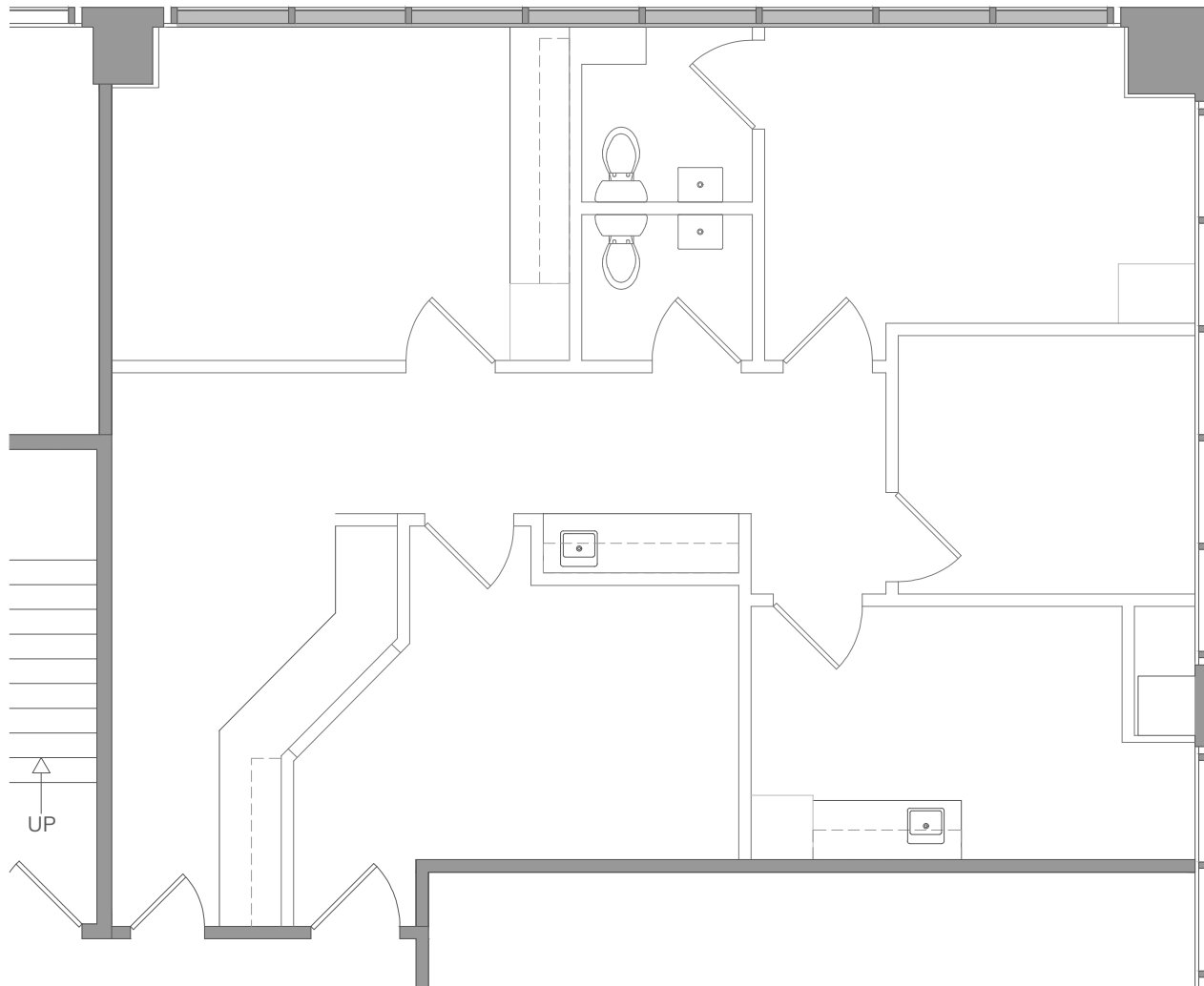
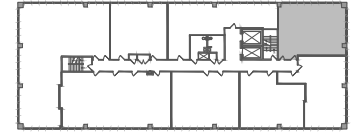
Floor Plan



