



# 23521 Paseo De Valencia TAJ MAHAL MEDICAL CENTER

Laguna Hills , California 92653

Landmark Medical Office Building For Lease



For more information please contact:

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## Property Details

ADDRESS	23521 Paseo De Valencia Laguna Hills, California 92653
PROPERTY SIZE	+/- 88,334 SF 3 Story Medical Office
MEDICAL SPACE AVAILABLE	576 SF to 8,810 SF
MONUMENT SIGNAGE	Available
HOSPITAL ADJACENT	MemorialCare Saddleback Medical Center
PROFESSIONALLY OWNED AND MANAGED BY	



## Property Overview

The iconic Taj Mahal Medical Center is a three story, state-of-the-art medical office building located in Laguna Hills, CA directly adjacent to MemorialCare SaddlebackHospital. Situated less than a mile from the San Diego (5) Freeway and prominently located on Paseo de Valencia, the Taj Mahal offers the ultimate in convenience for both patients and providers. The patient experience at the Taj Mahal is unparalleled, from the highly visible drive ingress/egress to the abundant surface parking to the highly upgraded lobbies and common areas. As the result of the recent renovations designed by Nadel Architects, the Taj Mahal was awarded BOMA's Outstanding Building of the Year Award, further substantiating the importance of selecting the proper location for a medical practice in today's competitive healthcare landscape.

Nearby amenities including multiple restaurants in walking distance as well as the Oakbrook Village Shopping Center. One block from the Taj Mahal is the 68-acre Laguna Hills Mall, soon to be redeveloped as "The Village at Laguna Hills." When complete, the new Village at Laguna Hills will include +-1,200 residential units, +-400,000 SF of creative office buildings, +-250,000 SF of additional retail space, a 125 room hotel and open space.



## Property Features



Convenient surface parking



Excellent tenant mix of healthcare specialties,built-in "referral source"



Onsite Pharmacy, Lab, Urgent Care and Imaging







## Outpatient Market Scenario Planner



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 Taj Mahal Medical Center – which include **92618, 92636, 92637, 92691, 92653, 92656**. For more information about the Advisory Board, please visit [www.advisory.com](http://www.advisory.com).

SERVICE LINES	TODAY'S VOLUME	2025	2030
		5-Year VOLUME ↑	10-Year VOLUME ↑
Urology	12,076	15,527 <b>28.6%</b>	23,427 <b>47.9%</b>
Podiatry	13,893	17,519 <b>26.1%</b>	14,508 <b>51.2%</b>
Orthopedics	31,248	39,015 <b>24.9%</b>	82,559 <b>47.6%</b>
Neurology	11,832	14,440 <b>22.0%</b>	13,248 <b>44.9%</b>
Vascular	10,149	12,198 <b>20.2%</b>	9,078 <b>41.2%</b>
Pain Management	8,065	9,693 <b>20.2%</b>	50,165 <b>45.1%</b>
Gastroenterology	21,358	25,511 <b>19.4%</b>	6,193 <b>36.2%</b>
Ophthalmology	68,057	80,730 <b>18.6%</b>	34,266 <b>38.2%</b>
ENT	23,954	28,080 <b>17.2%</b>	41,359 <b>37.5%</b>
Pulmonology	20,167	23,596 <b>17.0%</b>	17,360 <b>47.8%</b>
Nephrology	6,341	7,330 <b>15.6%</b>	23,712 <b>36.8%</b>
Dermatology	43,095	49,241 <b>14.3%</b>	189,826 <b>30.3%</b>
General Surgery	6,128	6,971 <b>13.8%</b>	25,947 <b>36.8%</b>
Physical Therapy	112,631	127,060 <b>12.8%</b>	11,740 <b>39.8%</b>
Endoscopy	37,650	41,802 <b>11.0%</b>	20,378 <b>32.2%</b>
Cardiology	76,847	85,094 <b>10.7%</b>	6,799 <b>31.5%</b>
Sleep Studies	19,167	21,216 <b>10.7%</b>	248,124 <b>28.6%</b>
Oncology Center	102,041	112,146 <b>9.9%</b>	97,566 <b>29.7%</b>

