

# San Juan Medical Center

31001 Rancho Viejo Rd., San Juan Capistrano, CA 92675



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*Medical or Dental  
Suite for Lease*

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## FEATURES:

- 42,970 SF
- Class A Medical Building
- Covered Patient Drop off
- Free Surface Parking
- Excellent Freeway visibility
- Direct Suite Access
- Eyebrow Signage
- Professionally Managed
- Large TI Allowance





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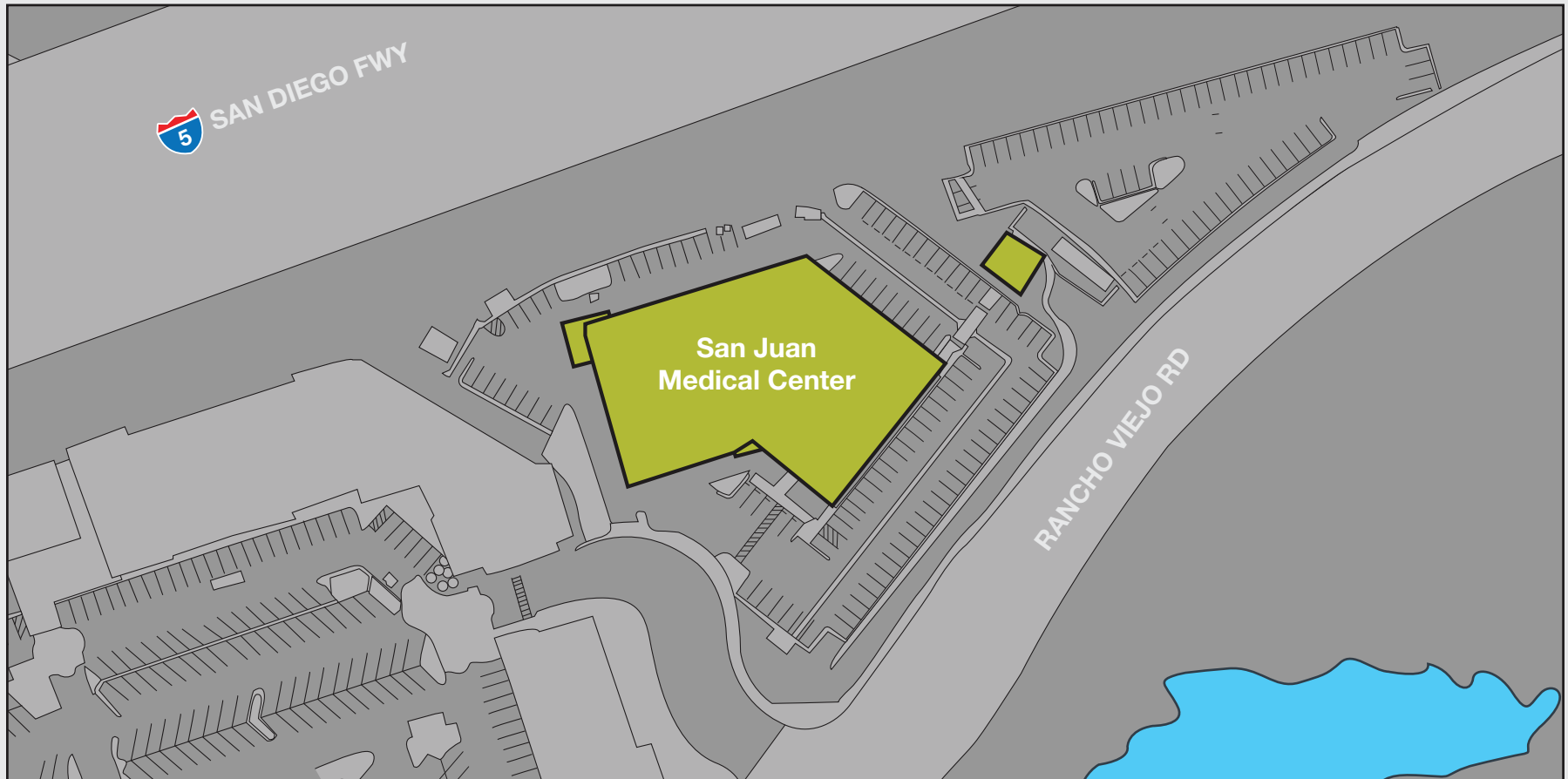
BIRD'S-EYE VIEW:



