



LOS ALAMITOS MEDICAL PLAZA

> NEW CLASS A MEDICAL OFFICE SPACE FOR LEASE



3851 Katella Avenue • Los Alamitos

FOR MORE DETAILS, CONTACT:

JOHN WADSWORTH
Senior Vice President
License No. 01177404
949 724 5528
john.wadsworth@colliers.com

AARON PHILLIPS
Senior Associate
License No. 01769480
949 724 5562
aaron.phillips@colliers.com

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BUILDING FEATURES

- Brand New ±70,000 SF, 3-Story Class A LEED Certified Medical Office Building
- Unique On-Campus located at Los Alamitos Medical Center
- Strong in-place mix roster of Healthcare Specialties = "Built-In" Referral Sources for new tenants
- Space available from 1,500 - 18,749 SF
- **MedPost** URGENT CARE location on ground floor
- Convenient parking in adjacent structure (approximately 1,077 spaces)
- Custom designed medical office suites available
- Green sustainable design & construction

Developed/Owned/Managed by

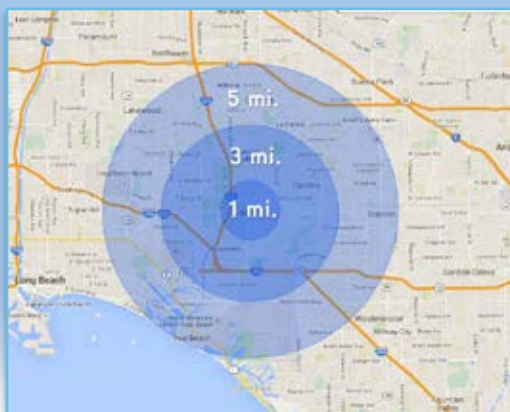


PACIFIC MEDICAL BUILDINGS





Opened in 1968, Los Alamitos Medical Center (LAMC) celebrated its 47 year anniversary in 2015 serving the community of Los Alamitos and surrounding cities. LAMC is owned and operated by Tenet Healthcare a leading provider of healthcare in the US. LAMC is a 167-bed acute care hospital offering a wide range of programs. Major Service lines include: 24 Hour emergency department, Birthing Center, Cancer Center, Cardiovascular & Pulmonary, Diagnostic, Neurosciences, Orthopedics and senior programs. Four medical office buildings are located on the campus of LAMC populated by physician tenants providing a wide range of comprehensive out-patient services, primary and specialty care and wellness programs.



DEMOGRAPHICS

	1 mile	3 miles	5 miles
2015 Population	17,301	174,622	518,864
2020 Projection	17,964	180,016	537,454
Growth 2015-2020	3.83%	3.09%	3.58%
% of Population +55	31.88%	33.58%	31.05%
2015 Est. Average Age	41.1	41.2	40.2
Avg. HH Income	\$113,951	\$93,750	\$89,053



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**CLOSE PROXIMITY TO
5 OTHER LOCAL HOSPITALS**

**LAKEWOOD REGIONAL
MEDICAL CENTER:**
7.9 Mi. or 20 Mins.

**LONG BEACH MEMORIAL
MEDICAL CENTER:**
9.3 Mi. or 17 Mins.

ANAHEIM GENERAL HOSPITAL:
4.6 Mi. or 11 Mins.

WEST ANAHEIM MEDICAL CENTER:
5.8 Mi. or 15 Mins.

