



Harrison Street Asset Management JV receives refinancing for medical building in Irvine, Calif.

By Staff | Originally published on irei.com on December 24, 2025

JLL Capital Markets facilitated refinancing for Pacifica Medical Plaza, a 114,209-square-foot medical facility located in Irvine, California. The borrower, newly formed through a partnership between Harrison Street Asset Management and Archer Property Partners, secured senior financing from Thorofare Capital.

The property represents a class A, four-story structure that underwent complete renovation in 2022, converting from traditional office space to entirely medical office usage. Current occupancy stands at 64 percent, with tenants including Children's Hospital of Orange County, Orthopaedic Specialty Institute, Coastal Kids Pediatric Care, and Hoag – one of Orange County's largest acute care hospital systems.

The renovation included construction of a new 575-space parking structure on-site. The building features private balconies, expansive floor plates, and newly designed common areas on the second through fourth floors.

The property occupies the corner of Irvine Center Drive and the Laguna Freeway, providing excellent visibility and highway access. Orange County's healthcare sector is the region's dominant employment industry with approximately 200,000 workers and projections indicating 20% expansion over the next decade.

DISCLOSURE: This reprinted article being provided for informational purposes only and intended for our non-advisory loan origination and servicing clients only. The content herein was prepared by third parties of which we have no editorial control, so we do not warrant the reliability of any statements herein. Nothing herein is an offer or solicitation for the purchase or sale of any security, may not be relied upon in connection therewith, and is qualified in its entirety by any related Private Placement Memorandum and Partnership Agreement. An investment in a private real estate fund involves a substantial degree of risk and investors could lose some or all of their investment.