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## SITE PLAN:



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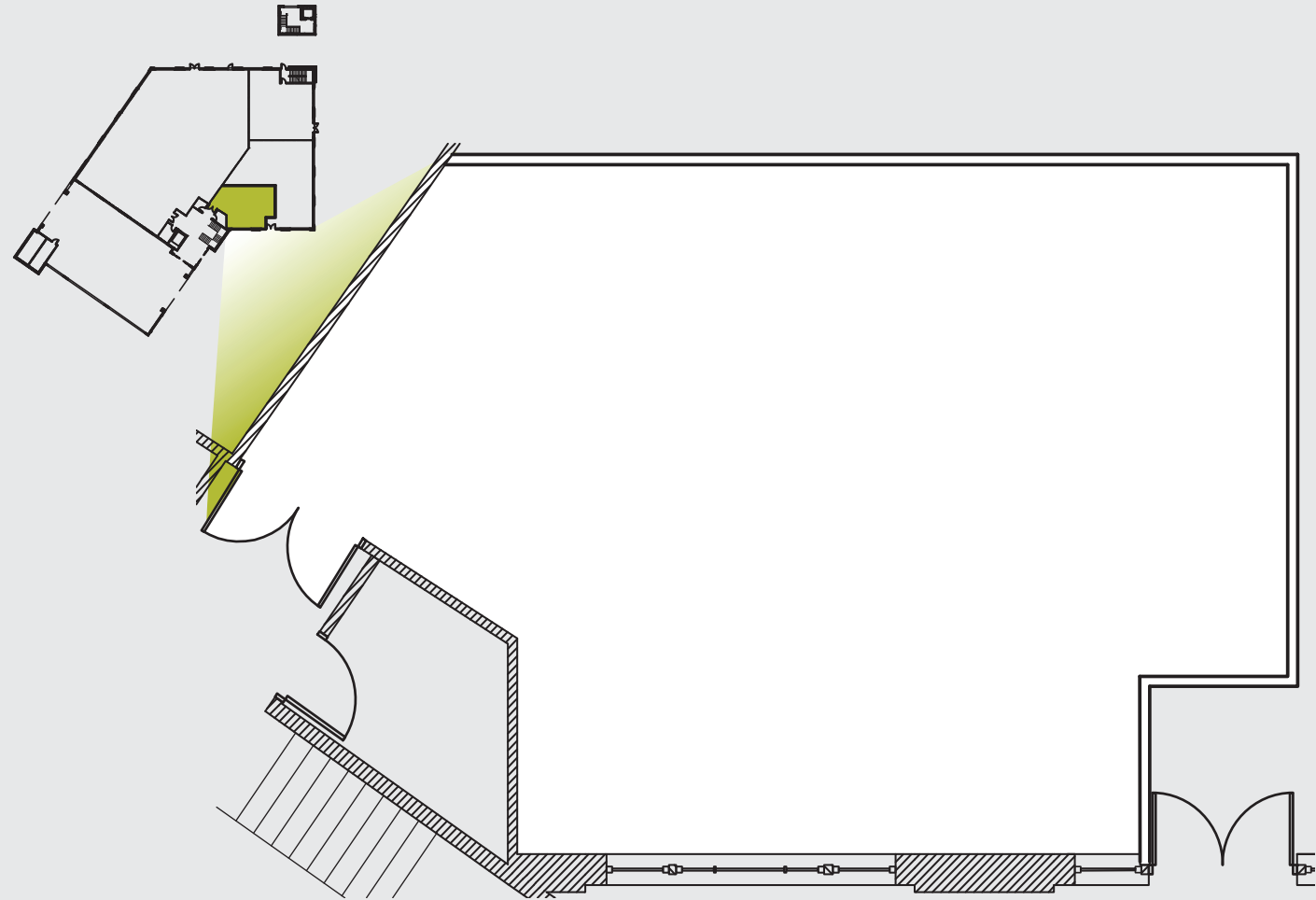
**Suite 110**  
1,326 RSF

