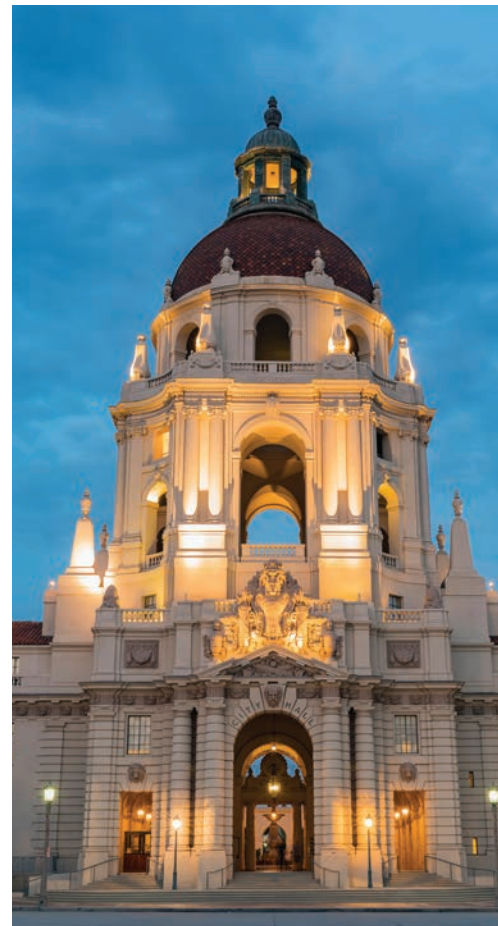




AFFINITY
WELLNESS COMMUNITY PASADENA

MEDICAL &
LIFE SCIENCE
INNOVATION
COMMUNITY

**CONNECTING HEALTH,
SCIENCE AND COMMUNITY**



**BUILT TO THE
RHYTHM OF PASADENA**

A CAMPUS OF WELL-BEING.

Affinity Wellness Campus is where community, care and convenience come together. Affinity will inspire and empower doctors, researchers, staff and the community to embrace all aspects of health and well-being. It will provide wellness services and resources that promote healthy living in one location.



THE PROJECT

With a spacious campus layout and an emphasis on outdoor space, Affinity connects healthcare and community.

555 S. ARROYO PARKWAY PASADENA

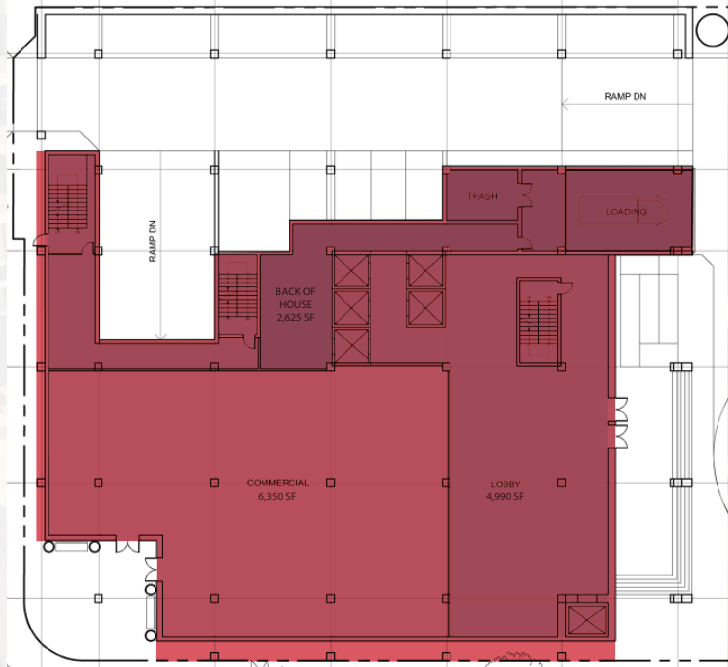
FACTS AND FEATURES

-  Landmark Pasadena location
-  Medical/Life Science Space - 135,000 sq ft
-  Adjacent assisted living by Sunrise Senior Living
-  State-of-the-art design
-  Adjacent to Whole Foods
-  Easy parking with motor court and subterranean parking garage
-  Expansive 3.3-acre site
-  Flexible floor plate design
-  Building top signage availability
-  Anticipated delivery mid-2026
-  Access to local restaurants and amenities
-  Immediate Metro Gold Line access

