



*At the entrance to Mission Hospital on Medical Center Road
Mission Viejo, CA*

Mission Viejo
Medical Center I

Exclusively Listed By:



Developed by:





Mission Viejo Medical Center I

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PROJECT OVERVIEW

Mission Viejo Medical Center will be located in the heart of South Orange County adjacent to St. Joseph Health's-Mission Hospital and The Shops at Mission Viejo regional mall. Continuing the heritage of excellence in healthcare delivery in Orange County, Mission Viejo Medical Center combines a premium location, accessibility, and amenities with today's advances in architecture, materials, and construction processes. The culmination of three (3) years of planning and design, Mission Viejo Medical Center is a 4-story 110,000 square foot Class A medical office building offering attractive contemporary elevations surrounding a building core, rooted in LEED and lean design principles with accessibility and efficiency in mind.



FEATURES

- 110,000 SF 4-story Class A medical office building
- State of the art design and construction incorporating LEED and lean design principles with striking modern architecture
- Strategically located with pedestrian access to Mission Hospital (249 bed acute care) only 100 feet away and The Shops at Mission Viejo 300 feet from the building
- Easily accessible by the 5 Freeway and major arterials of Crown Valley and Marguerite Parkway
- Centrally located within the affluent South Orange County communities of Mission Viejo, Aliso Viejo, Laguna Niguel, Ladera Ranch, Rancho Santa Margarita, San Juan Capistrano and the Rancho Mission Viejo master planned community
- Amenities to include on-site cafe and diagnostic services
- Convenient and ample parking in adjacent covered parking structure and ambulatory drop off