## Suite Description:

Shell Condition. Ready for  
Tenant's Customization

## Lease Rate:

\$3.25 NNN



Click! for Virtual Tour



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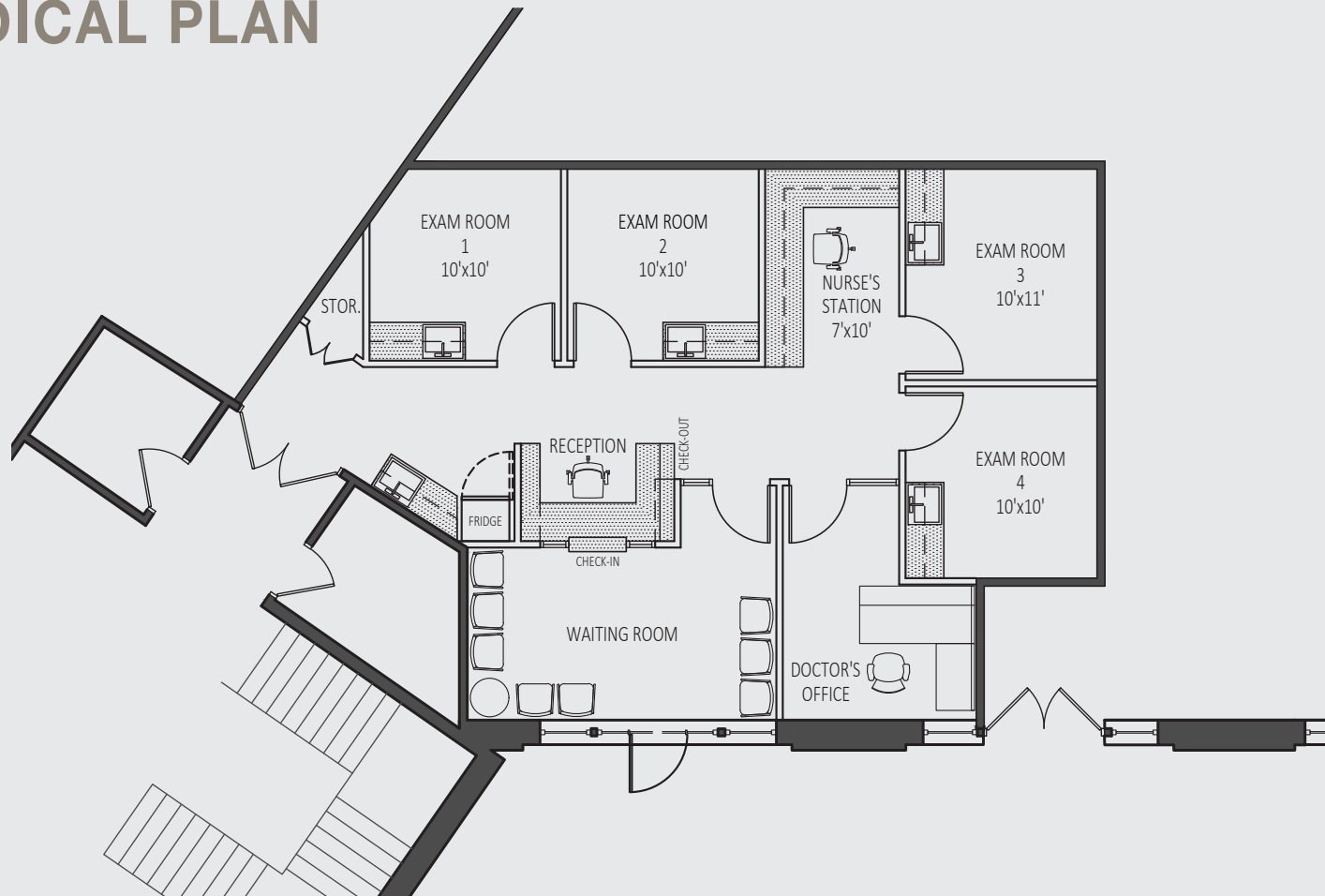
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## SPEC MEDICAL PLAN