SUITE	SIZE	CONTIGUOUS	RENTAL RATE	COMMENTS
303	1,310 SF	---	\$2.25/SF FSG	Existing medical build-out

# Suite 309

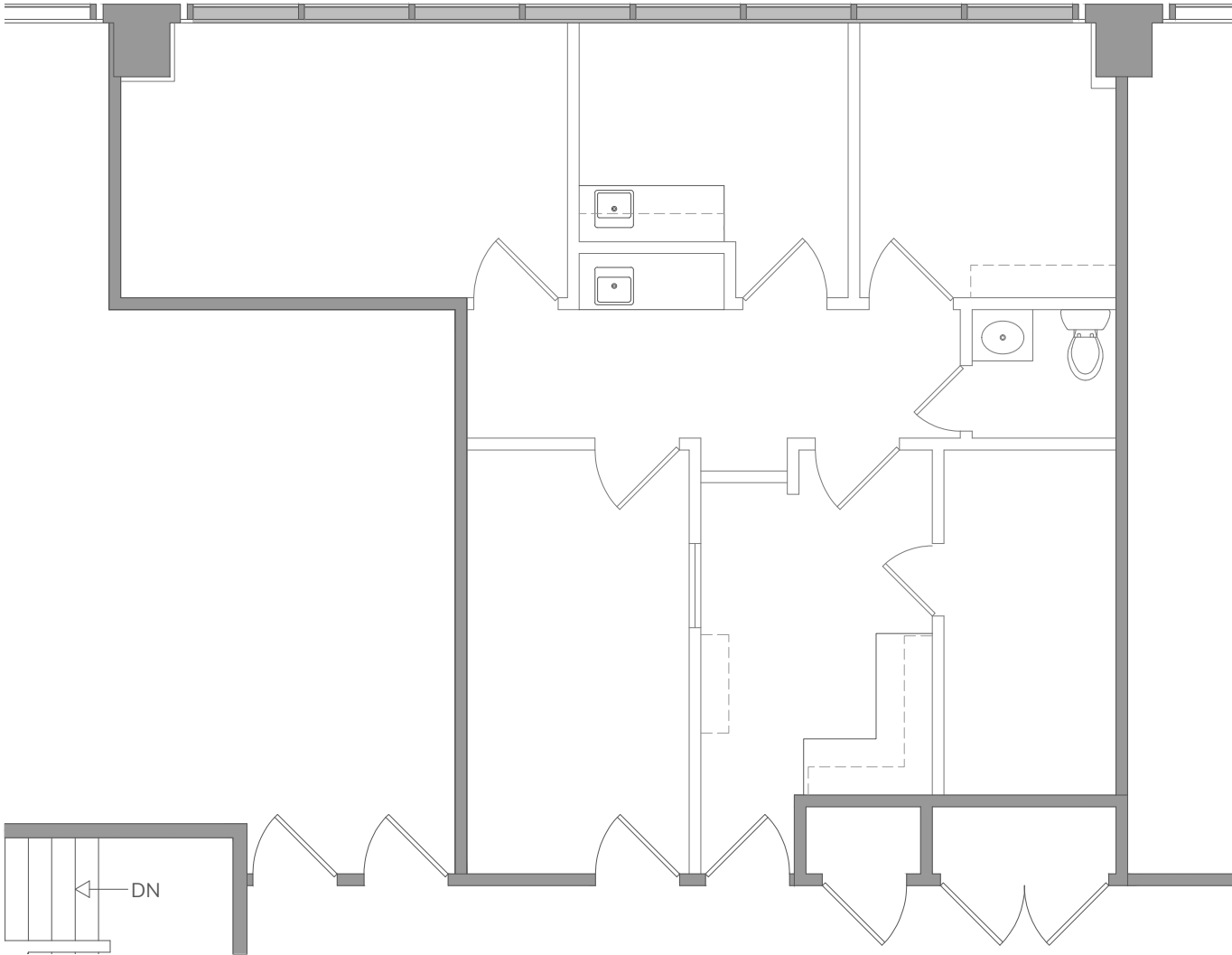
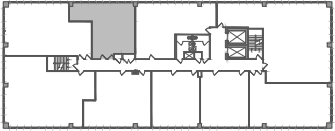
Floor Plan



