



> 3 Leases in Progress

> 9,000 SF of Medical Space Still Available

Irvine Medical Plaza

(Formerly Bristol Park Center)

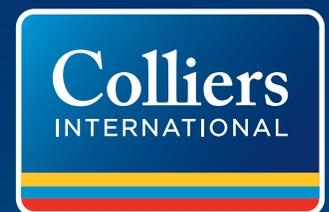
250 E. Yale Loop • Irvine, CA

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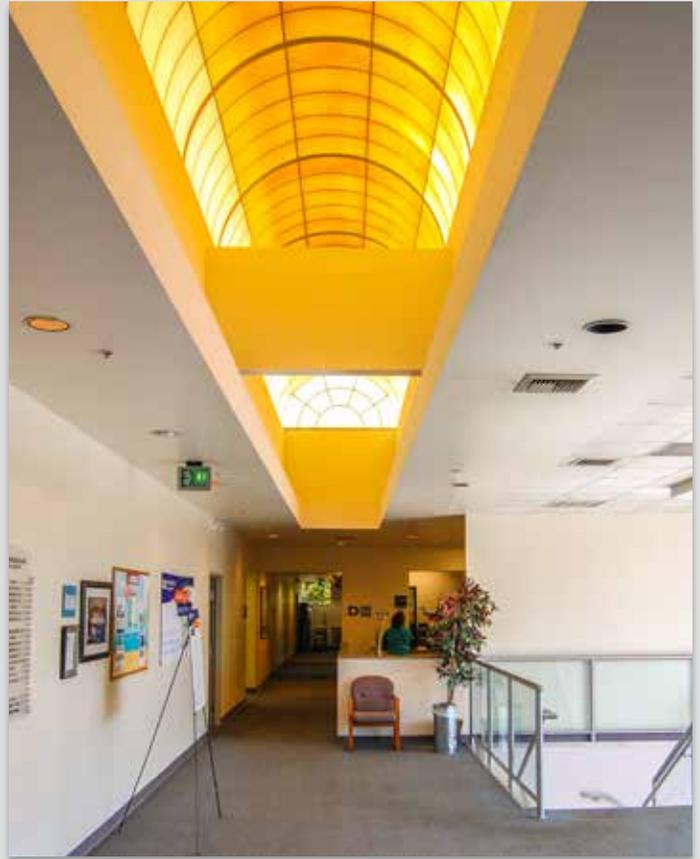
Accelerating success.

Irvine Medical Plaza

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Building Features

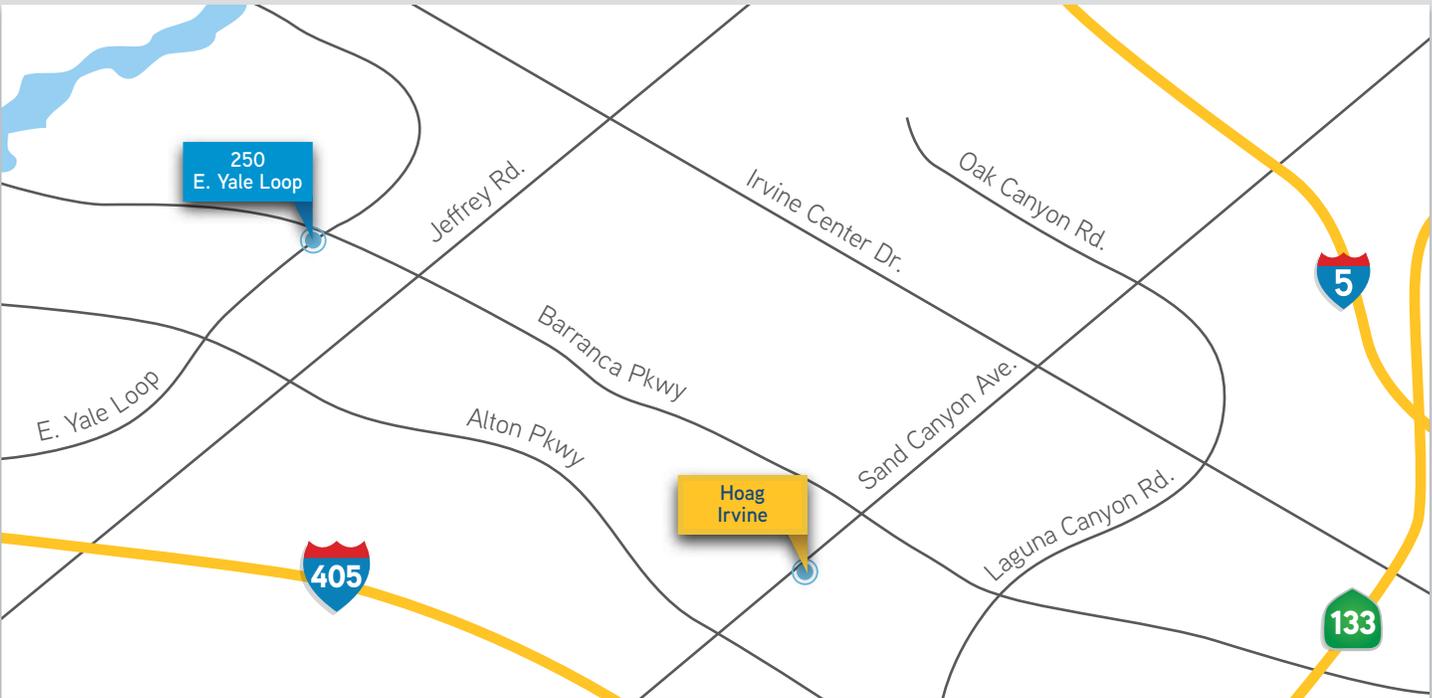
- 3 leases pending (as of June 2015)
- Up to 9,000± SF still available
- Divisible to 1,500 RSF
- Building signage available, visible from Barranca Pkwy.
- Ample free surface parking
- Located in the heart of Irvine along the Barranca Medical Corridor
- 1.5 miles to Hoag Irvine & Kaiser Irvine Hospital campus'
- Ground Floor Tenant Mix Includes: Pediatrics, Imaging, Dermatology, Vein Care Optometry and Pharmacy



