



› 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

### JOHN WADSWORTH

Senior Vice President | Irvine  
Healthcare Services  
License No. 01177404  
949 724 5528  
john.wadsworth@colliers.com

### AARON PHILLIPS

Senior Associate | Irvine  
Healthcare Services  
License No. 01769480  
949 724 5562  
aaron.phillips@colliers.com



Accelerating success.

# Irvine Medical Plaza

250 E. Yale Loop  
Irvine, CA

## Building Features

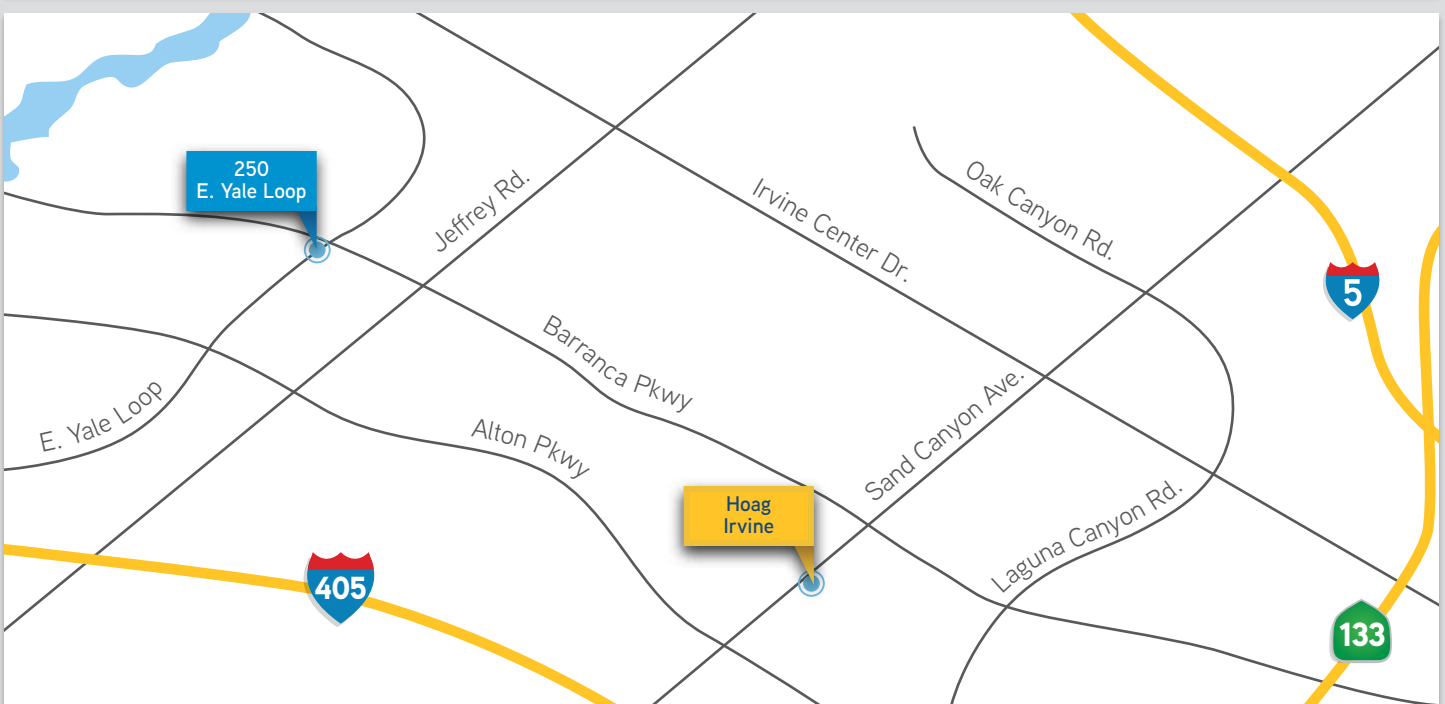
- **3 leases pending (as of June 2015)**
- **Up to 9,000± SF still available**
- **Divisible to 1,500 RSF**
- Building signage available, visible from Barranca Pkwy.
- Ample free surface parking
- Located in the heart of Irvine along the Barranca Medical Corridor
- 1.5 miles to Hoag Irvine & Kaiser Irvine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



