

› MEDICAL OFFICE SPACE FOR LEASE

Anaheim Hills Medical Center

500 S. Anaheim Hills Rd. • Anaheim, CA



BUILDING FEATURES

- › 43,679 SF, 2-Story Garden Style Medical Office Building
- › 1,145 - 2,593 SF Available
- › Located In Prestige Community of Anaheim Hills
- › Ample Parking @ 6:1,000
- › Professionally Managed Building
- › Competitive Tenant Improvement Package Available
- › Building Designed to Accommodate a Wide Range of Medical Specialties
- › Strategic Tenant Mix with Built-in Referral Services
- › 10 minutes to Placentia-Linda Hospital



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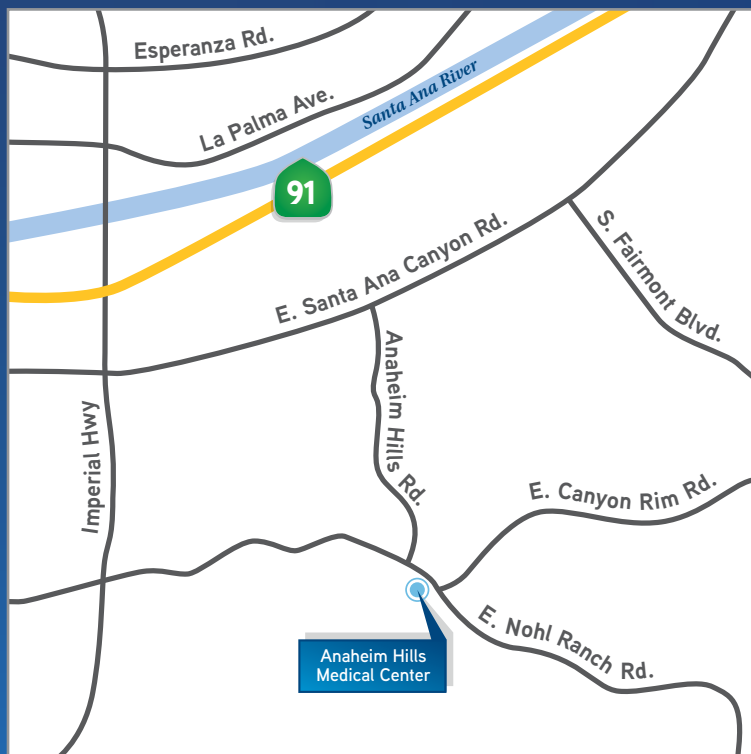
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Colliers
INTERNATIONAL

AERIAL



AVAILABLE SUITES

FIRST FLOOR

SUITE	SF	COMMENTS
128	1,885	Former Internist Suite 6 Exam, 1 Doctors Office, Large Waiting Room
129	2,593	Former OBGYN Suite

SECOND FLOOR

SUITE	SF	COMMENTS
202	1,353	Former Psychology Suite
234	2,254	Former Pediatrics Suite
238	1,145	Former Lab Suite

DEMOGRAPHICS

POPULATION

	1 Mile Radius	3 Mile Radius	5 Mile Radius
2019 Projection	13,220	96,599	259,918
2014 Estimate	12,445	92,347	247,491

2014 EST. POPULATION BY AGE

% Of Population Over 55	34.43%	31.07%	27.70%
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2014 EST. AVERAGE AGE

	41.20	40.10	38.30
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HOUSEHOLDS

2014 Estimate	4,456	32,085	82,415
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2014 EST. AVERAGE HOUSEHOLD INCOME

	\$121,952	\$128,655	\$118,378
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