

Newly Remodeled
Medical Office Suites For Lease
998 - 14,000 SF



Bella Terra Medical

7677 Center Ave. • Huntington Beach

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www.bellaterramedical.com

Accelerating success.

Bella Terra Medical

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Huntington Beach

BUILDING FEATURES

- 60,000 SF Class A Medical Office Building
- Digital Directory Tenant Advertisement
- Floor Plates Ideal For Medical Doctors & Doctor Groups
- Building tenancy include Surgery Center, Blood Draw, Imaging. Additionally, Deli located on First Floor.
- Immediate Access To The 405 And Beach Blvd.
- Excellent Freeway Visibility Approximately 536,000 Cars Per Day
- Close Proximity To Orange Coast Memorial (3.25 Mi), Fountain Valley Regional (3.75 Mi) And Kindred Hospital-Westminster (1.75Mi)
- Local Amenities Include High End Shops, Restaurants at the Bella Terra Shopping Center
- Tenant Building & Monument Signage Available





DEMOGRAPHICS

POPULATION

	1 Mile Radius	3 Mile Radius	5 Mile Radius
2019 Projection	21,909	236,704	557,402
2014 Estimate	21,158	227,240	535,590

2014 EST. POPULATION BY AGE

% Of Population Over 55	1 Mile Radius	3 Mile Radius	5 Mile Radius
	27.72%	26.63%	26.79%

2014 EST. AVERAGE AGE

	1 Mile Radius	3 Mile Radius	5 Mile Radius
	39.90	39.10	39.10

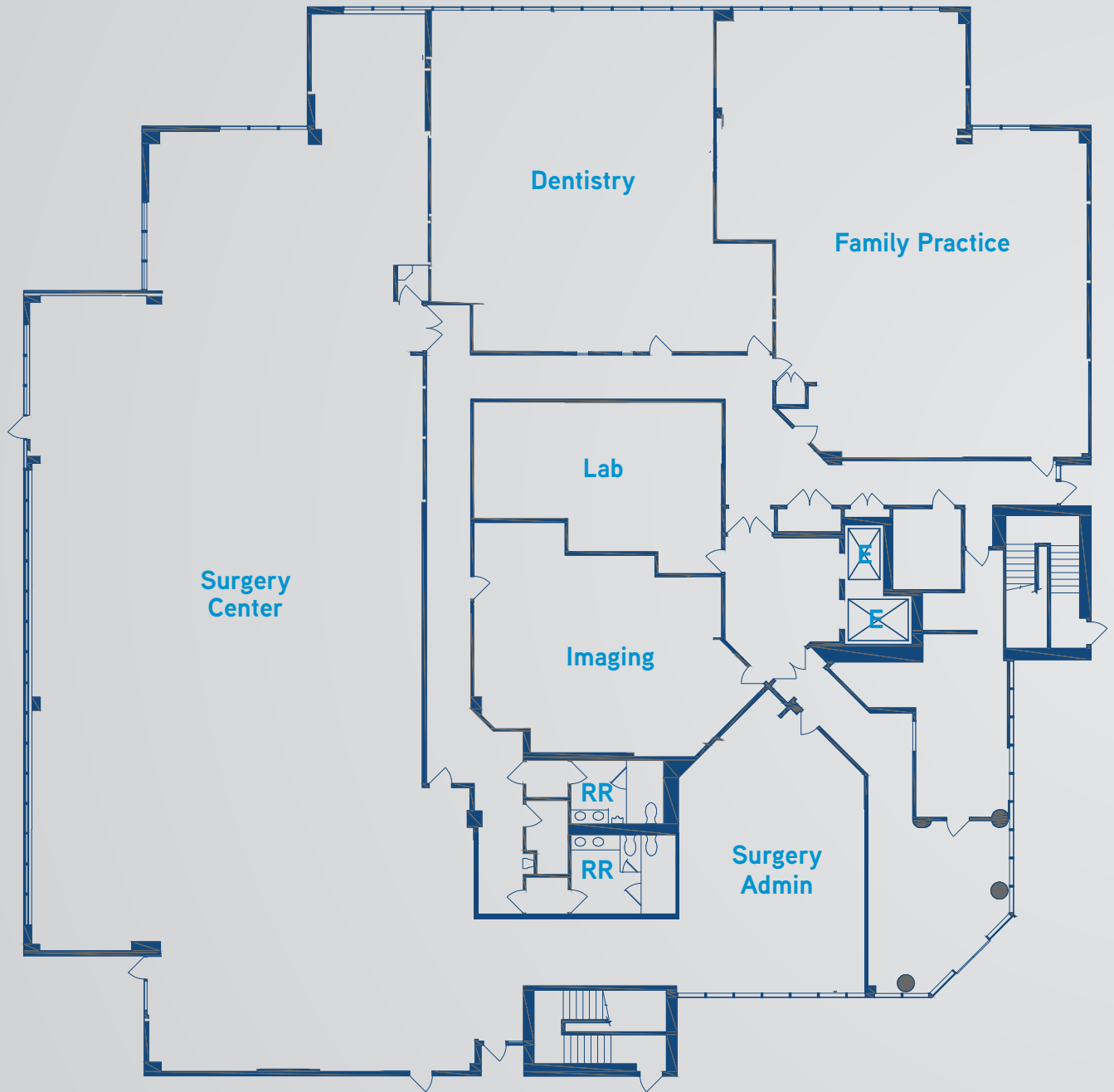
HOUSEHOLDS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
2014 Estimate	7,529	71,898	170,403

