

THE SOURCE

6940 BEACH BOULEVARD, BUENA PARK, CA 90621

MEDICAL LEASING NOW AVAILABLE

Great Location!



The Future for Medical is Here!

As Southern California's newest lifestyle and entertainment destination, **The Source** offers a unique, innovative dining, retail, and entertainment experience that is unprecedented in Southern California. **The Source** will also showcase **state-of-the-art technologies** including Times Square-esque **LED's** located at the pedestrian entrance of **The Source**.

The Source has recently approved **Medical** as part of their growing tenant base. With its **high visibility** and large amount of traffic, **The Source** would be the **perfect location** for a medical provider. It offers a great walk-ability score for staff and patients.



Creative Spaces

The Source is home to a variety of tenant bases that include:

- **Restaurants**
- **Entertainment**
- **Movie Theater**
- **Retailers**

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Easy Access

Medical Offices in Malls Just Make Sense



Easy Access & Great Exposure

- Located at one of the highest trafficked intersections in Orange County.
- Newly approved Medical use.
- Premier Medical site location with direct covered access to Hilton Hotel.

New Opportunities

Excellent location for:

- Large Pediatric Group
- Cosmetic Plastic Surgery
- 23-Hour Urgent Care
- Large Specialty Group
- Dialysis

Unprecedented brand exposure with 7 LED displays visible from the I-5 and Hwy 91.

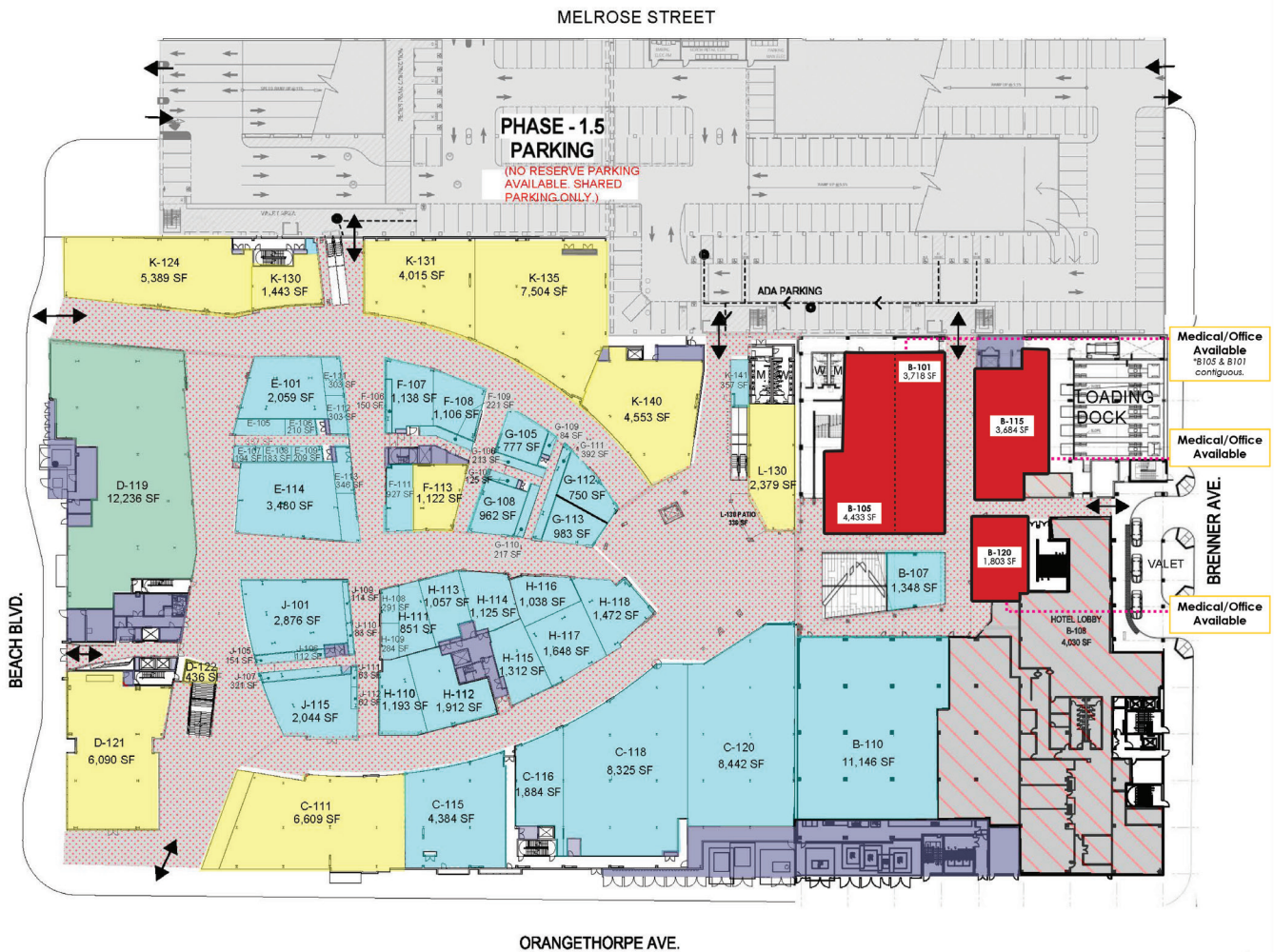
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AVAILABLE MEDICAL SUITES HIGHLIGHTED IN RED.

- **B-101** ±3,718* SF
- **B-105** ±4,433* SF
- **B-115** ±3,684 SF
- **B-120** ±1,803 SF

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