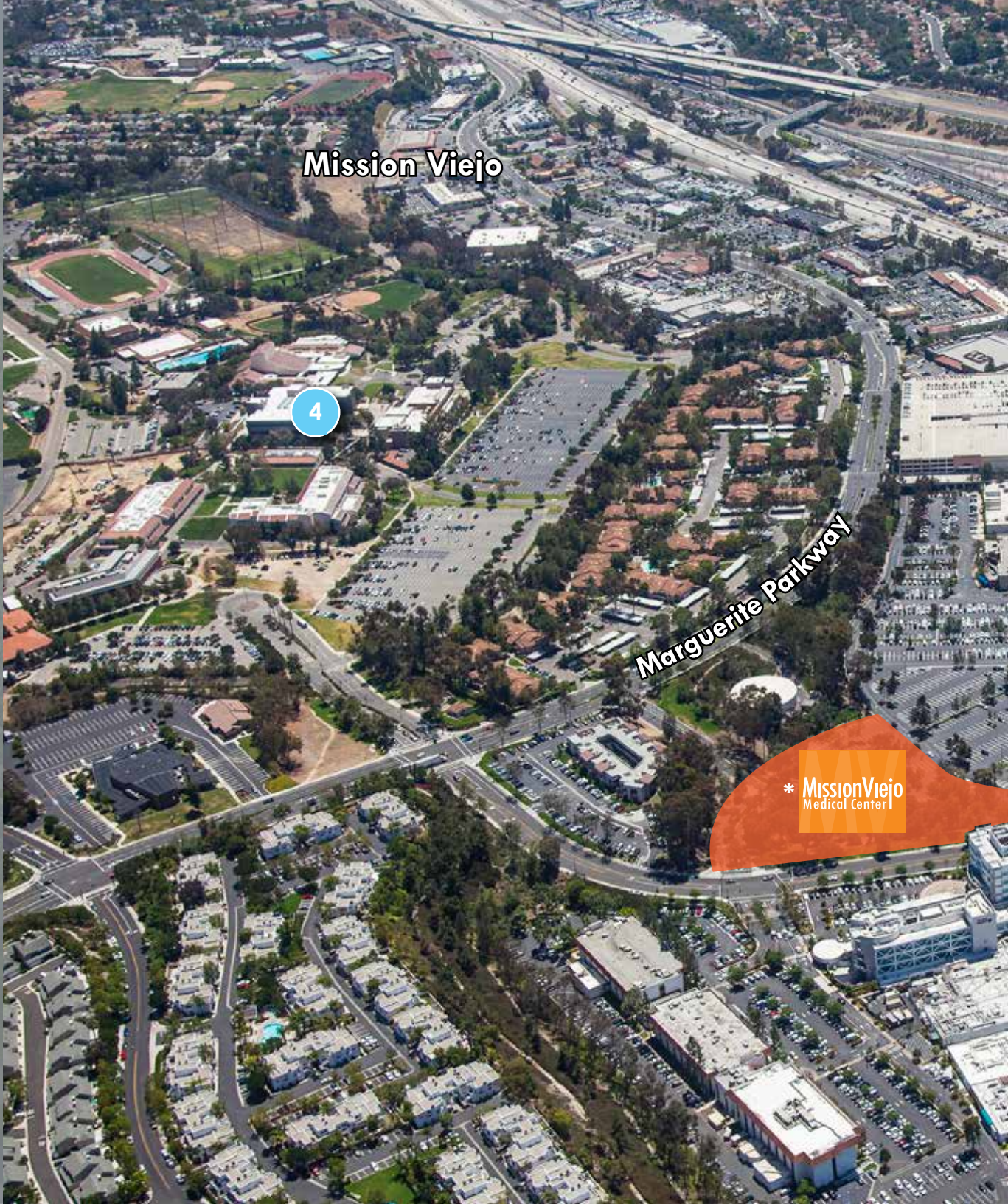
Mission Viejo
Medical Center

LOCATION

Mission Viejo Medical Center is located adjacent to St. Joseph Health's | Mission Hospital at the 5 freeway and Crown Valley Parkway

* Project Site

- 1 St. Joseph Health | Mission Hospital
- 2 The Shops at Mission Viejo
- 3 Kaleidoscope Mission Viejo Shopping Center
- 4 Saddleback College (22,000 Students)
- 5 Gateway Apartments - 284 units
- 6 Picerne Apartments - 425 units
- 7 Career Lofts - 142 units