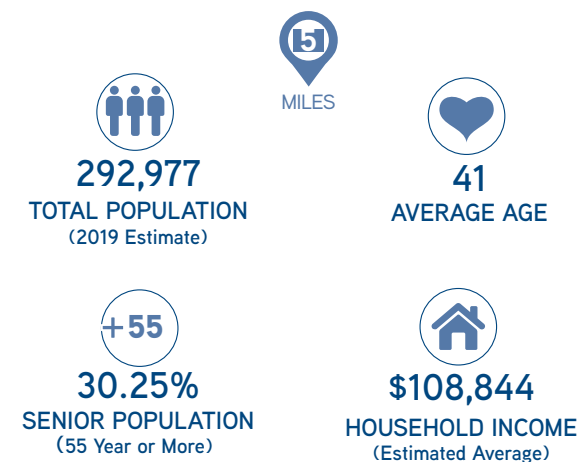


The Taj Mahal Medical Center is walking distance (190 Yd) to MemorialCare Saddleback Medical Center (SDMC) apart of the Memorialcare health system - one of the premiere providers of healthcare in Orange County. SDMC is a 325 licensed bed hospital that accounts for 1,978 full time employees. MemorialCare 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 6 hospitals and numerous outpatient health centers, imaging centers throughout the Southland (Orange County and Los Angeles County).