SUITE	SIZE	CONTIGUOUS	RENTAL RATE	COMMENTS
309	1,344 SF	---	\$2.25/SF FSG	Existing medical build-out

# Suite 402

Floor Plan

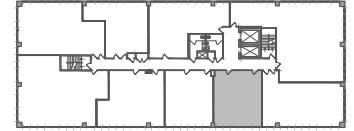


SUITE	SIZE	CONTIGUOUS	RENTAL RATE	COMMENTS
402	983 SF	---	\$2.25/SF FSG	Existing medical build-out

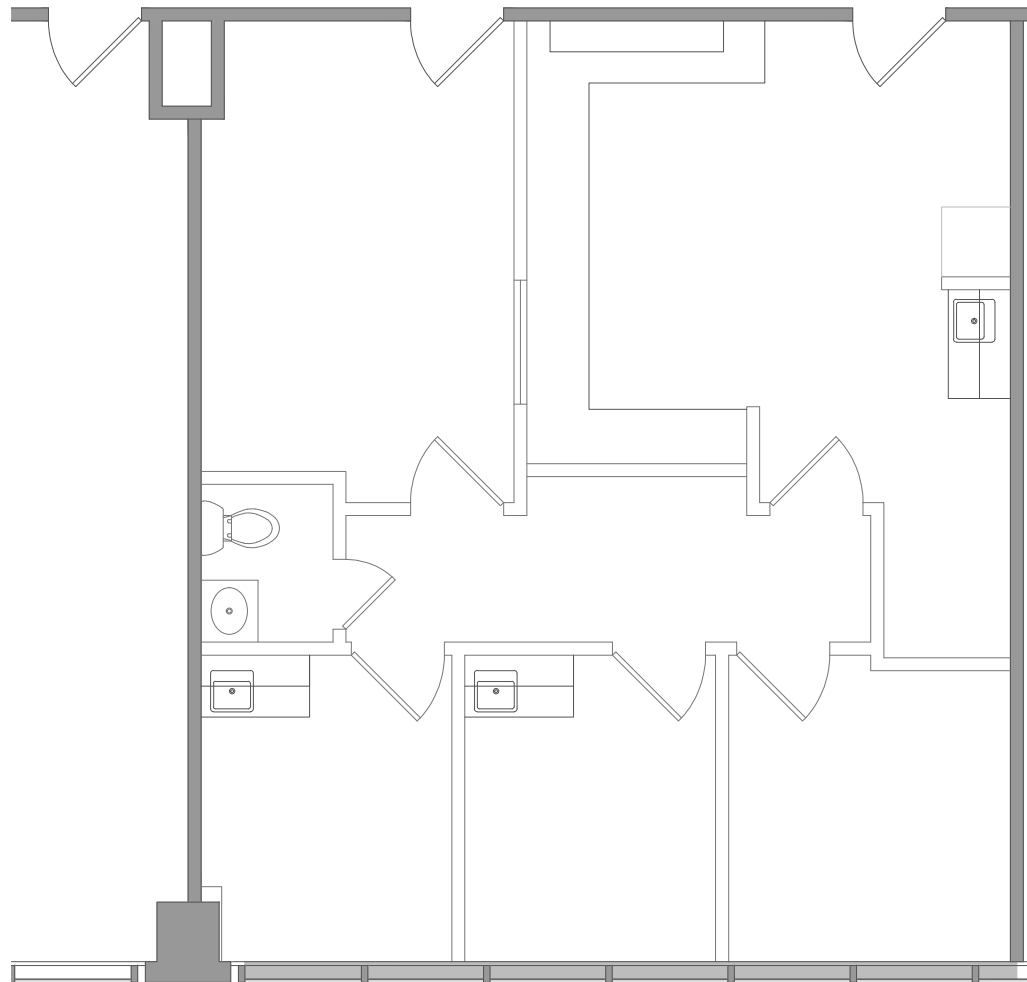