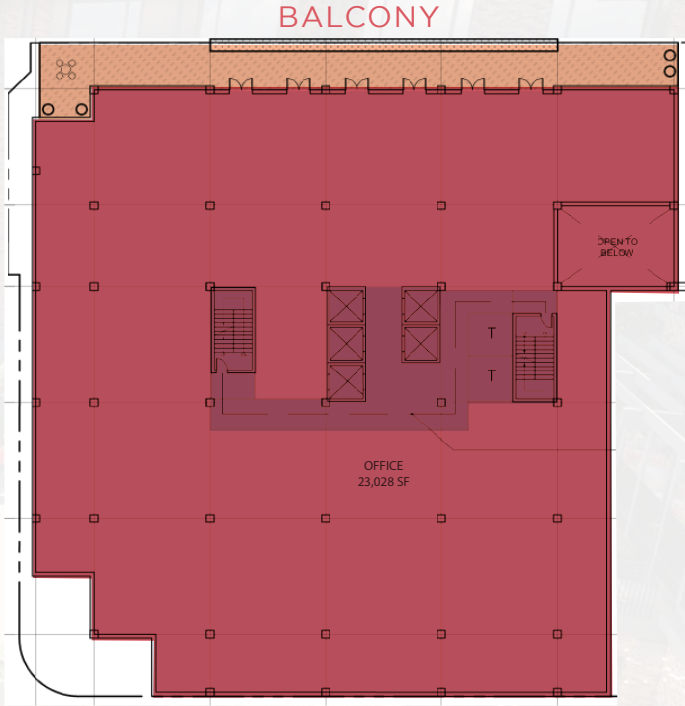


SUNRISE
LIVING
AFFINITY

FLOOR PLANS

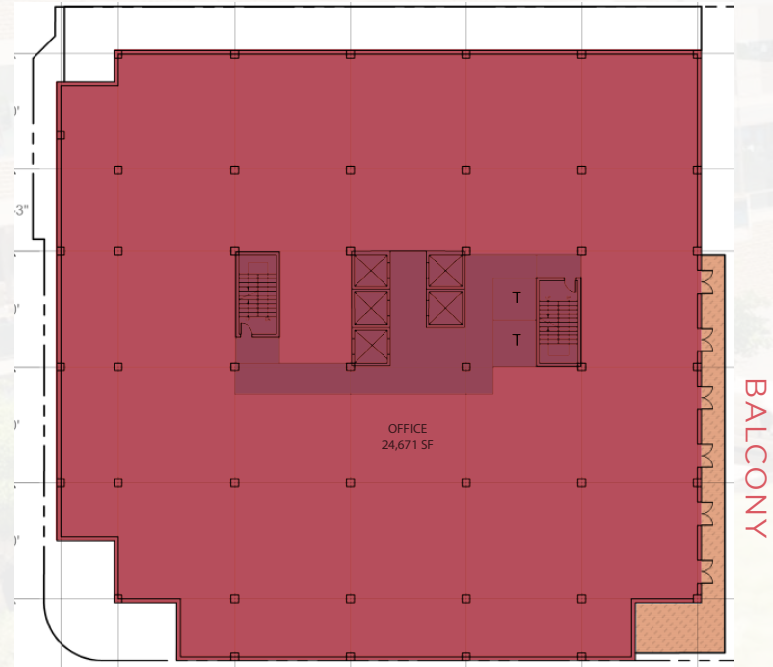


1ST FLOOR

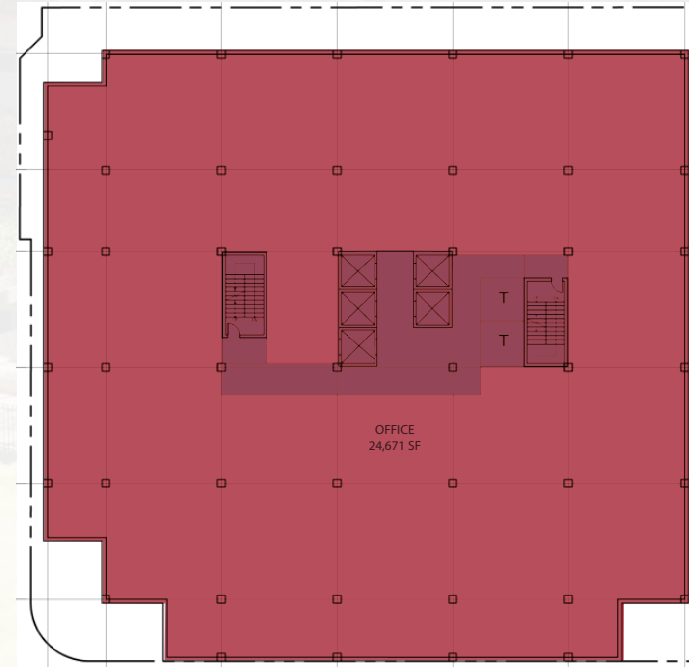


2ND FLOOR

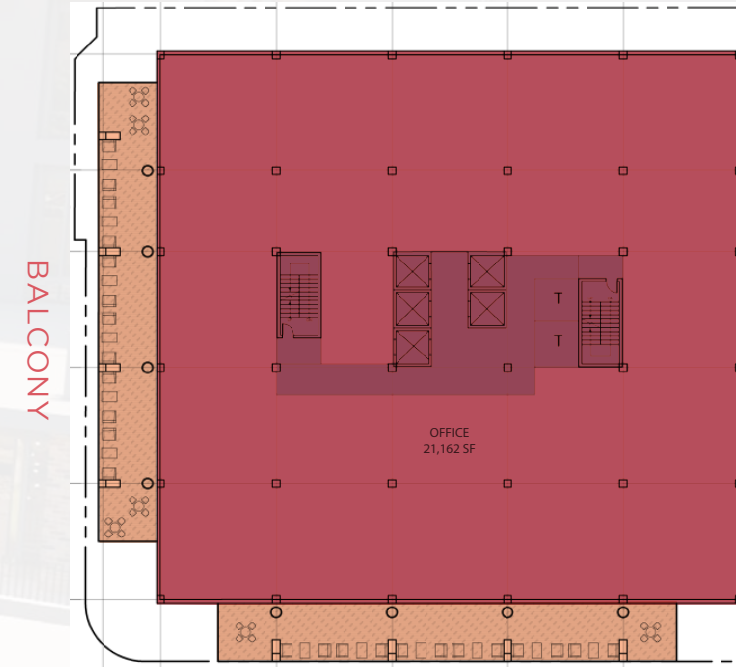
FLOOR PLANS



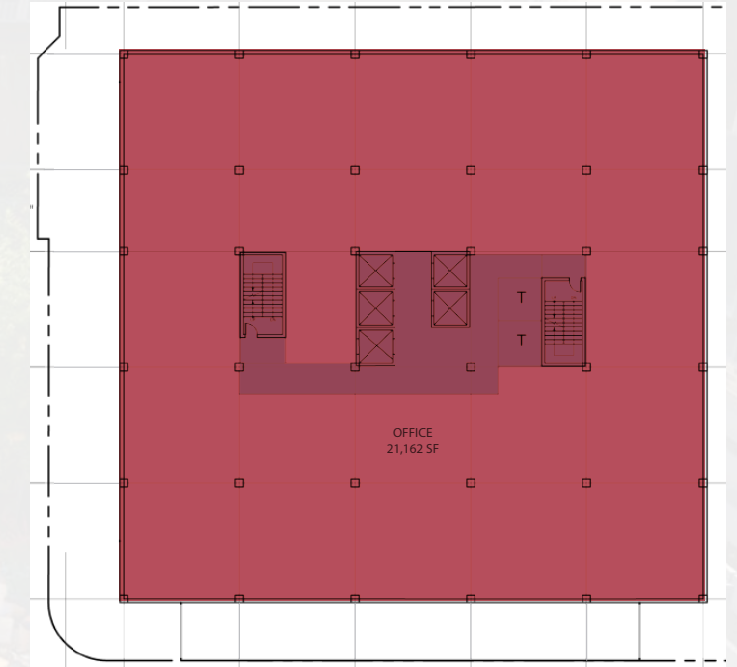
3RD FLOOR



4TH FLOOR



5TH FLOOR



6TH FLOOR

FLOOR PLANS



FACTS

-  Gateway to Huntington Hospital Medical Corridor and Old Pasadena
-  Access to 2 Metro Gold Line Stations
-  Landmark Signage
-  A+ Generational Location



Proximate to Huntington Hospital



Gateway to Old Pasadena's restaurants and shops



Landmark signage at highest profile intersection of Arroyo Pkwy. and California Blvd.



Located adjacent to the Del Mar and Fillmore Metro Gold Line Stations



WalkScore: 92 (Walker's Paradise)
BikeScore: 96 (Biker's Paradise)



Largest Development site in Central District



DOWNTOWN LOS ANGELES

COTTON MEDICAL CENTER

ArtCenter

Shriners Hospitals
for Children®

UCLA USC

Huntington
Hospital

OPTUM™

HMRI

AFFINITY