### Payor Mix

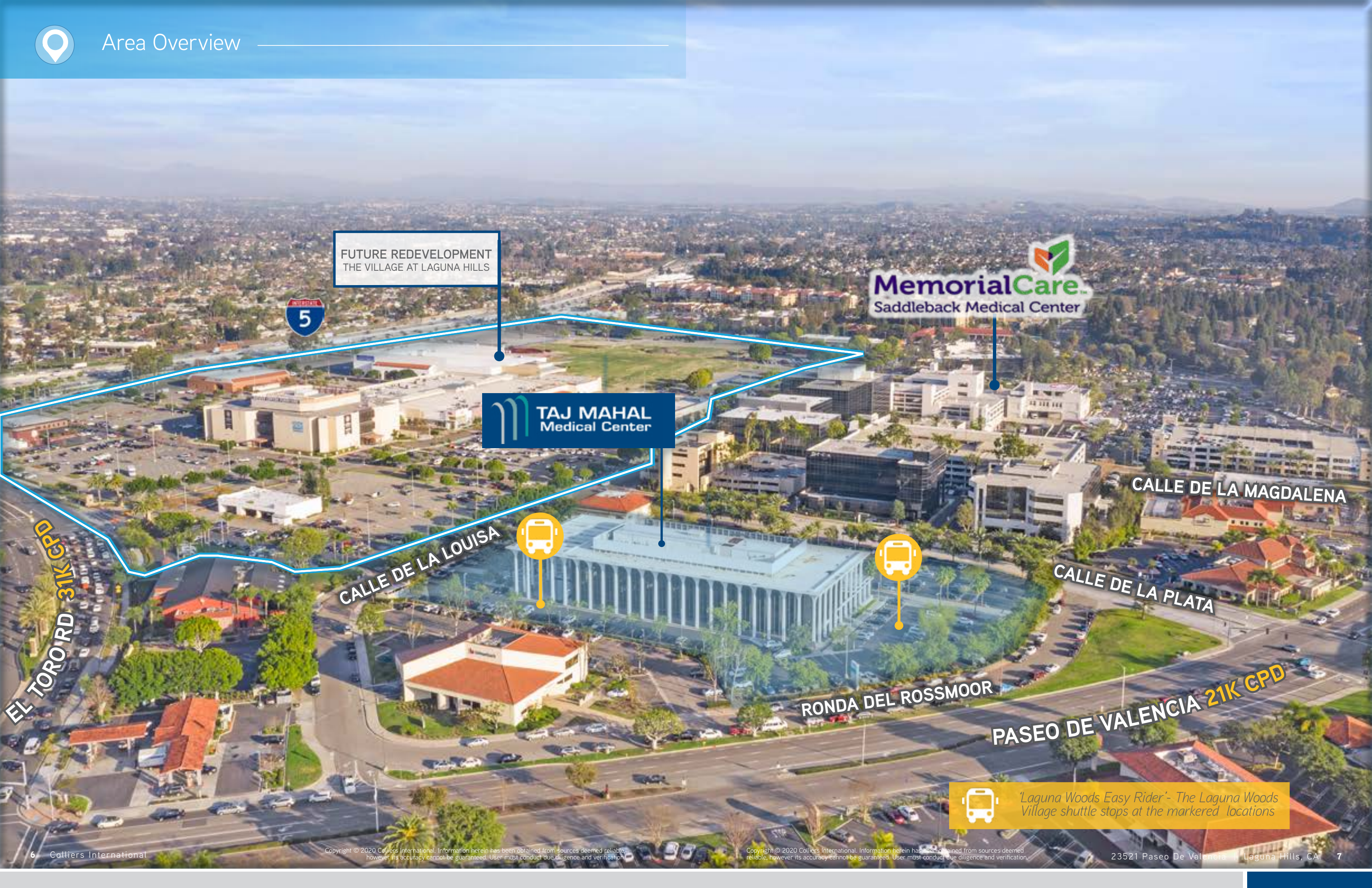


### Area Demographics



**Laguna Woods Village®**  
*Laguna Woods Village  
55+ Retirement Community*





FUTURE REDEVELOPMENT  