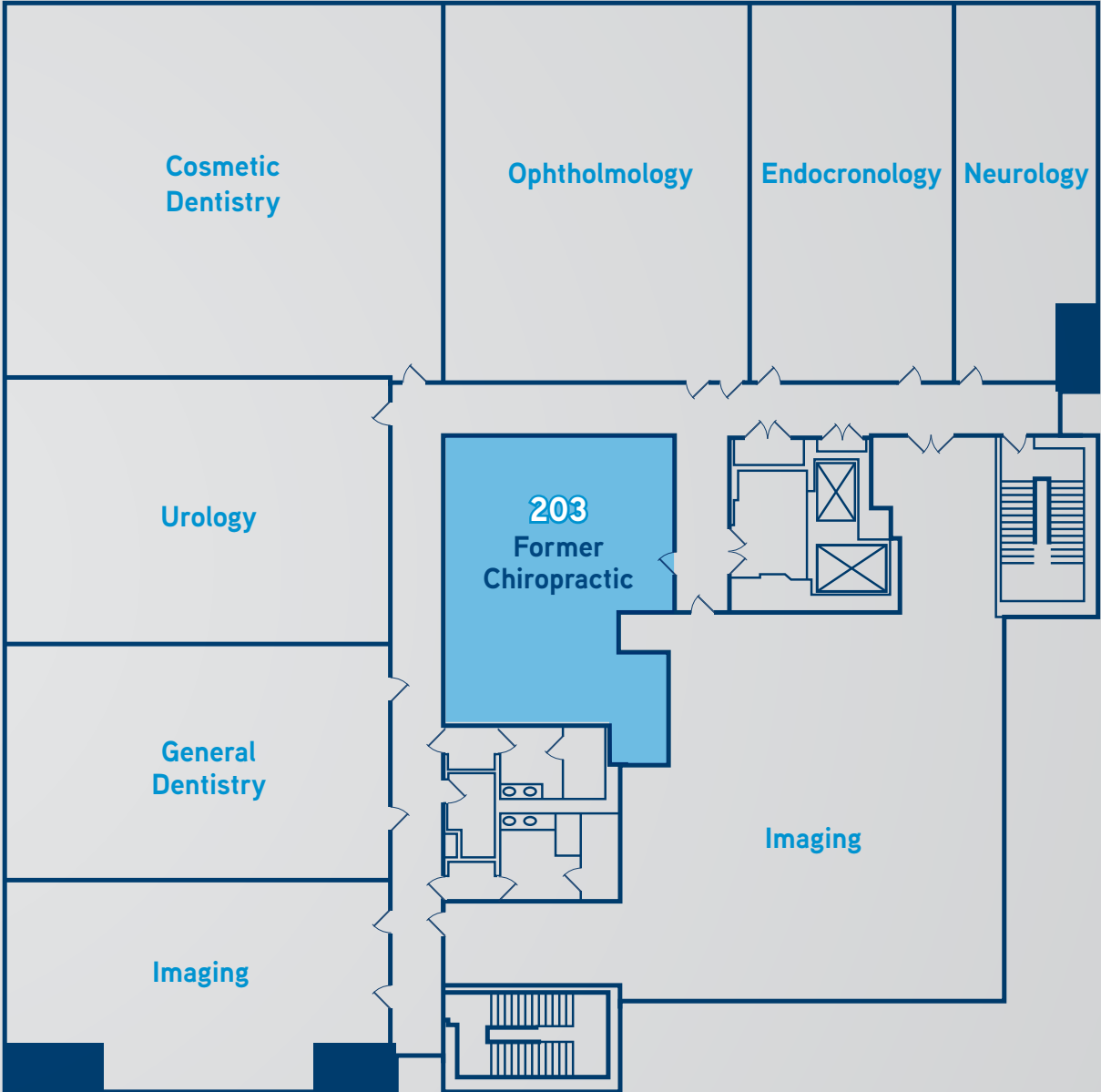
2014 EST. AVERAGE HOUSEHOLD INCOME

	1 Mile Radius	3 Mile Radius	5 Mile Radius
	\$79,857	\$79,852	\$85,174

FLOOR PLAN
1st Floor

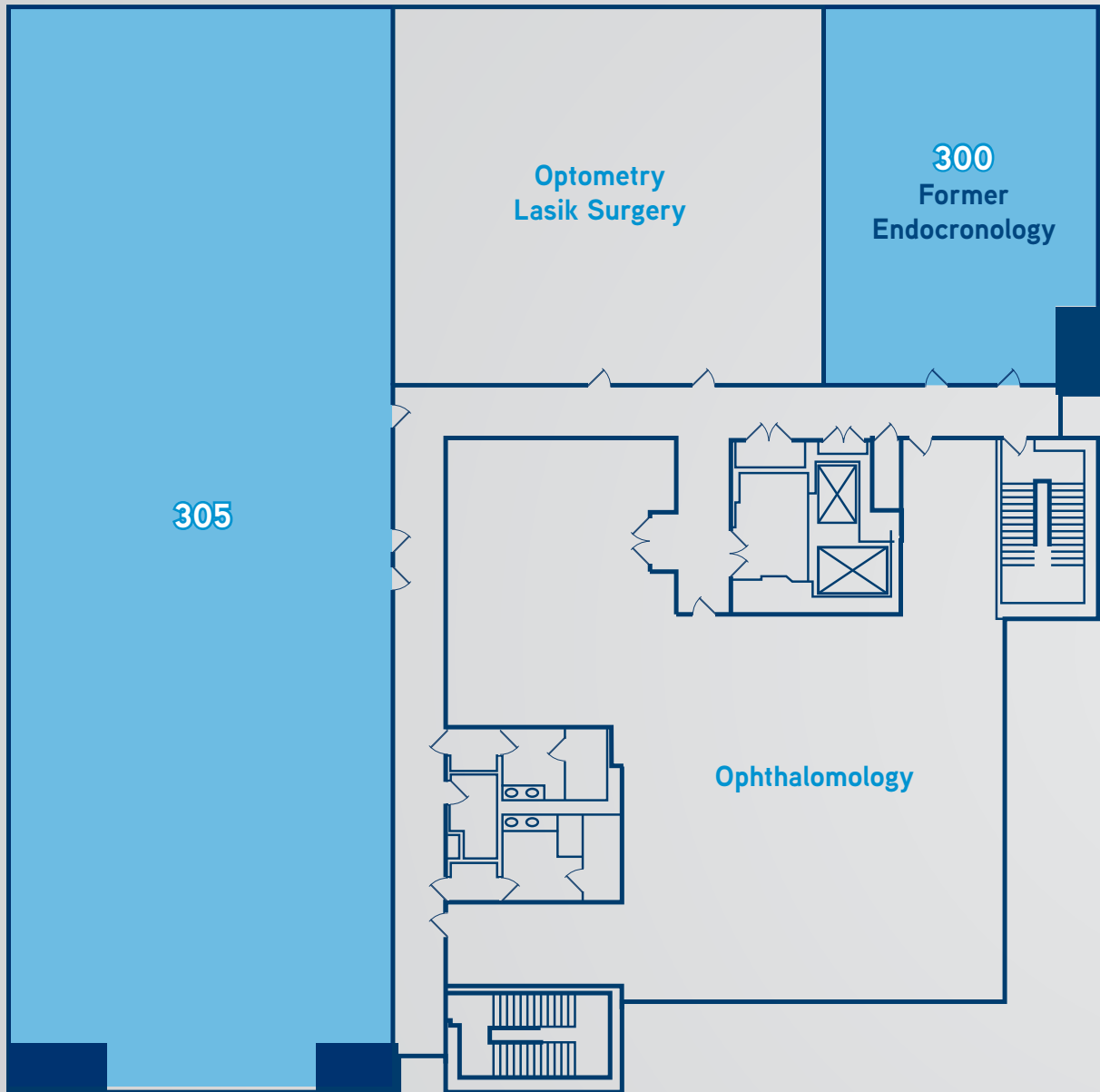


AVAILABLE SUITES
2nd Floor



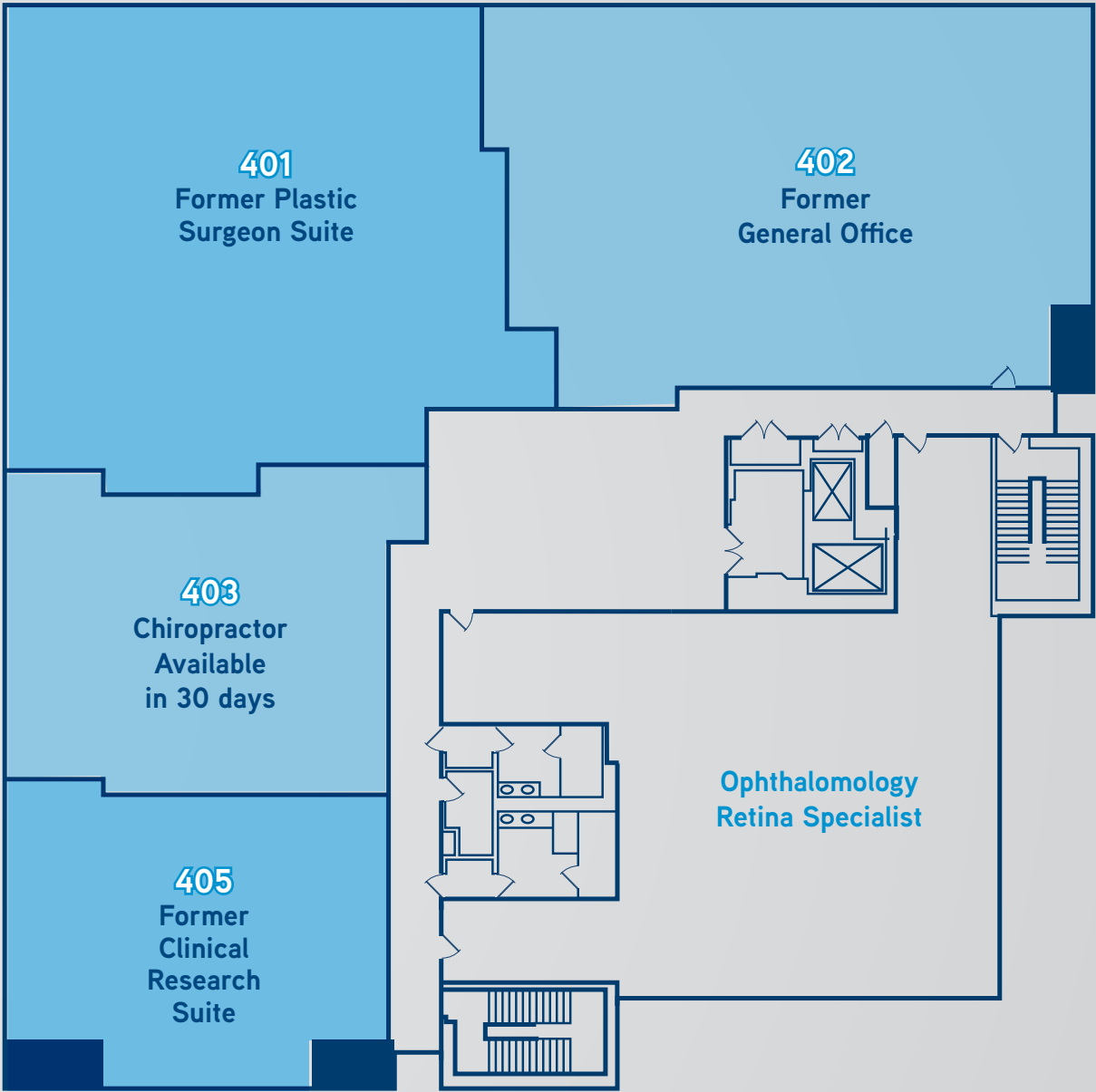
SUITE	SF	RATE	COMMENTS
203	998	\$2.65 FSG	Former Chiropractic Office

AVAILABLE SUITES
3rd Floor



SUITE	SF	RATE	COMMENTS
300	1,574	\$2.65 FSG	Former Endocrinology
305	6,316	\$2.65 FSG	Speculative space plans available. Attractive tenant improvement package available

AVAILABLE SUITES
4th Floor



SUITE	SF	RATE	COMMENTS
401	3,924	\$2.65 FSG	Former Plastic Surgeon Suite
402	3,803	\$2.65 FSG	Speculative space plan. Attractive tenant improvement package available
403	1,947	\$2.65 FSG	Former Chiropractor. Available in 30 days
405	1,619	\$2.65 FSG	Former Clinical Research Suite



For more information, please contact:

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