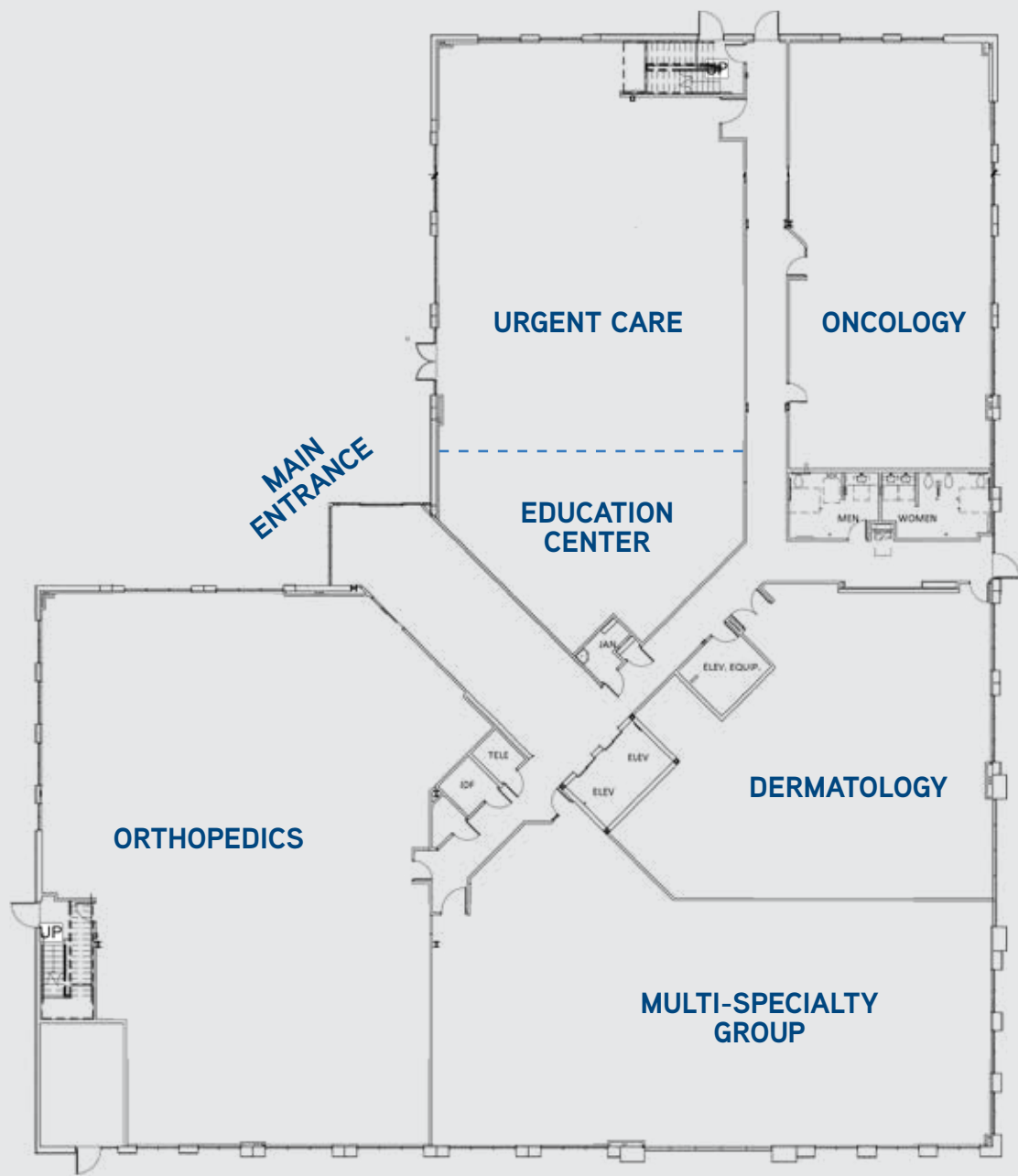
**LA PALMA INTERCOMMUNITY
HOSPITAL**
4.9 Mi. or 12 Mins.