# Suite 406

Floor Plan



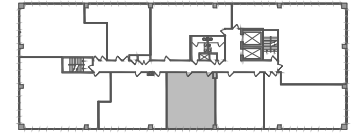
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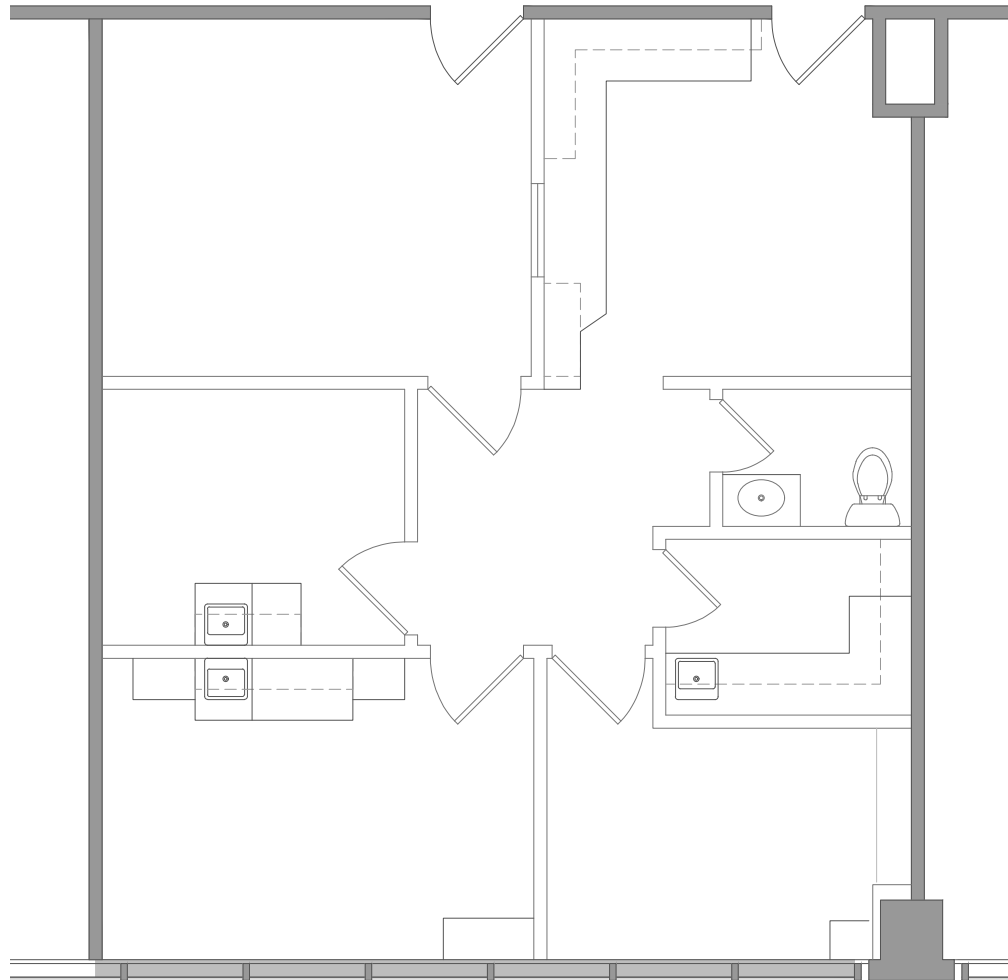
SUITE	SIZE	CONTIGUOUS	RENTAL RATE	COMMENTS
406	978 SF	3,192 SF	\$2.25/SF FSG	Open office, bathroom and sink, new floors.