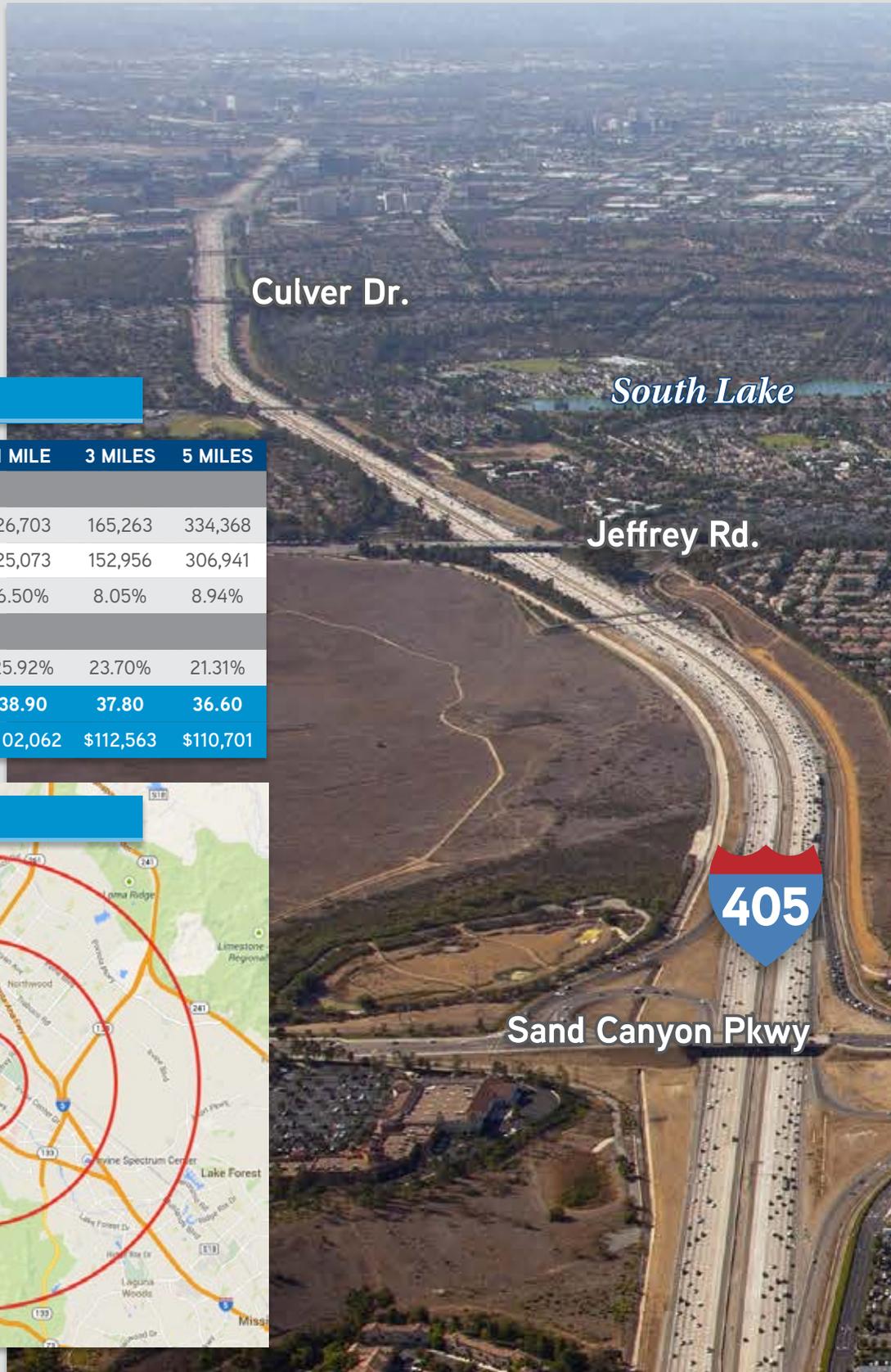
Building Exterior



Aerial & Location Map



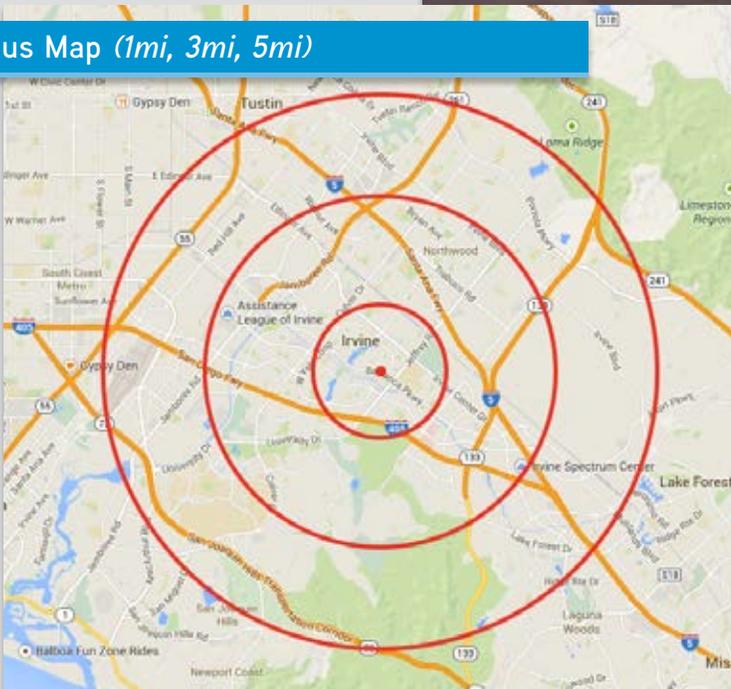
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Demographics

DESCRIPTION	1 MILE	3 MILES	5 MILES
Population			
2019 Projection	26,703	165,263	334,368
2014 Estimate	25,073	152,956	306,941
Growth 2014 - 2019	6.50%	8.05%	8.94%
2014 Est. Population by Age			
Population over the Age of 55	25.92%	23.70%	21.31%
2014 Est. Avg. Age	38.90	37.80	36.60
2014 Est. Avg. Household Income	\$102,062	\$112,563	\$110,701

Radius Map (1mi, 3mi, 5mi)