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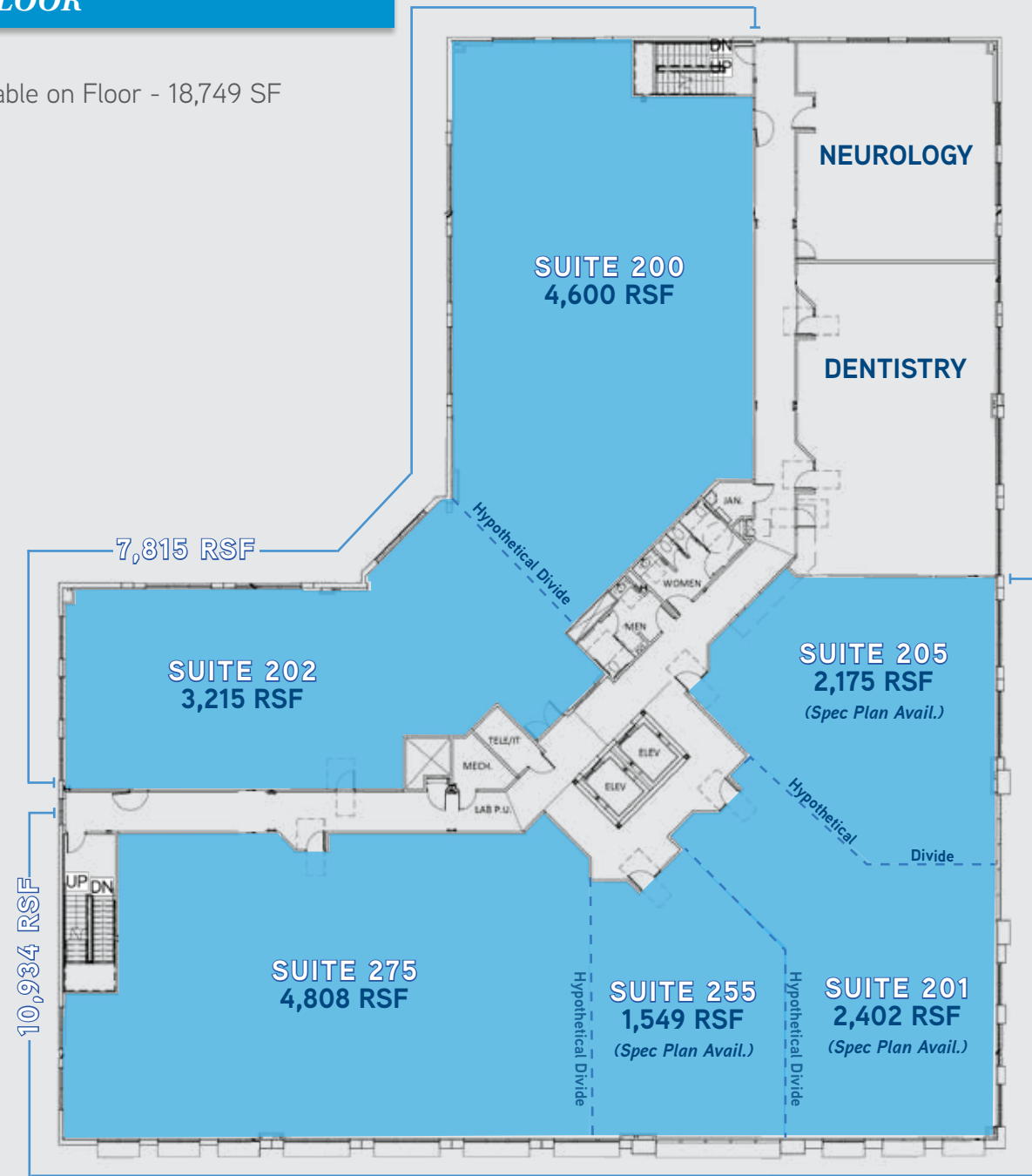
FIRST FLOOR



