

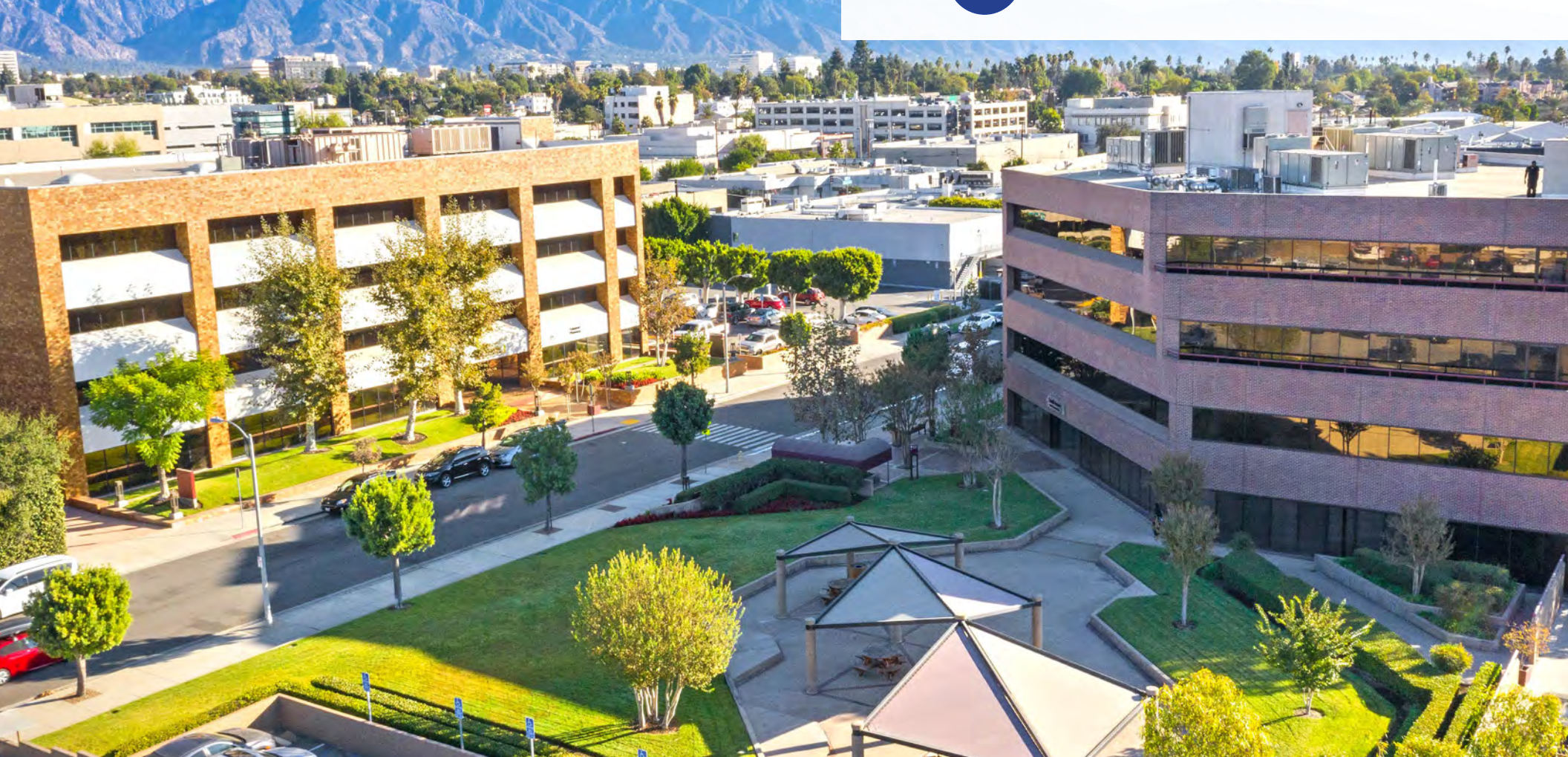
Cotton Medical Center

Medical Space For Lease

50 Bellefontaine & 50 Allesandro
Pasadena, CA



[Click here for Property Video](#)