Area Highlights



The District

Woodbridge Park

Barranca Pkwy
Irvine Medical Plaza

Irvine Center Dr

North Lake

Barranca Pkwy

Alton Pkwy

Hoag Irvine

Kaiser Permanente

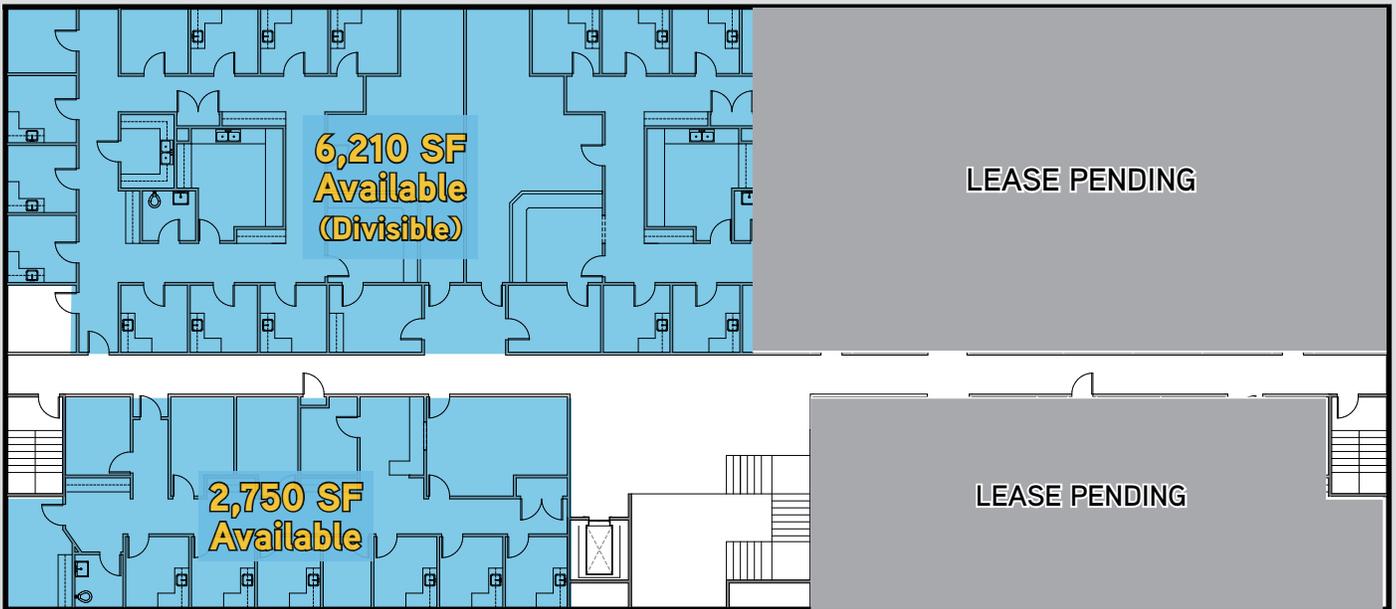
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First Floor

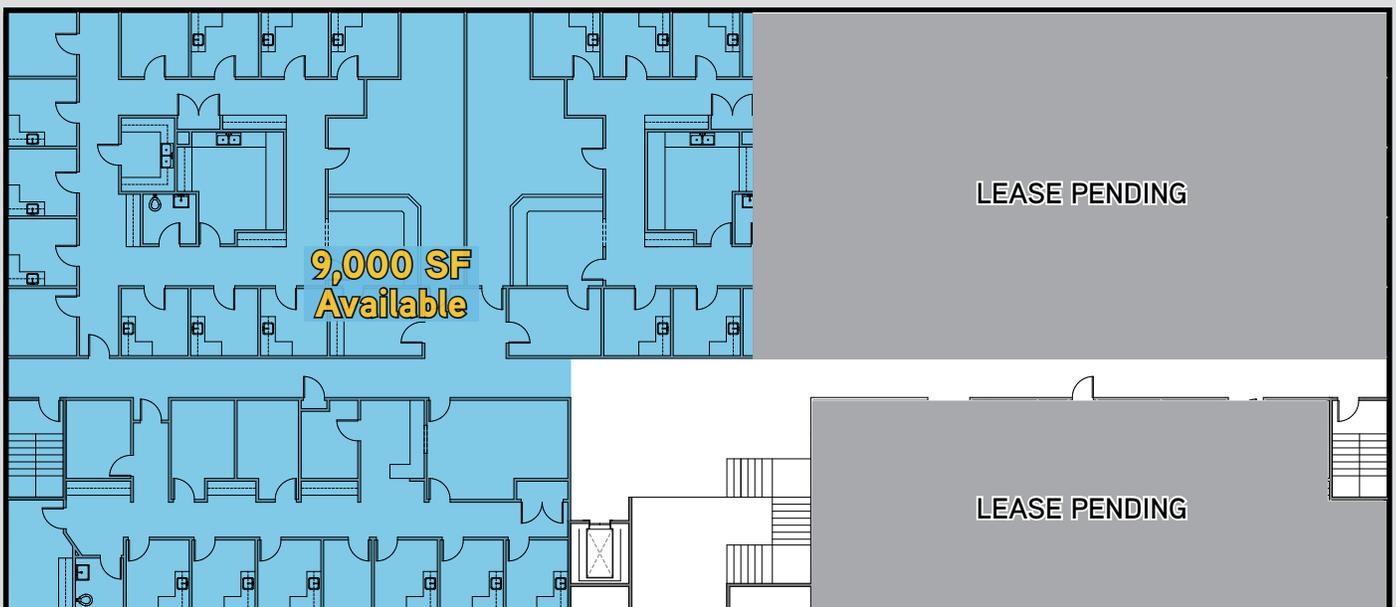
Fully Leased

Second Floor

Multi-Tenant Hypothetical Plan



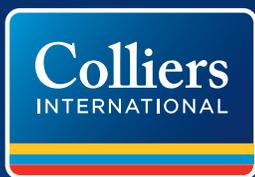
Single Tenant Hypothetical Plan



* Approx. Square Footage

Additional Photos





For more information, please contact:

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