THE VILLAGE AT LAGUNA HILLS



CALLE DE LA LOUISA



CALLE DE LA MAGDALENA

CALLE DE LA PLATA

RONDA DEL ROSSMOOR

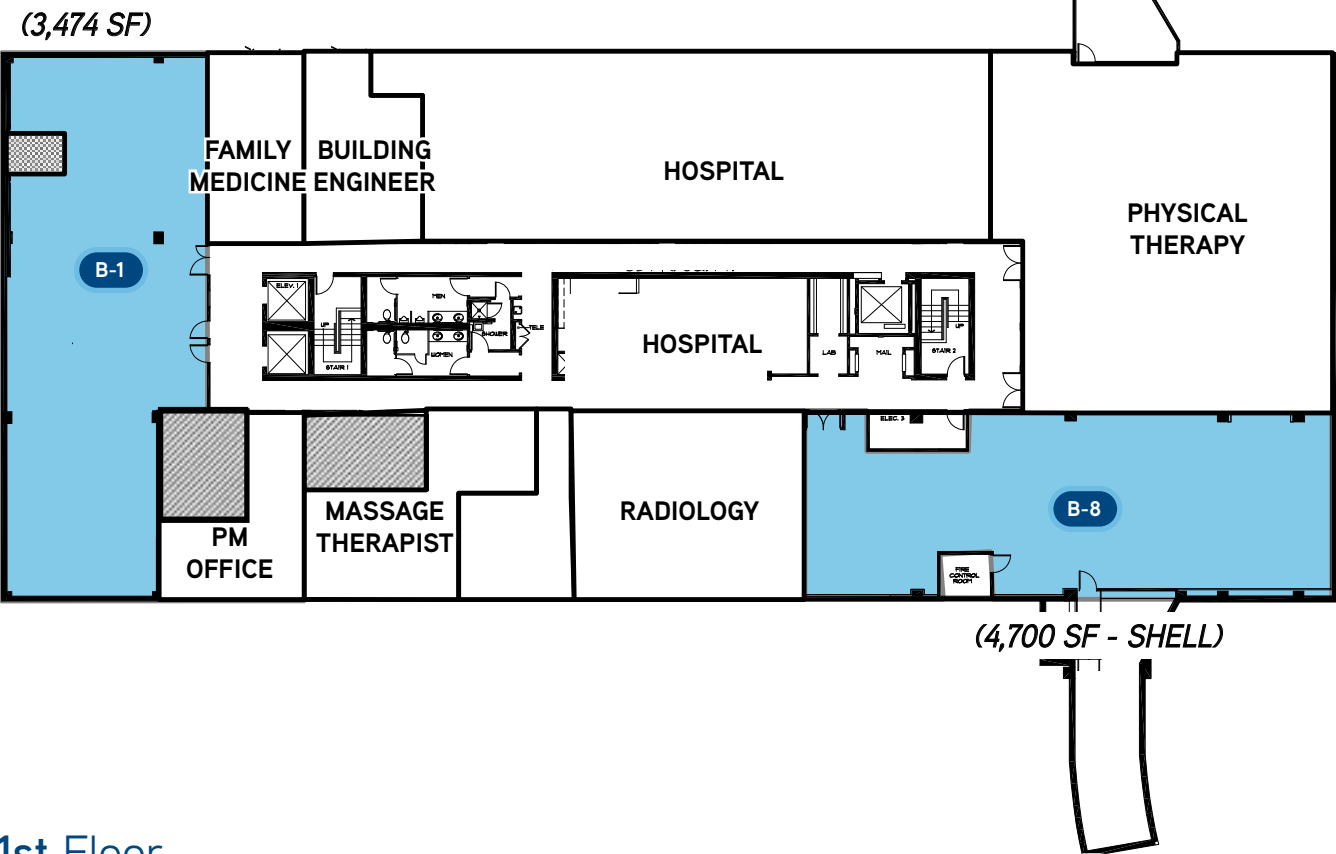
PASEO DE VALENCIA 21K CPD