Adjacent to:



Jacob Mumper

Senior Vice President
License. No. 01908862

Dir +1 818 325 4119

jacob.mumper@colliers.com

John Wadsworth

Senior Vice President
License No. 01177404

Dir +1 949 724 5528

john.wadsworth@colliers.com

Kevin Fenenbock

Senior Executive Vice President
License No. 01165115

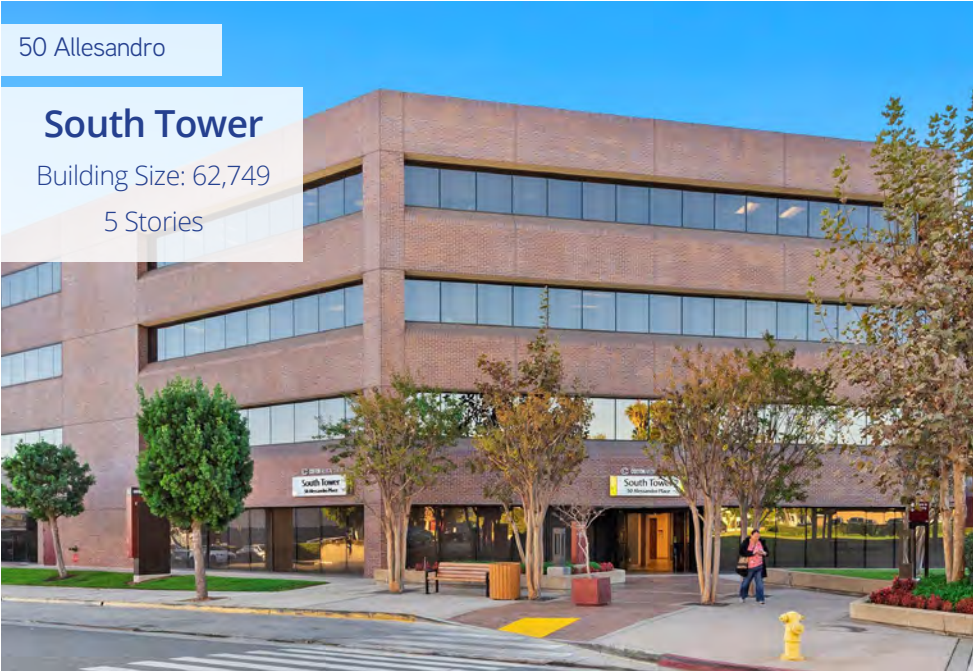
Dir +1 818 325 4118

kevin.fenenbock@colliers.com



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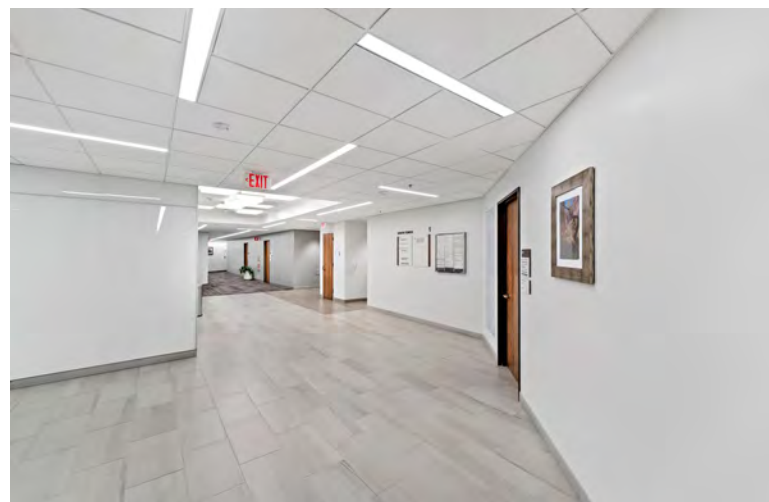
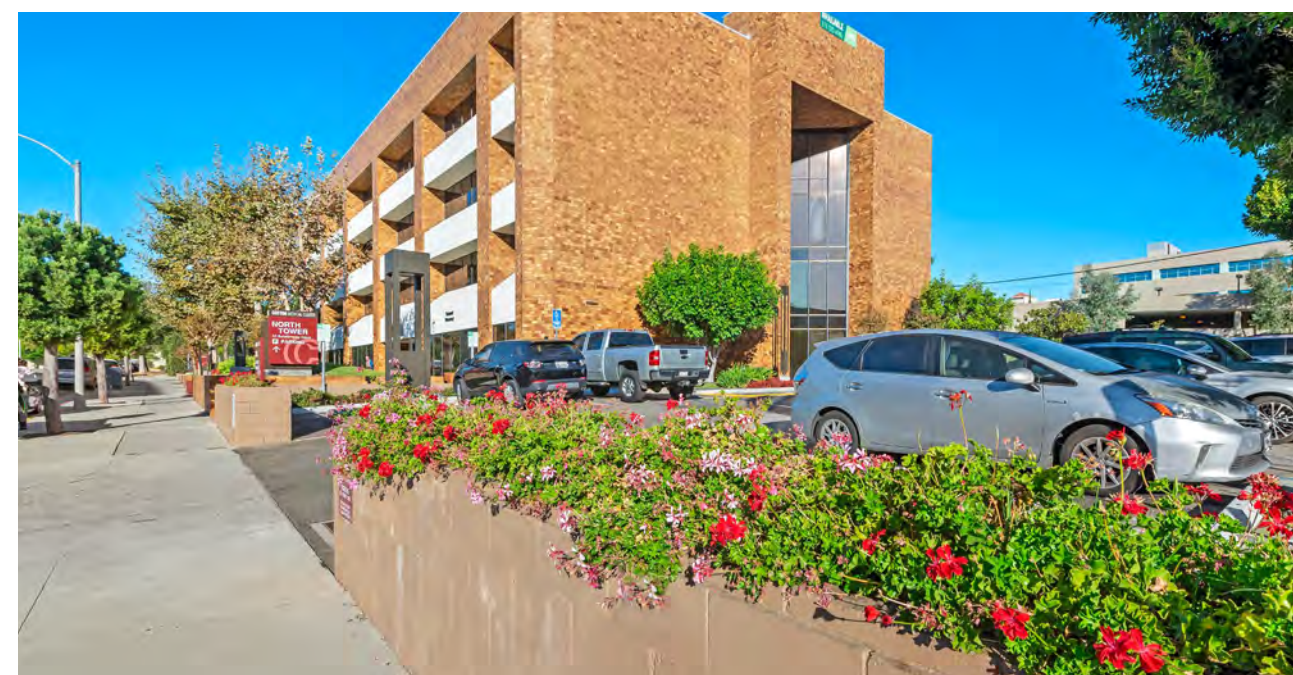
Property Overview