Mission Viejo

4

Marguerite Parkway

* Mission Viejo
Medical Center



NCA

REAL ESTATE

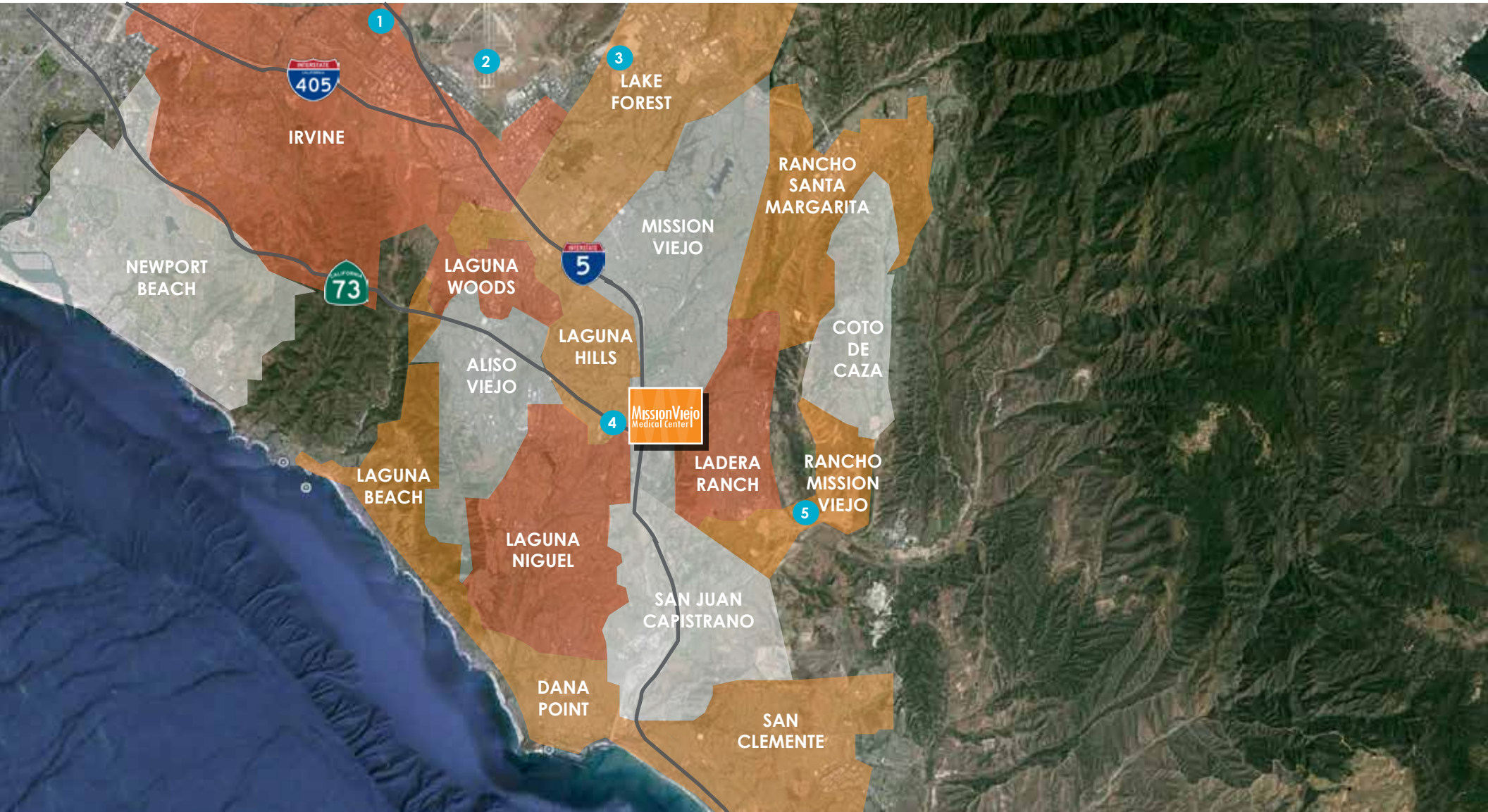
ABOUT THE DEVELOPER

NCA is a privately held real estate development and investment firm formed in 2002 and based in Newport Beach, CA. The company has strong relationships in the institutional and private equity capital markets and experience in developing high quality projects across a broad spectrum of product types. The partners have over 100 years combined real estate experience in the areas of Entitlement and Development, Acquisitions and Dispositions, Finance, Brokerage, and Asset and Portfolio Management.

Currently, NCA is focused on medical office and multi-family acquisitions and development. Its strategy is to form joint ventures with institutional and high net worth partners to pursue investment and development opportunities in supply constrained urban or high density suburban areas with strong projected population growth.