# Suite 407

Floor Plan



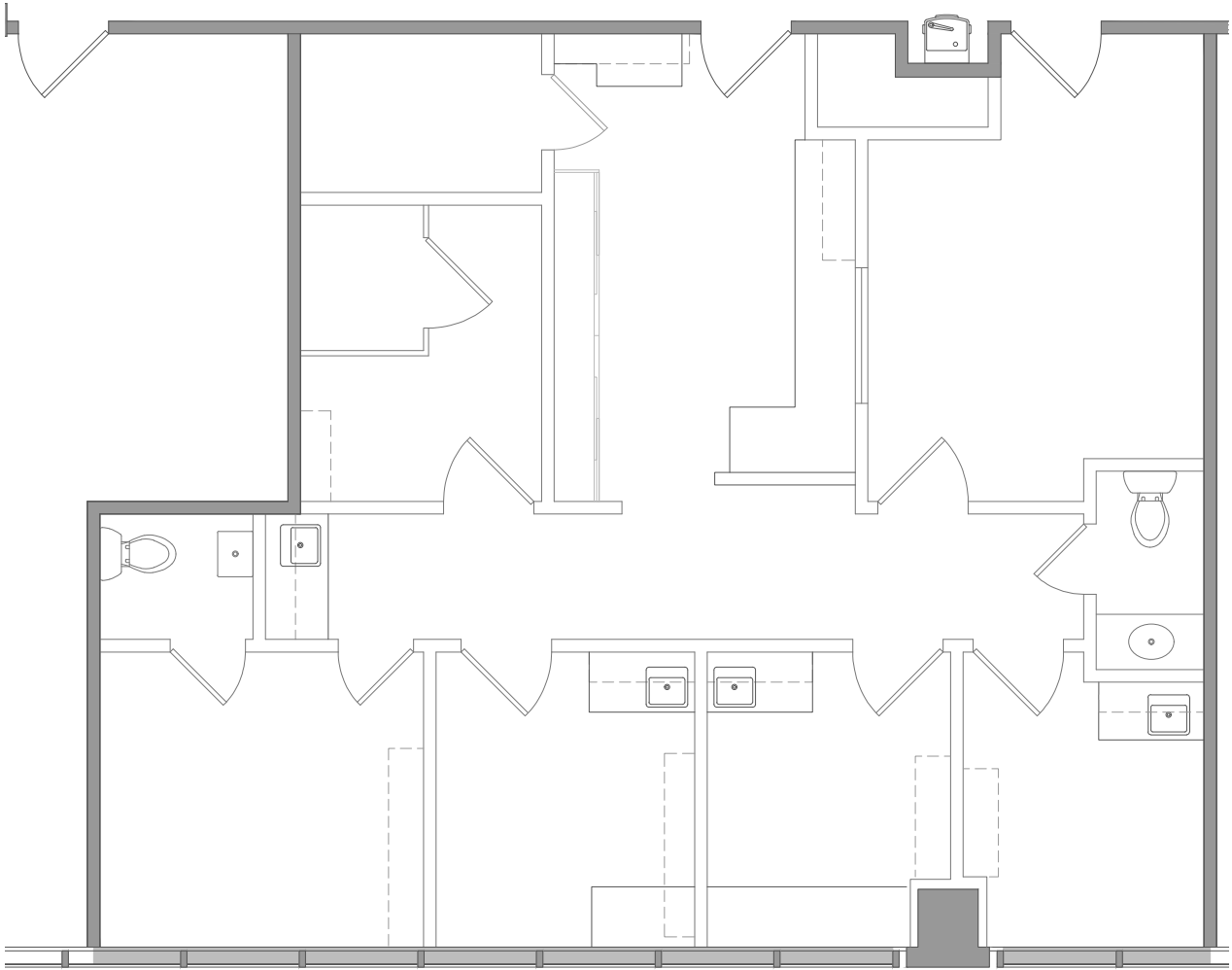
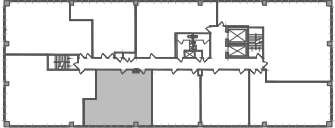
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SUITE	SIZE	CONTIGUOUS	RENTAL RATE	COMMENTS
407	978 SF	3,192 SF	\$2.25/SF FSG	Existing medical build-out