Suite #	Size	Availability	Rate
Fully Leased			

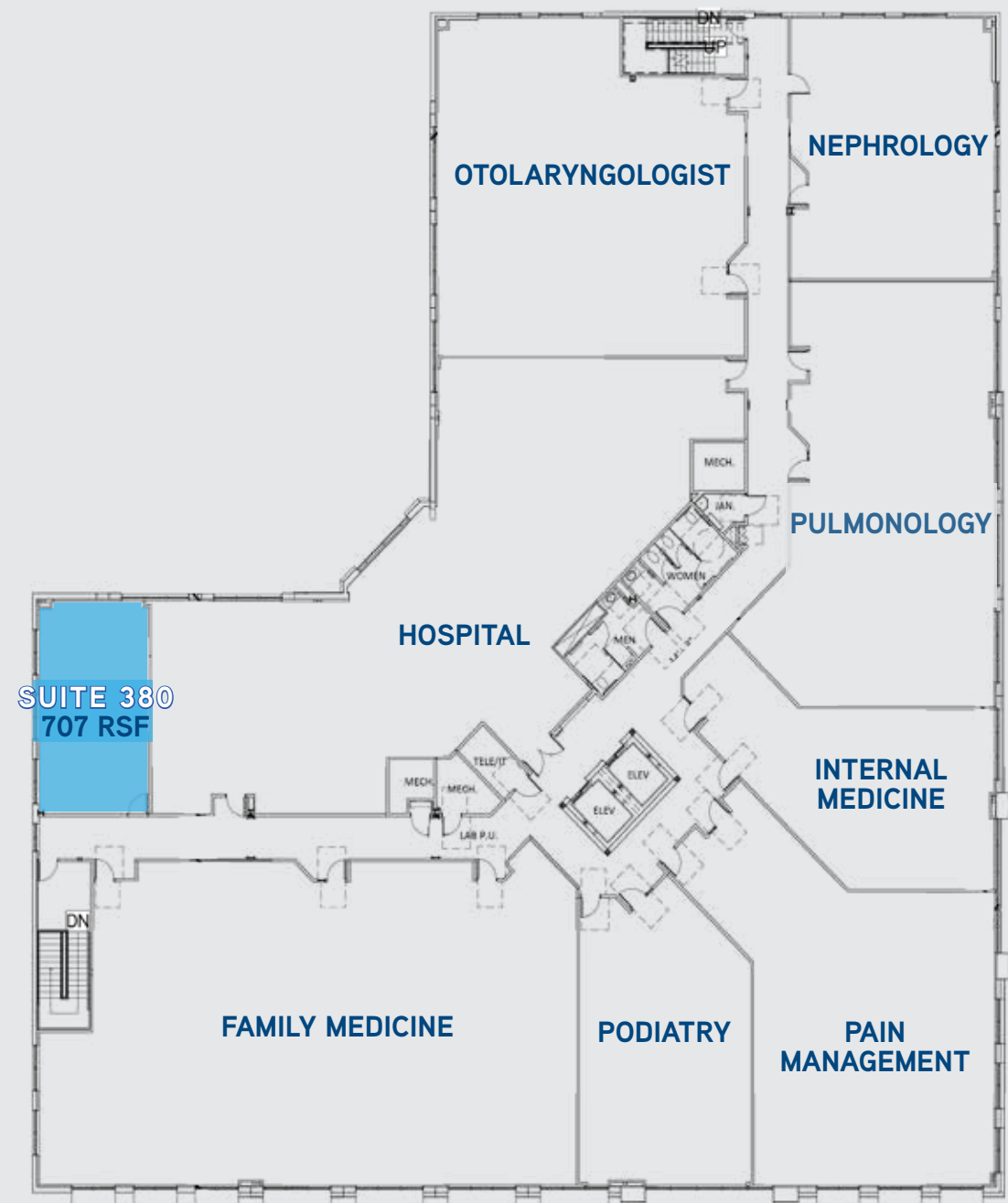
SECOND FLOOR

* Entire Available on Floor - 18,749 SF



Suite #	Size	Availability	Rate
200	4,600 RSF / 4,000 USF	Vacant	\$2.25 NNN
201	2,402 RSF / 2,089 USF	Vacant	\$2.25 NNN
202	3,215 RSF / 2,796 USF	Vacant	\$2.25 NNN
205	2,175 RSF / 1,891 USF	Vacant	\$2.25 NNN
255	1,549 RSF / 1,347 USF	Vacant	\$2.25 NNN
275	4,808 RSF / 4,181 USF	Vacant	\$2.25 NNN

THIRD FLOOR



Suite #	Size	Availability	Rate
380	707 RSF / 615 USF	Vacant	\$2.25 NNN

LEASE RATES / T.I. ALLOWANCE

\$2.25 / RSF / Mo	Base Rent
Approx. \$ 1.10 / RSF / Mo	Est. OpEx. (includes Elec. & Jani.)
\$3.35 / RSF / Mo	Total Rent

*Annual Base Rent increase: 3% fixed

\$60/USF Tenant Improvement Allowance

PHYSICIAN TENANT INVESTMENT OPPORTUNITY

- > Pro rata equity investment available to tenants
- > Single-asset Limited Liability Company (LLC) structure
- > 10% Preferred Return on equity
- > 70% of excess cash flow above preferred return
- > Possible tax benefits through depreciation - consult your tax advisor
- > No risk beyond members' initial investment

*Detailed Investment Information available upon request





Accelerating success.

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