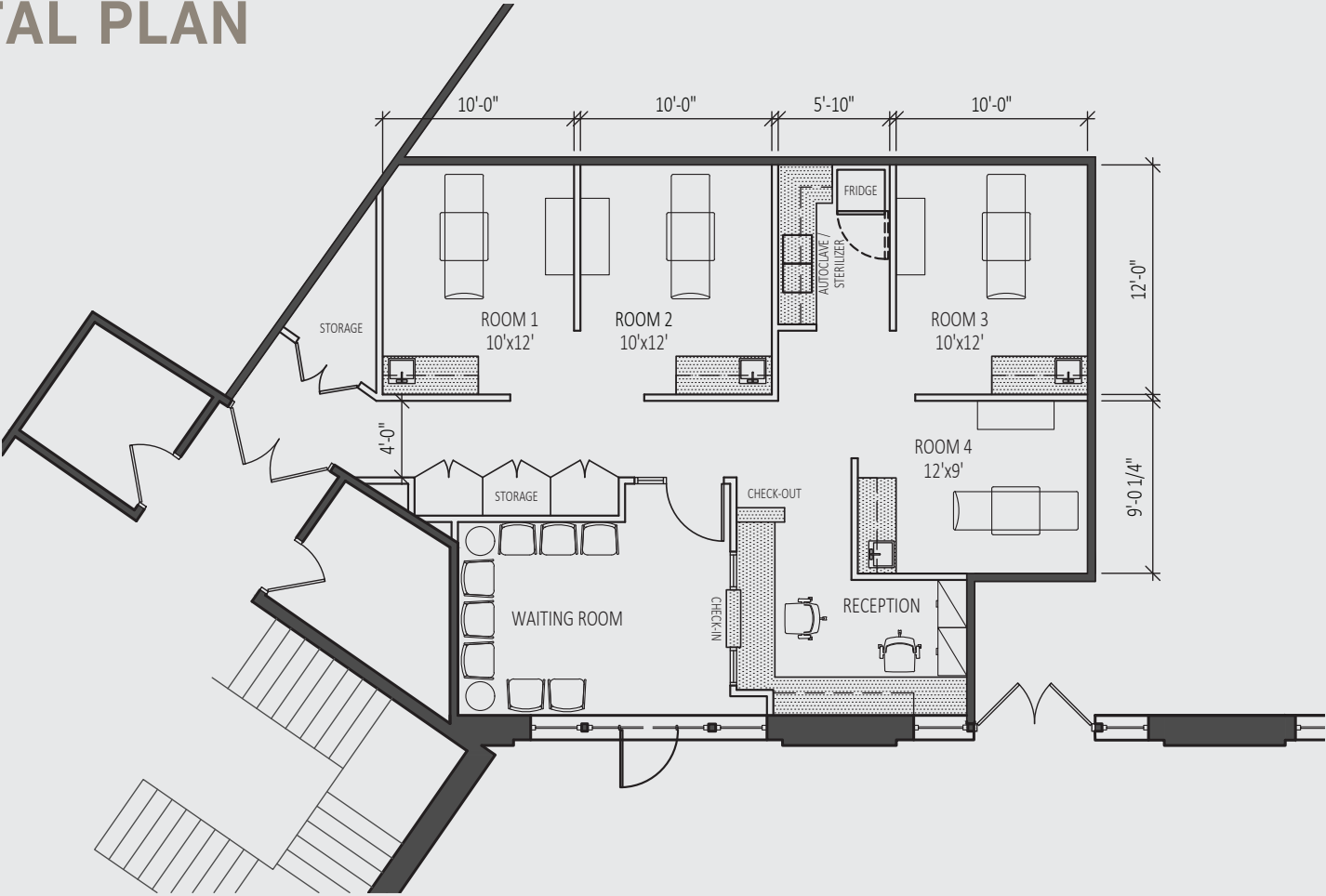




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## SPEC DENTAL PLAN



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