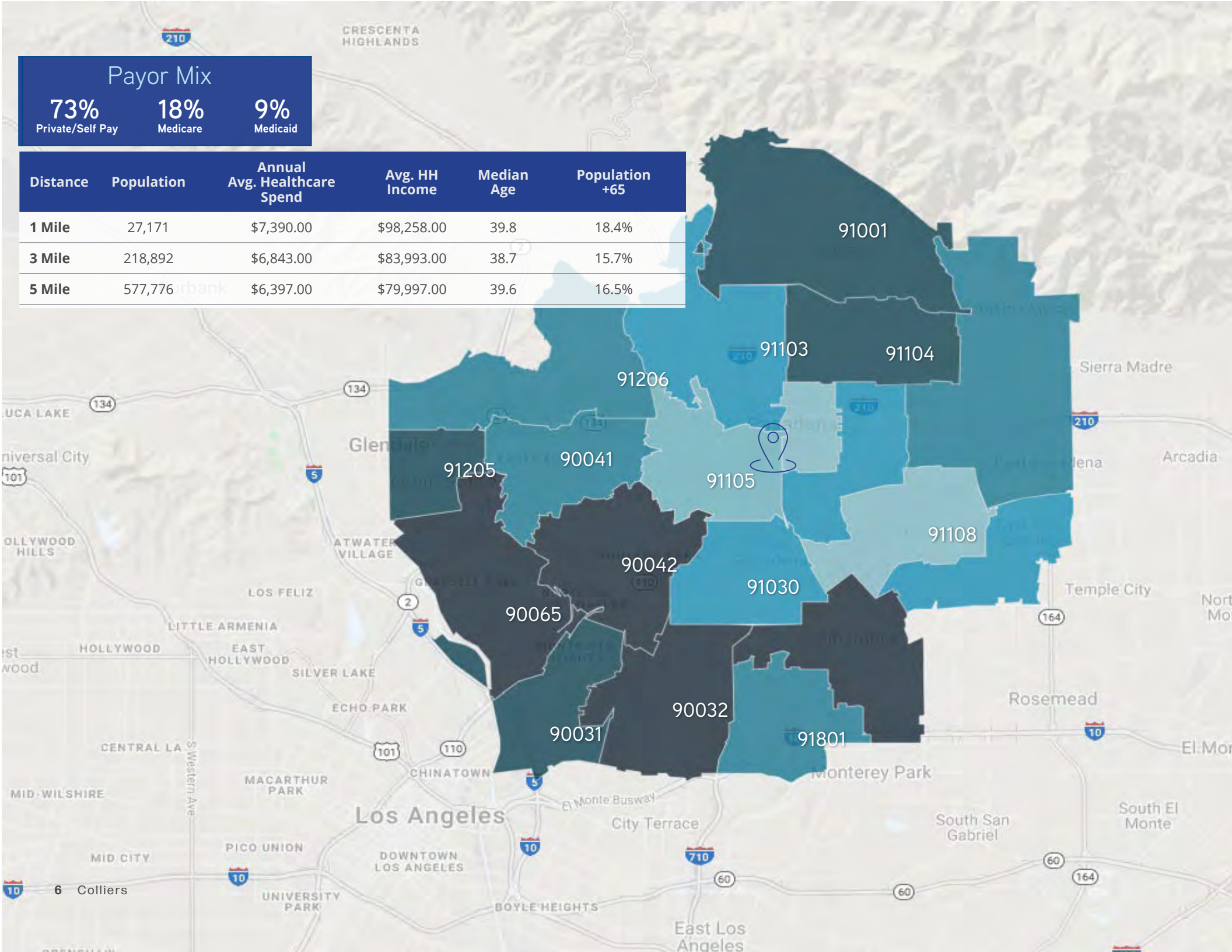


- Class “A” medical office campus
- Directly across the street from Huntington Hospital
- Abundant and convenient structured and surface parking
- On-site property management & engineers to tend to maintenance needs
- Diversified mix of primary care & specialty physicians
- On-site lab and pharmacy



For over 130 years Huntington Hospital (HH) has provided quality healthcare and emergency services to the San Gabriel Valley. HH is a 619 bed, non-profit short term acute care hospital with 725 primary affiliated physicians offering the full spectrum of medical services from a full service emergency department to outpatient surgical services for Cardiology, Neurology, rehabilitation/ therapy, Cancer Treatment and Support, Orthopedics, Imaging, geriatrics, Women’s services and mental health and substance abuse. HH became an affiliate of Cedars- Sinai Health System in August 2021 and currently offers the largest Emergency Department and only Level II Trauma Center in the San Gabriel Valley.