WELLNESS COMMUNITY PASADENA

ORTHOCENTER MEDICAL

DOHENY
EYE INSTITUTE

CONGRESS OF ORTHOPAEDIC ASSOCIATES

KAISER PERMANENTE
SCHOOL OF MEDICINE

RAYMOND NEUROSURGERY

HRC Fertility

FAIR OAKS URGENT CARE

REGIONAL OVERVIEW

LOS ANGELES | PASADENA

PASADENA'S NEWEST MEDICAL CAMPUS - AT THE CENTER OF EVERYTHING.

- WHOLE FOODS | ADJACENT
- CALIFORNIA/PASADENA BUS STATION | 500 FT
- DEL MAR METRO GOLD LINE STATION | 0.4 MILES
- FILMORE METRO GOLD LINE STATION | 0.4 MILES
- HUNTINGTON HOSPITAL | 0.5 MILES
- SHRINERS HOSPITAL | 0.6 MILES
- OLD PASADENA | 0.6 MILES
- NORTON SIMON MUSEUM | 1.4 MILES
- HUNTINGTON LIBRARY | 2.3 MILES
- ROSE BOWL | 3.1 MILES
- DTLA | 11.5 MILES
- HOLLYWOOD BURBANK AIRPORT | 15.2 MILES
- LAX | 25.9 MILES
- ONTARIO INTERNATIONAL AIRPORT | 38.5 MILES



AMENITIES

GREAT HEALTH THRIVES IN GREAT CULTURE.

 AUTHENTIC ITALIAN RESTAURANT AND BAKERY	 FAST-FIRE'D.	
		
		
		
		
		
		
 Under Development		
		

PASADENA - THE MARKET

The vibrant medical community includes nationally recognized Huntington Hospital, Shriners Hospital for Children, UCLA Doheny Eye Center, Kaiser Permanente, and Huntington Medical Research Institute, making Pasadena a destination for the next generation of wellness care.

As one of the premier markets in Southern California, Pasadena boasts a vibrant demographic profile providing a highly educated workforce and executive workforce housing in the adjacent communities of San Marino, Arcadia, South Pasadena and La Cañada Flintridge.

Pasadena supports the thriving engineering, technology and healthcare sectors, Pasadena experiencing an urban renaissance that is drawing a young, dynamic population to its core with the greatest concentration of residents between the ages of 25 to 34 years old. Renowned institutions such as California Institute of Technology and Jet Propulsion Laboratory (JPL), convenient access to the expanded Metro Gold Line Rail System and Old Pasadena and South Lake Avenue restaurants and amenities add to Pasadena's attraction to local, regional and national companies.






