



## 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
- Convenient and ample parking in adjacent covered parking structure and ambulatory drop off
- Amenities to include on-site cafe, pharmacy and diagnostic services
- 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
- For more information go to [www.missionviejomedicalcenter.com](http://www.missionviejomedicalcenter.com)



## STRONG DEMOGRAPHICS

2019 Projections for nearby cities

Cities	Population	Median HH Income
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
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

## ABOUT NCA REAL ESTATE

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.