Patient Demand Forecast, Pasadena

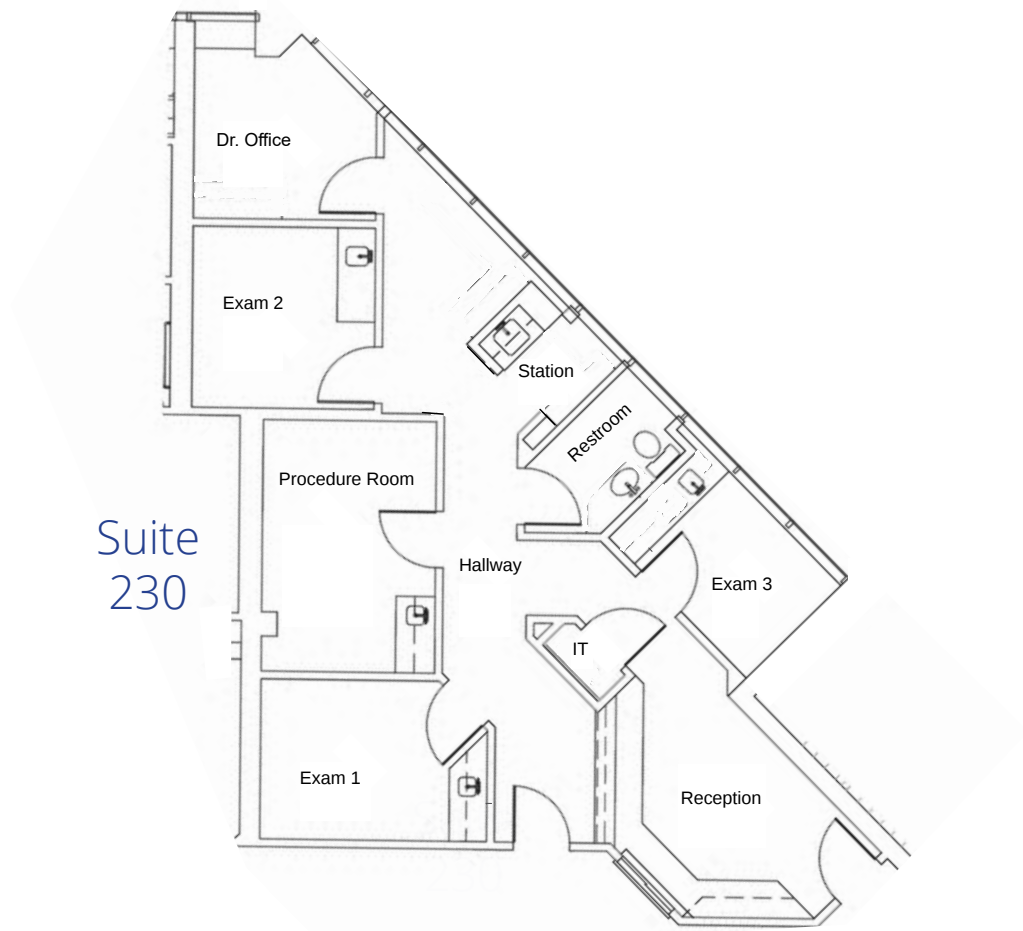
The Outpatient Market Scenario Planner (MSP), as developed by the Advisory Board, provides current and projected patient utilization estimates for specific specialties in key markets across the US. The MSP tool supports planners, providers and hospital executives to make intelligent business development and strategic decisions to locate or expand programs in targeted markets. The below data is representative of the Pasadena zip codes within a three mile radius of Cotton Medical Center – which include For more information the Advisory Board, please visit www.advisory.com.

SERVICE LINES	TODAY'S VOLUME
Endocrinology	3,267
Spine	3,087
Physical Therapy/Rehabilitation	393,849
Vascular	26,388
Cardiology	155,035
Ophthalmology	140,573
ENT	47,412
Orthopedics	46,968
Pain Management	17,902
Lab	685,780
Nephrology	8,280
Neurology	25,041
Evaluation and Management	1,560,217
Podiatry	27,249
Trauma	11,733

2028	2033
5-Year VOLUME ↑	10-Year VOLUME ↑
3,813	4,121
16.7%	26.1%
3,362	3,440
8.9%	11.4%
420,470	467,598
6.8%	18.7%
28,152	29,571
6.7%	12.1%
163,984	168,601
5.8%	8.8%
148,485	154,808
5.6%	10.1%
49,697	51,533
4.8%	8.7%
49,211	52,264
4.8%	11.3%
18,674	19,178
4.3%	7.1%
715,150	728,029
4.3%	6.2%
8,518	8,558
2.9%	3.4%
25,393	25,746
1.4%	2.8%
1,576,747	1,569,039
1.1%	0.6%
27,512	28,265
1.0%	3.7%
11,836	11,907
0.9%	1.5%