For more information about the developer please visit: www.nca-re.com

DEMOGRAPHICS

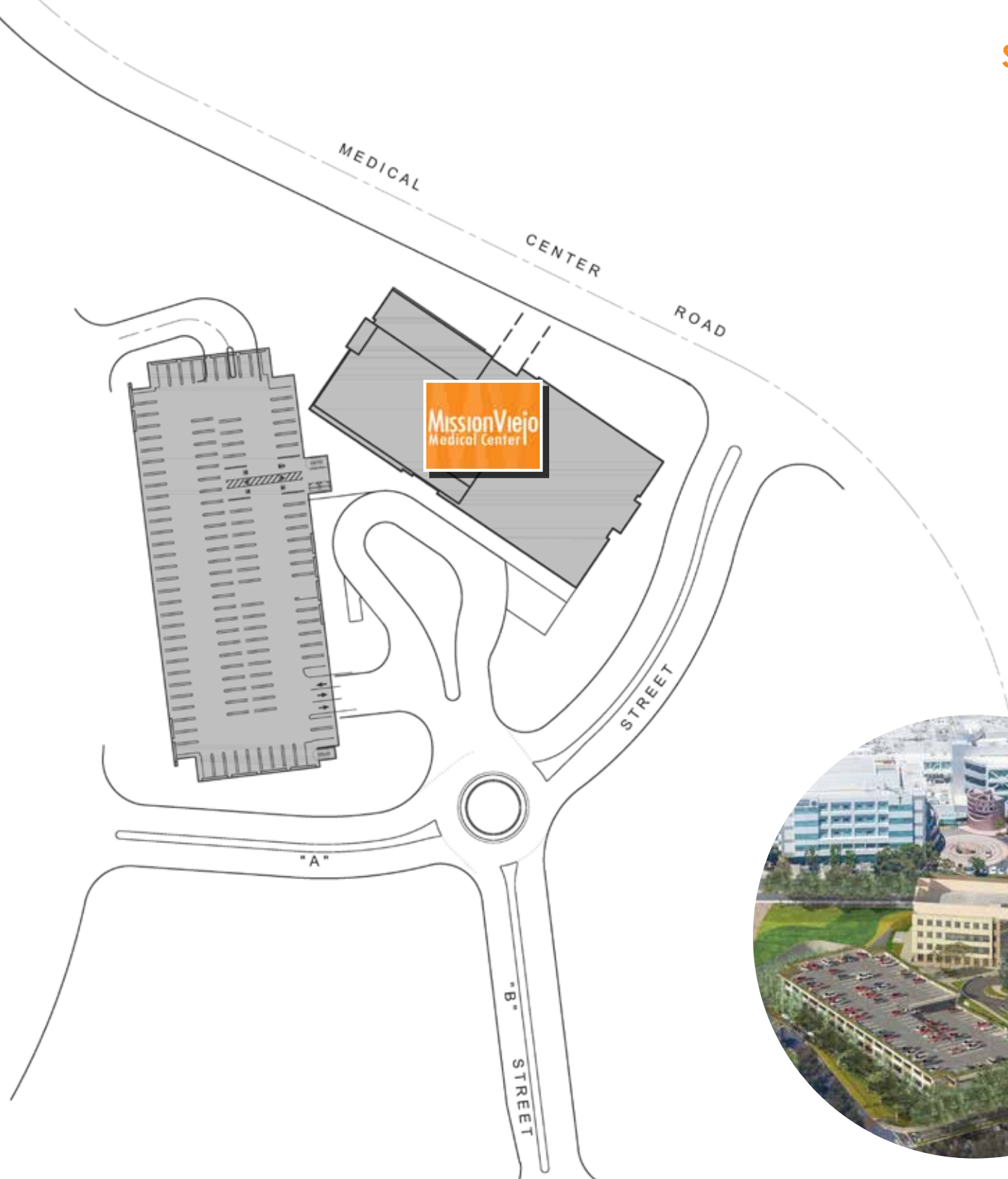


Cities	Population (2019 Projected)	Median HH Income (2019 Projected)
Aliso Viejo	50,480	\$103,524
Coto de Caza	15,458	\$193,500
Dana Point	34,694	\$100,329
Irvine	240,906	\$108,870
Ladera Ranch	24,402	\$160,059
Laguna Beach	24,138	\$127,680
Laguna Hills	32,135	\$104,684
Laguna Niguel	66,720	\$117,423