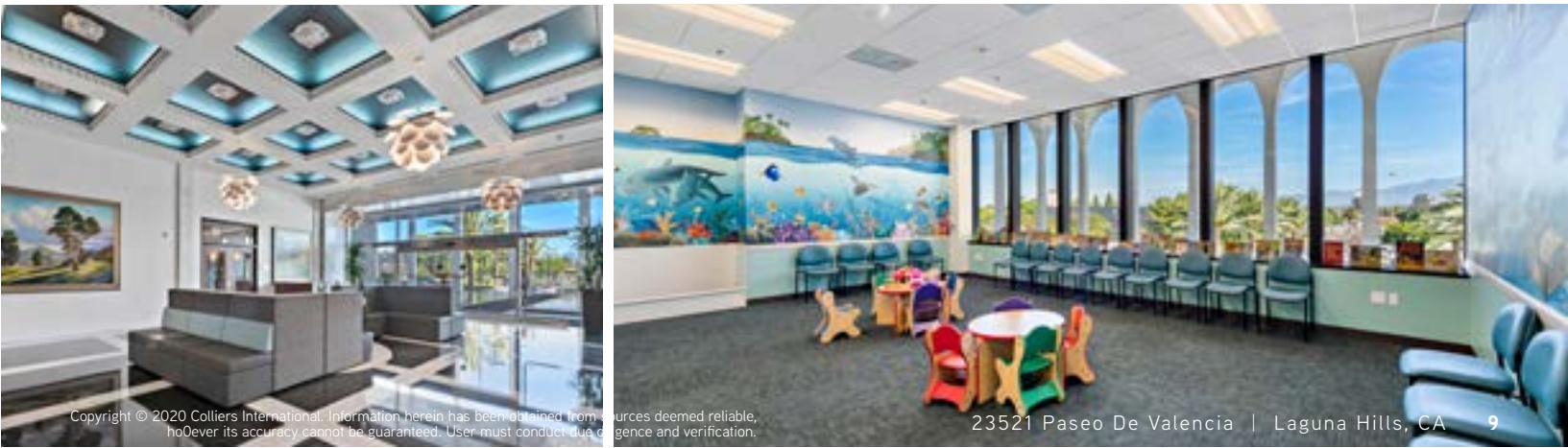
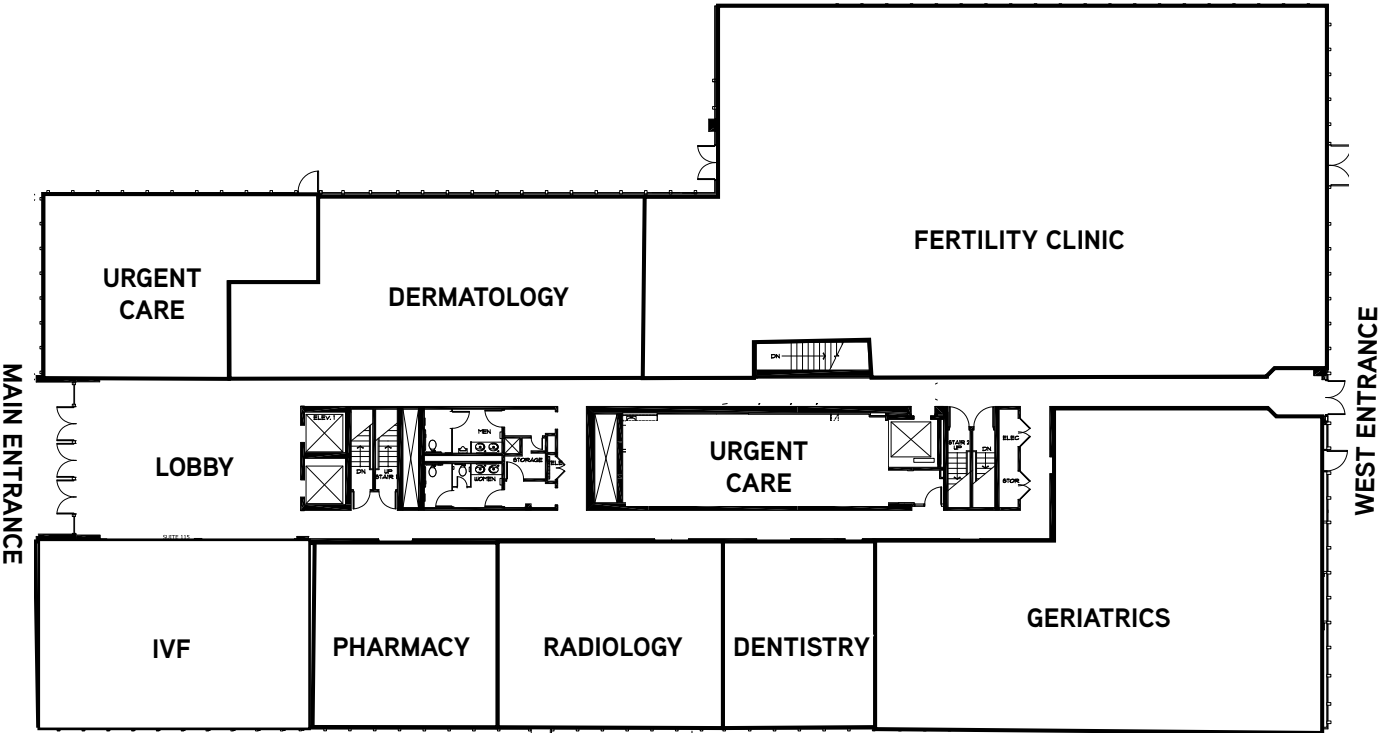
'Laguna Woods Easy Rider'- The Laguna Woods Village shuttle stops at the marked locations