Floor Plans

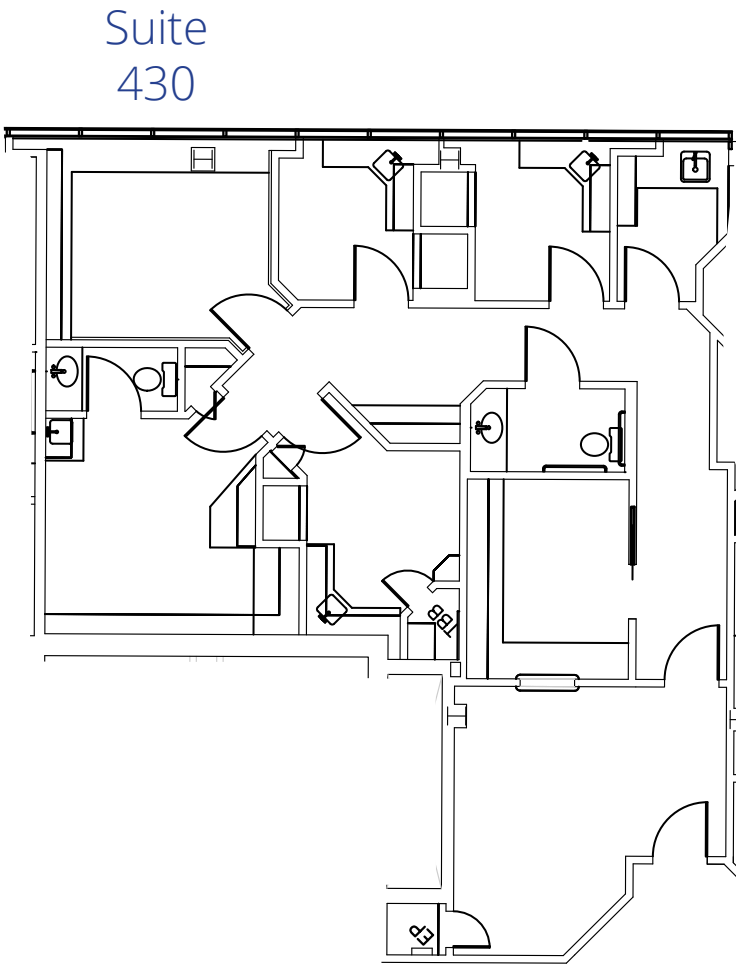
South Tower - 50 Allessandro



Suite #	Size	Availability	Notes	Virtual Tour
230	1,479 SF	Immediately	Move-In-Ready Spec Suite	