## Building Exterior



Aerial & Location Map



# Irvine Medical Plaza

## 250 E. Yale Loop

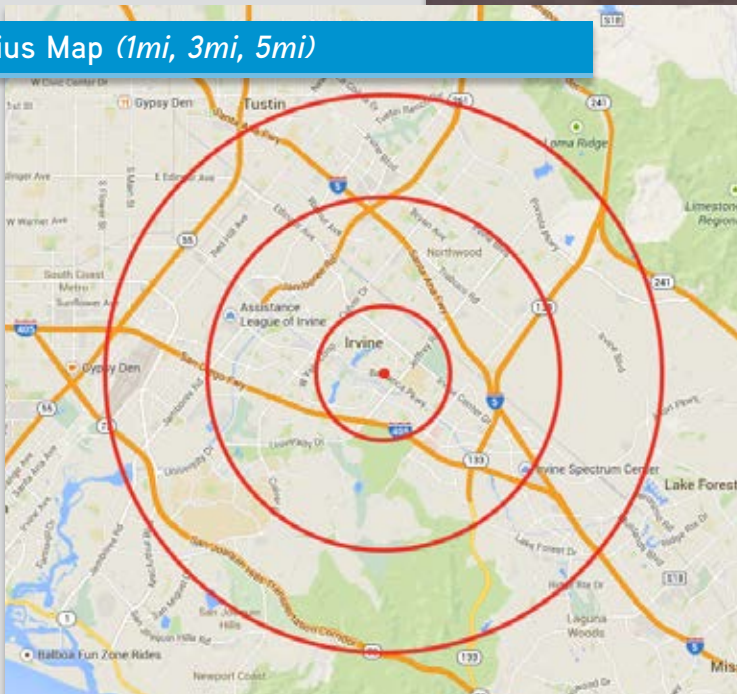
### Irvine, CA



#### Demographics

DESCRIPTION	1 MILE	3 MILES	5 MILES
<b>Population</b>			
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%
<b>2014 Est. Population by Age</b>			
Population over the Age of 55	25.92%	23.70%	21.31%
<b>2014 Est. Avg. Age</b>	<b>38.90</b>	<b>37.80</b>	<b>36.60</b>
<b>2014 Est. Avg. Household Income</b>	<b>\$102,062</b>	<b>\$112,563</b>	<b>\$110,701</b>

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

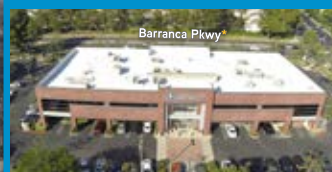


Area Highlights

The  
District

Woodbridge  
Park

*North Lake*



Irvine Medical Plaza

*Irvine Center Dr*

*Alton Pkwy*

*Barranca Pkwy*

Hoag  
Irvine

Kaiser  
Permanente



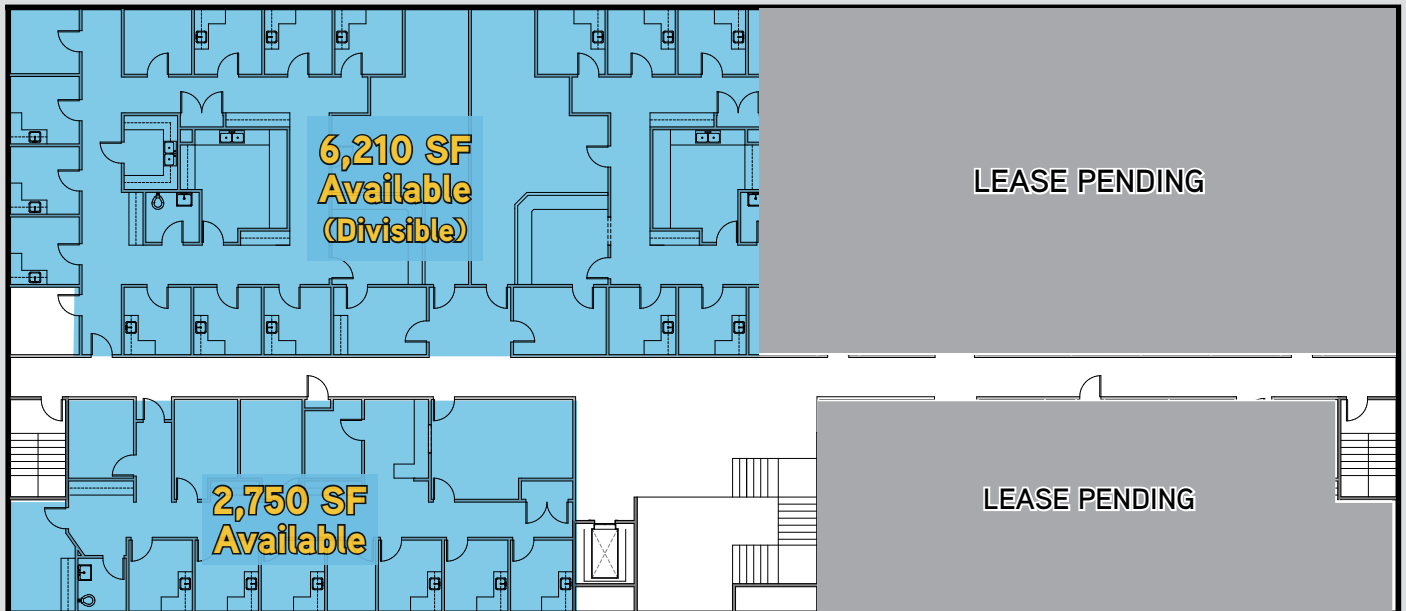
Irvine Medical Plaza  
250 E. Yale Loop  
Irvine, CA