B-Level

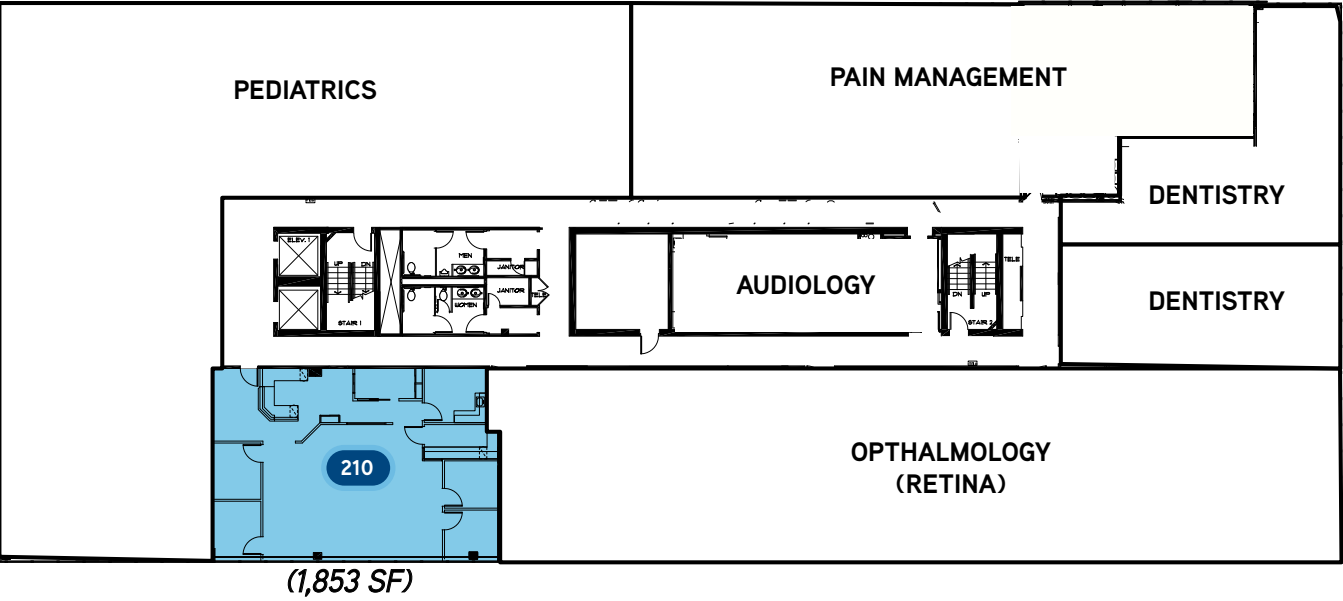


1st Floor



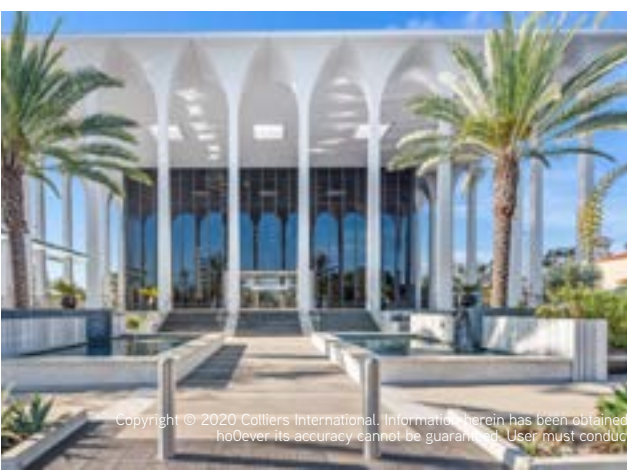
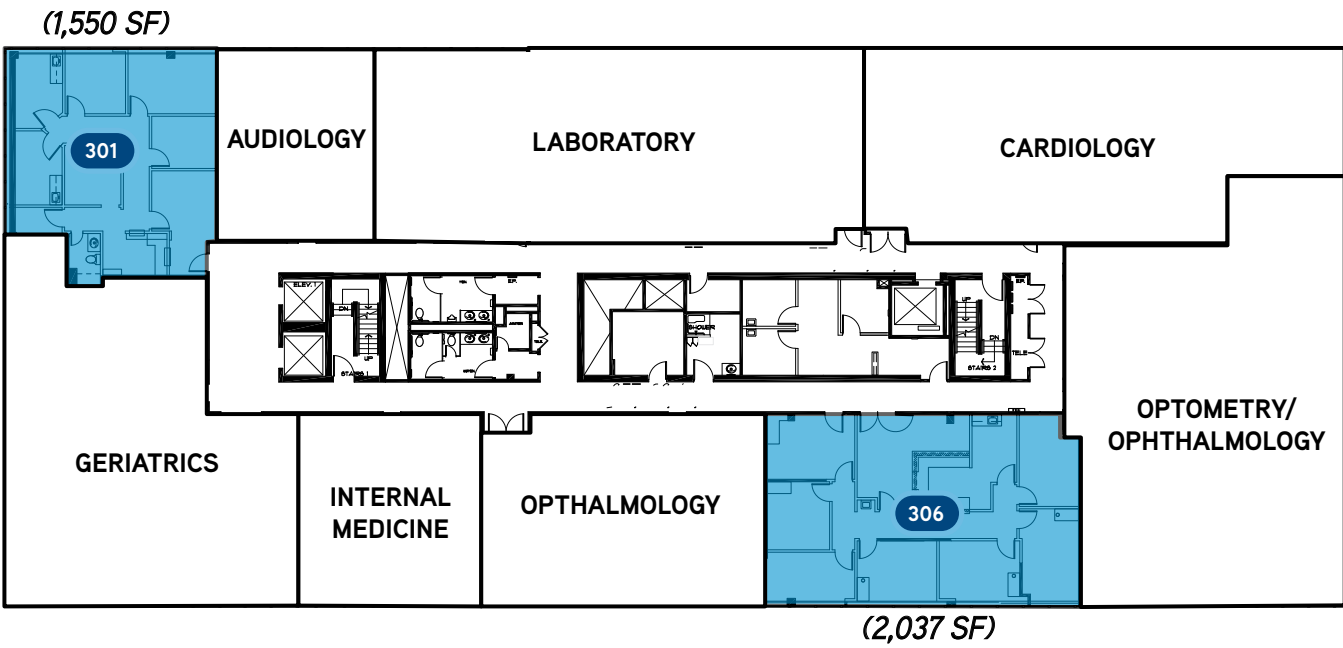


2nd Floor



3rd Floor

360° [CLICK HERE](#)  
VIRTUAL TOUR







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