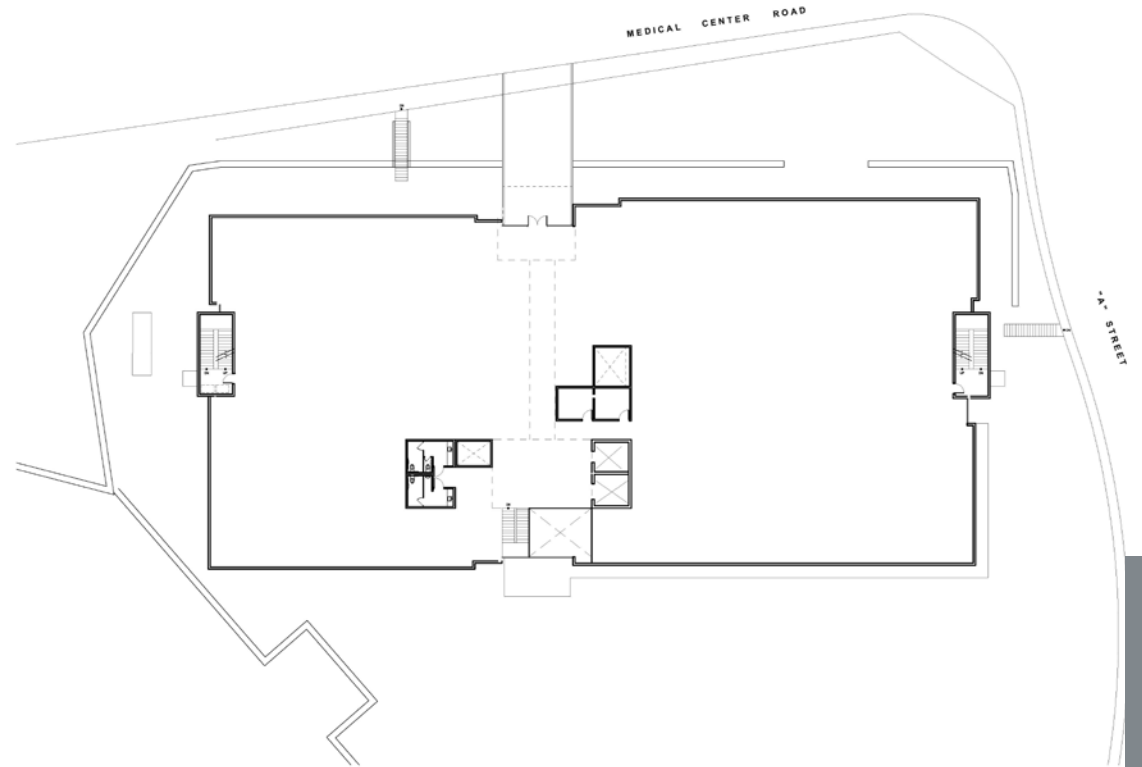
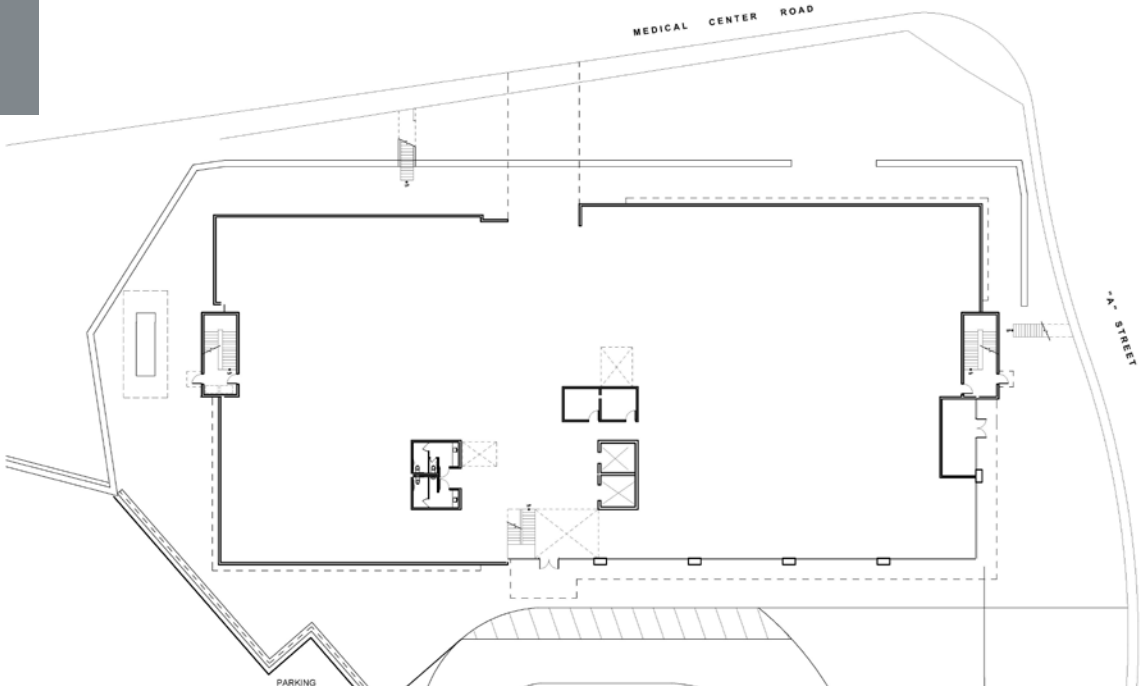
Cities	Population (2019 Projected)	Median HH Income (2019 Projected)
Laguna Woods	18,463	\$39,984
Lake Forest	87,584	\$107,218
Mission Viejo	98,541	\$109,968
Newport Beach	90,758	\$140,622
Rancho Mission Viejo	49,990	\$110,267
Rancho Santa Margarita	49,992	\$110,273
San Clemente	66,657	\$109,493
San Juan Capistrano	37,910	\$89,598