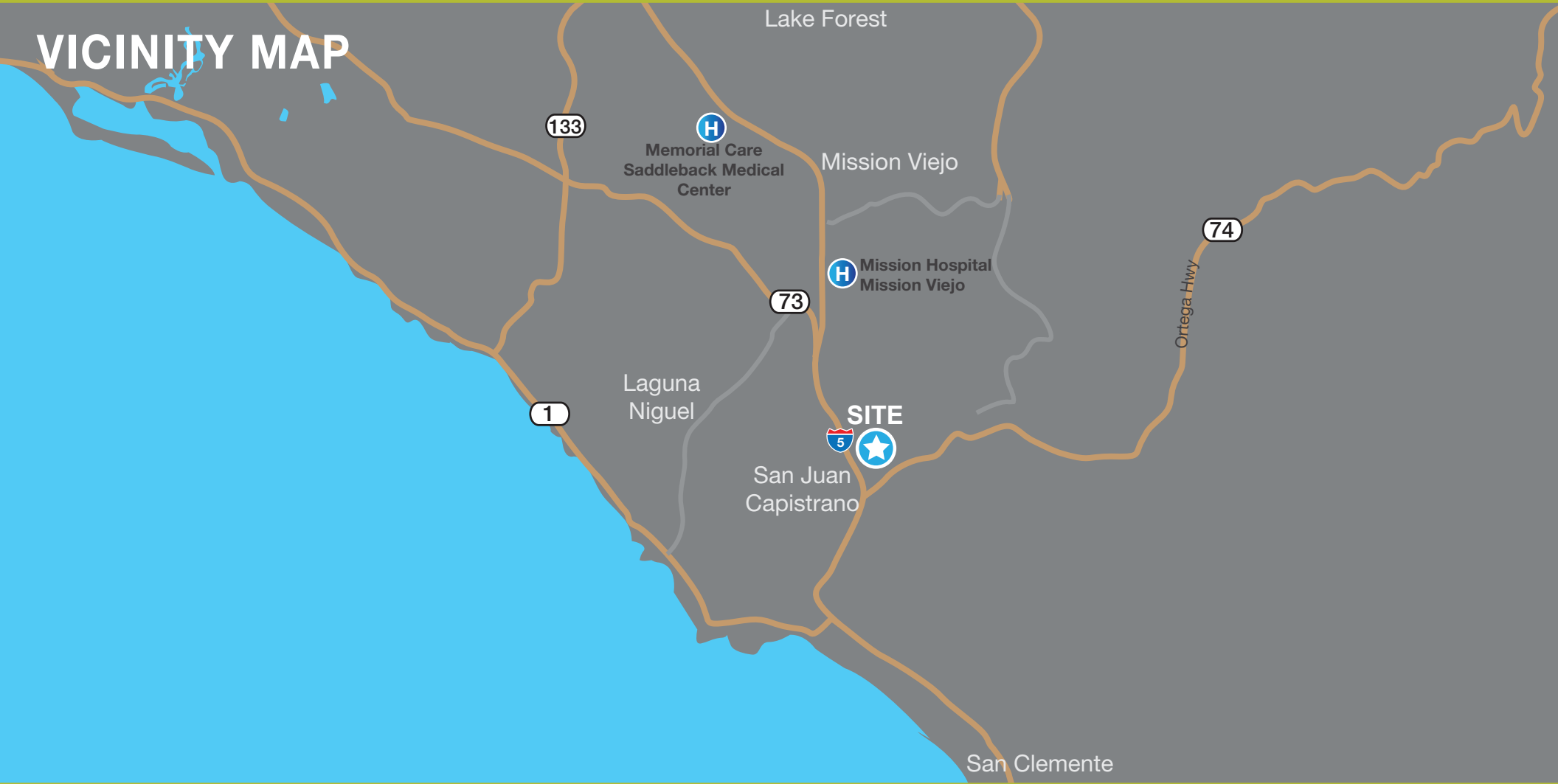
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## VICINITY MAP



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