# Suite 408

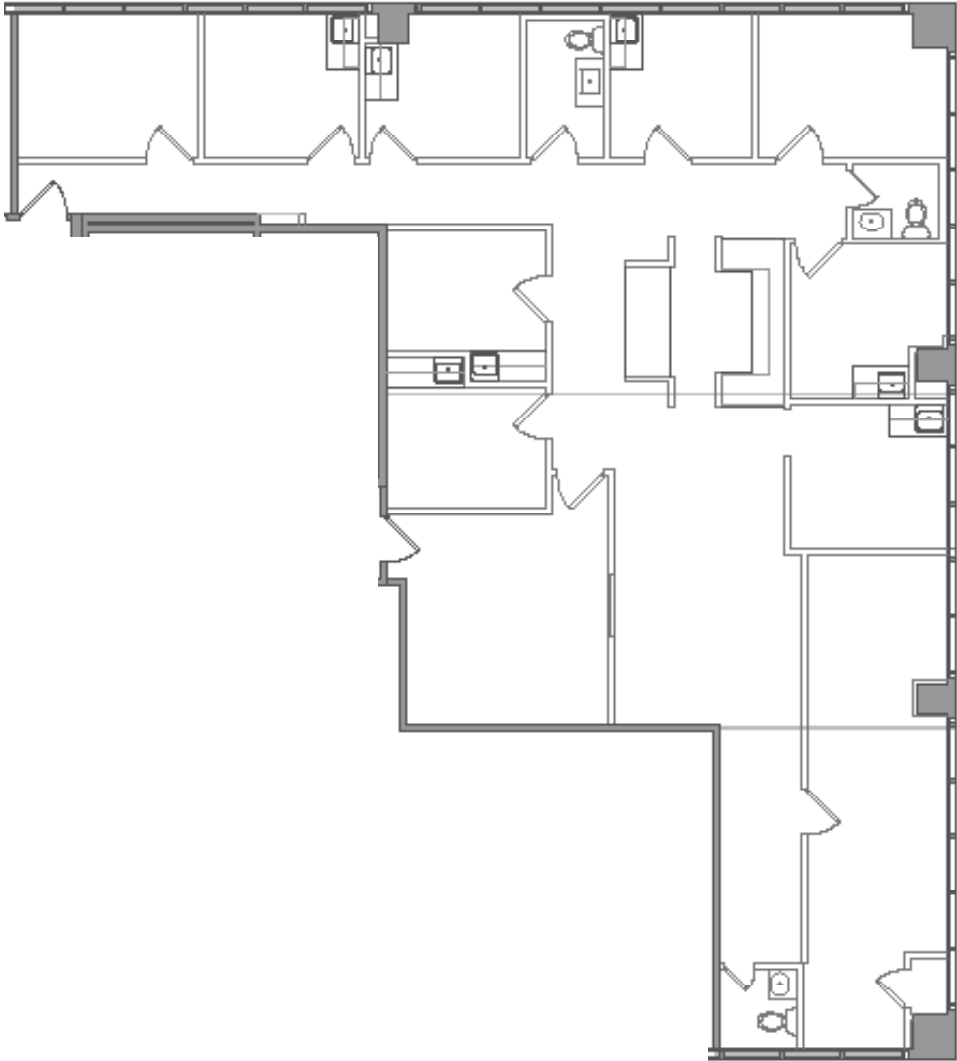
Floor Plan



SUITE	SIZE	CONTIGUOUS	RENTAL RATE	COMMENTS
408	1,236 SF	3,192 SF	\$2.25/SF FSG	Existing medical build-out

# Suite 504

Floor Plan



SUITE	SIZE	CONTIGUOUS	RENTAL RATE	COMMENTS
504	2,866 SF	---	\$2.25/SF FSG	Existing medical build-out



For more information, please contact:

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