- 1** Stonegate 657 New Homes
- 2** The Great Park 10,700 New Homes
- 3** Baker Ranch - Lake Forest 2,300 New Homes
- 4** Laguna Niguel Gateway 851 New Residential Units
- 5** Rancho Mission Viejo 14,000 New Residential Units

SITE PLAN

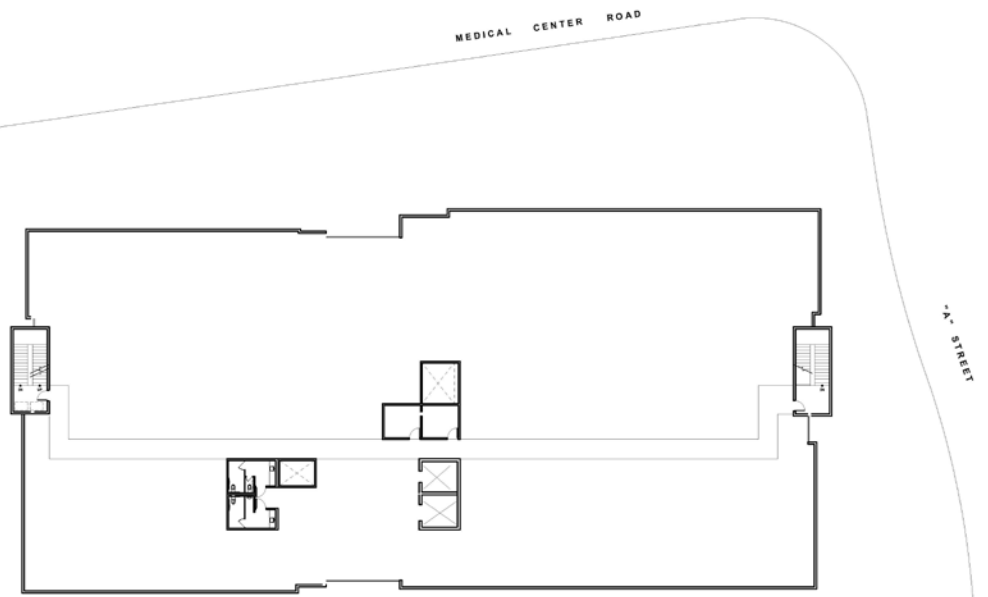


FIRST FLOOR



SECOND FLOOR

THIRD FLOOR



FOURTH FLOOR



Mission Viejo
Medical Center



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