Floor Plans

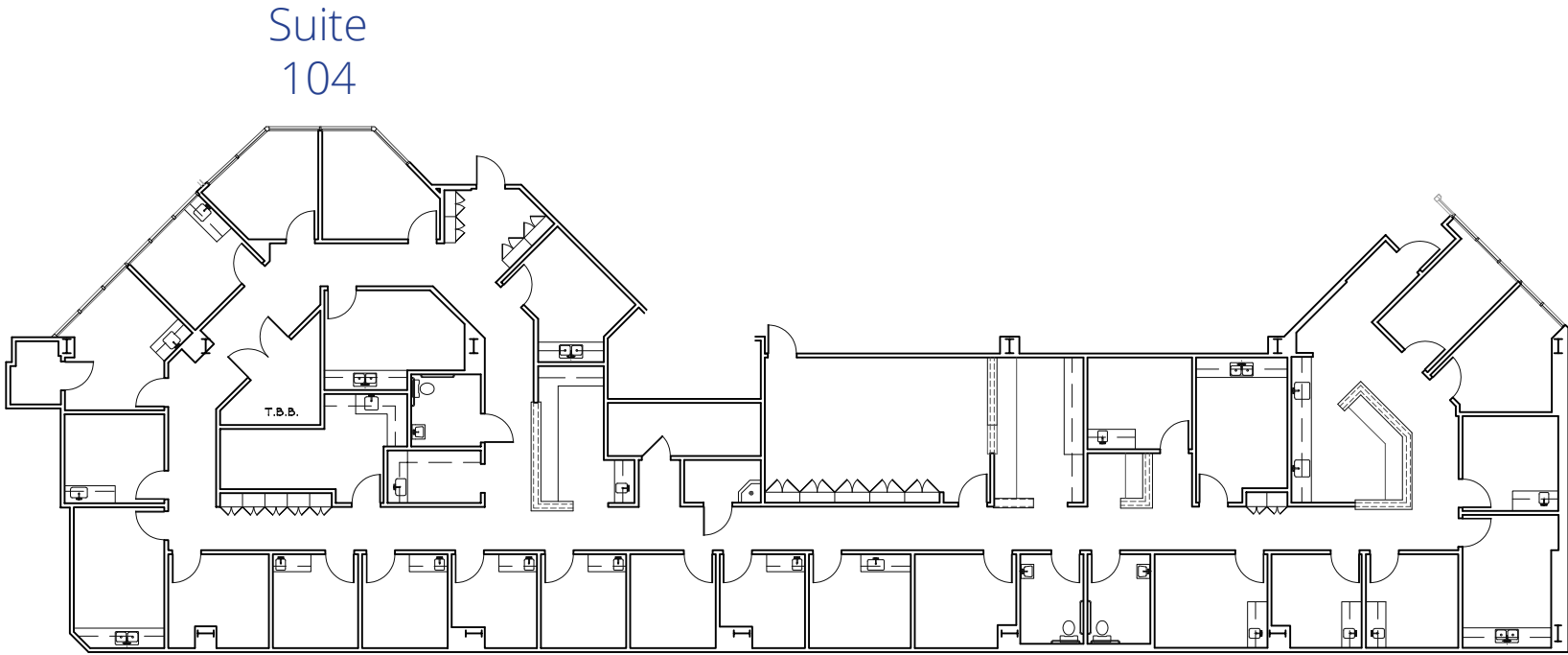
South Tower - 50 Allessandro



Suite #	Size	Availability
430	1,906 SF	Immediately

Floor Plans

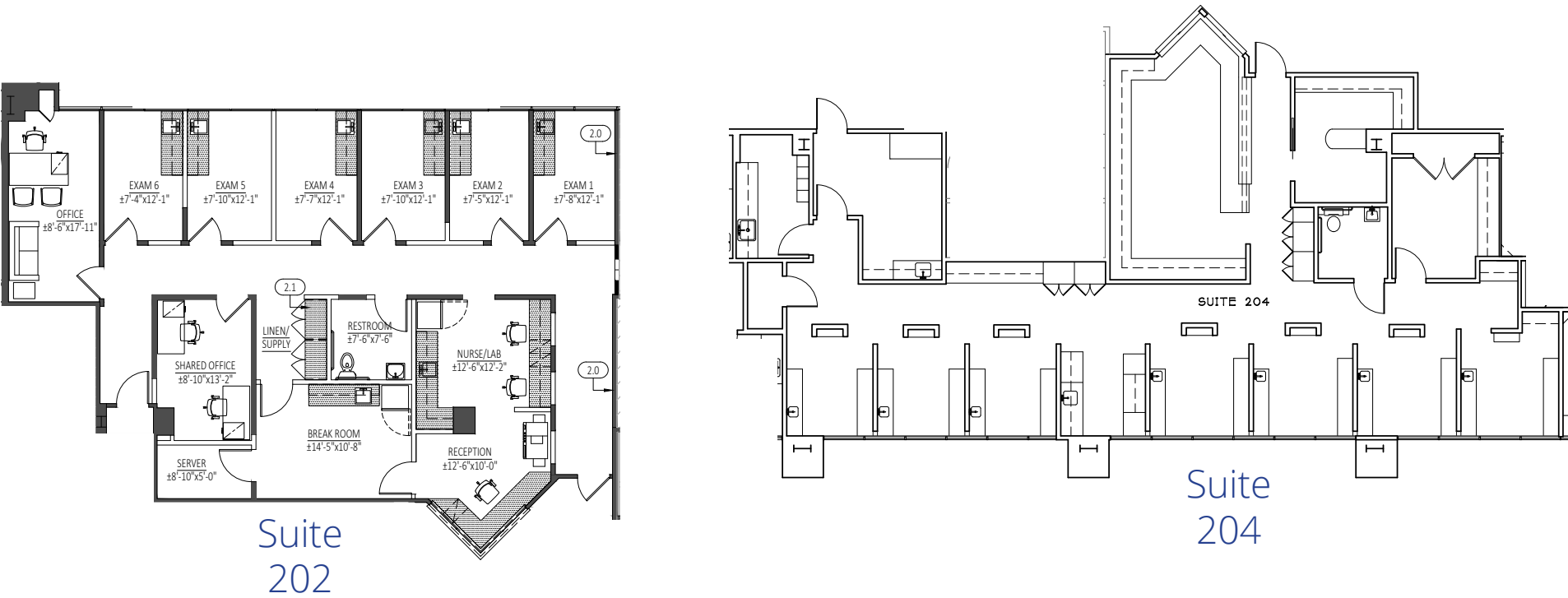
North Tower - 50 Bellefontaine



Suite #	Size	Availability	Virtual Tour
104	6,688 SF	Immediately	

Floor Plans

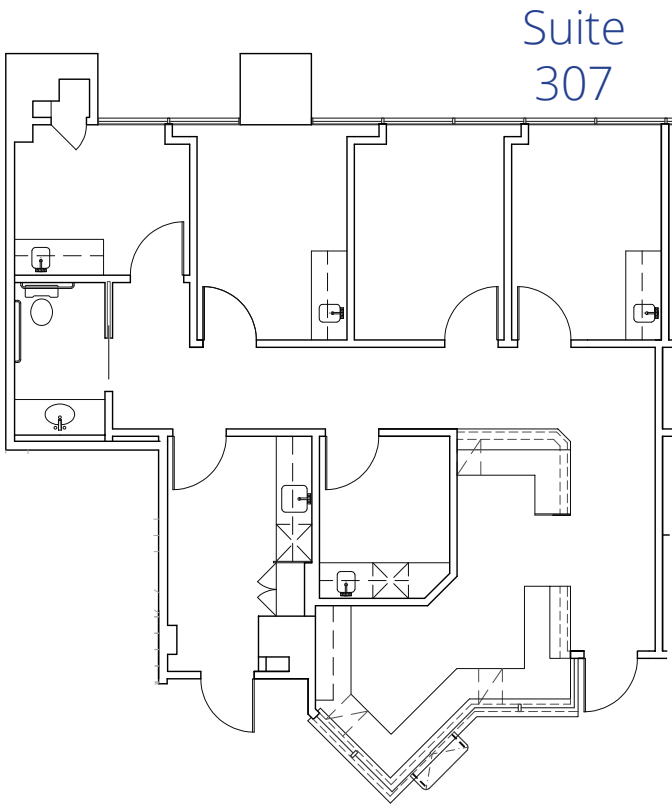
North Tower - 50 Bellefontaine



Suite #	Size	Availability	Notes	Virtual Tour
202	2,521 SF	Immediately	Move-In-Ready-Condition	
204	3,023 SF	Immediately	Fully Built-Out Dental Space	

Floor Plans

North Tower - 50 Bellefontaine



Suite #	Size	Availability	Virtual Tour
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3071,429 SFImmediately



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Jacob Mumper
Senior Vice President
License No. 01908862
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john.wadsworth@colliers.com

Colliers
505 N Brand Blvd Suite 1120
Glendale, CA 91203
P: +1 949 724 5500
F: +1 949 724 5600



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