PASADENA SUBMARKET OVERVIEW



POPULATION	520,485
NUMBER OF HOUSEHOLDS	186,884
AVERAGE HOUSEHOLD INCOME	\$103,533
MEDIAN HOME VALUE	\$777,774

LOCAL WORKFORCE IS:

-  HIGHLY EDUCATED
-  AFFLUENT
-  WANT TO LIVE NEAR WORK OR TELECOMMUTE

NUMBER OF BUSINESSES 22,581

DAYTIME EMPLOYEES 221,010

UNEMPLOYMENT RATE 2.6%

AN ENVIRONMENT FOSTERING RESEARCH AND TECH GROWTH

PASADENA'S MEDICAL TENANT APPEAL

The building block of innovation data is a major catalyst for growth, funding and the job market. Pasadena sits in the heart of a region that files the most patents in the U.S. outside of Silicon Valley.

Nearly 50% of Pasadena's population has a Bachelor's Degree or higher, over 15 times the national average. Between Caltech, JPL and IdeaLab, more than 311 new companies have been created, leading to 40 successful IPOs and acquisitions.



PASADENA ATTRACTS

\$1.9B

ORGANICALLY IN FEDERAL R&D FUNDS IN EACH YEAR

\$25B

SINCE 2001

#1

MORE THAN ANY OTHER INNOVATION HUB IN U.S.

PASADENA **TOPS** SEATTLE, SAN JOSE, AUSTIN, & PORTLAND

CALTECH HAS EQUITY IN MORE THAN 80 COMPANIES RELYING ON TECHNOLOGY DEVELOPED LOCALLY.

HEALTHCARE LEADERS IN PASADENA



Doheny Eye Center **UCLA**

UCLA

USC

City of Hope

ADVANCED EDUCATION



NEXT GENERATION TENANT MIGRATION TO PASADENA



TERRAY



idealab

xencor

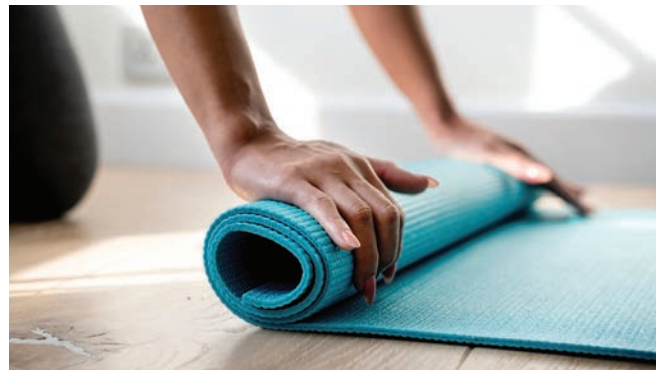


**WORLD CHANGING HEALTHCARE
REQUIRES A FRESH OUTLOOK.**

**WITH A SPACIOUS CAMPUS LAYOUT AND
AN EMPHASIS ON COMMUNITY & CARE.**

AFFINITY IS THE NEW WAY FORWARD.





**HEALTH IS A
LIFESTYLE**





AFFINITY

WELLNESS COMMUNITY PASADENA

FOR MORE INFORMATION, PLEASE CONTACT:

KEVIN DUFFY | SENIOR VICE PRESIDENT

LIC. 01032613 | T +1 818 502 6724

KEVIN.DUFFY@CBRE.COM

ANGIE WEBER | FIRST VICE PRESIDENT

LIC. 01015031 | T +1 818 502 6750

ANGIE.WEBER@CBRE.COM

NATALIE BAZAREVITSCH | SENIOR VICE PRESIDENT

LIC. 01188604 | T +1 818 502 6723

NATALIE.BAZAREVITSCH@CBRE.COM

JACKIE BENAVIDEZ | VICE PRESIDENT

LIC. 01894070 | T +1 818 502 6758

JACKIE.BENAVIDEZ@CBRE.COM

DANA NIALIS | FIRST VICE PRESIDENT

LIC. 01947265 | T +1 818 502 6774

DANA.NIALIS@CBRE.COM

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.



adept