First Floor

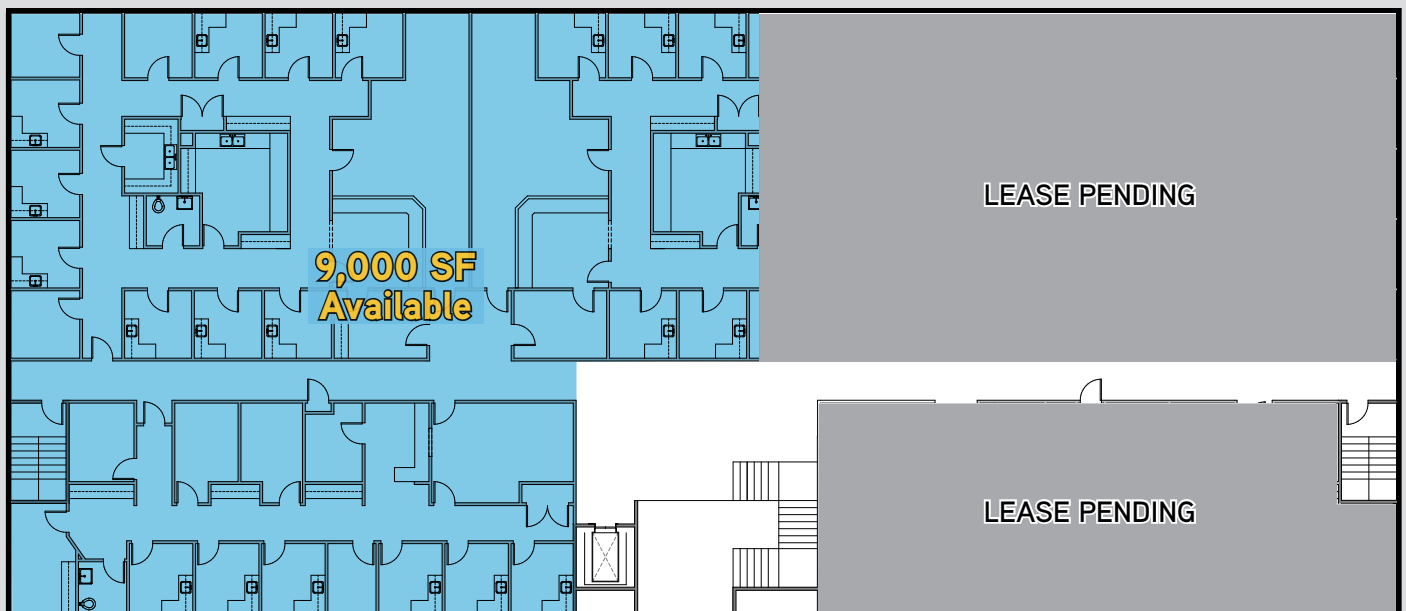
Fully Leased

Second Floor

Multi-Tenant Hypothetical Plan



Single Tenant Hypothetical Plan



\* Approx. Square Footage

Additional Photos





*For more information, please contact:*

**JOHN WADSWORTH**  
Senior Vice President | Irvine  
Healthcare Services  
License No. 01177404  
949 724 5528  
[john.wadsworth@colliers.com](mailto:john.wadsworth@colliers.com)

**AARON PHILLIPS**  
Senior Associate | Irvine  
Healthcare Services  
License No. 01769480  
949 724 5562  
[aaron.phillips@colliers.com](mailto:aaron.phillips@colliers.com)