



# Class "A" Medical Office Space

630 S. Raymond Avenue | Pasadena CA



Jacob Mumper  
Senior Vice President  
Lic. 01908862  
818.325.4119  
jacob.mumper@colliers.com

Kevin Fenenbock  
Sr. Executive Vice President  
Lic. 01165115  
818.325.4118  
kevin.fenenbock@colliers.com

John Wadsworth  
Senior Vice President  
Lic. 01177404  
949.724.5528  
john.wadsworth@colliers.com

Adjacent to:



# Project Highlights

One block from Huntington Hospital

Modern medical office construction (Built in 2007)

Convenient covered parking for visitors, physicians & staff

Gurney size elevators

Diverse mix of primary care & specialty physicians

On-site engineer & day porter to tend to maintenance needs

Profesionally Owned and Managed by Healthcare Realty





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.

## Payor Mix

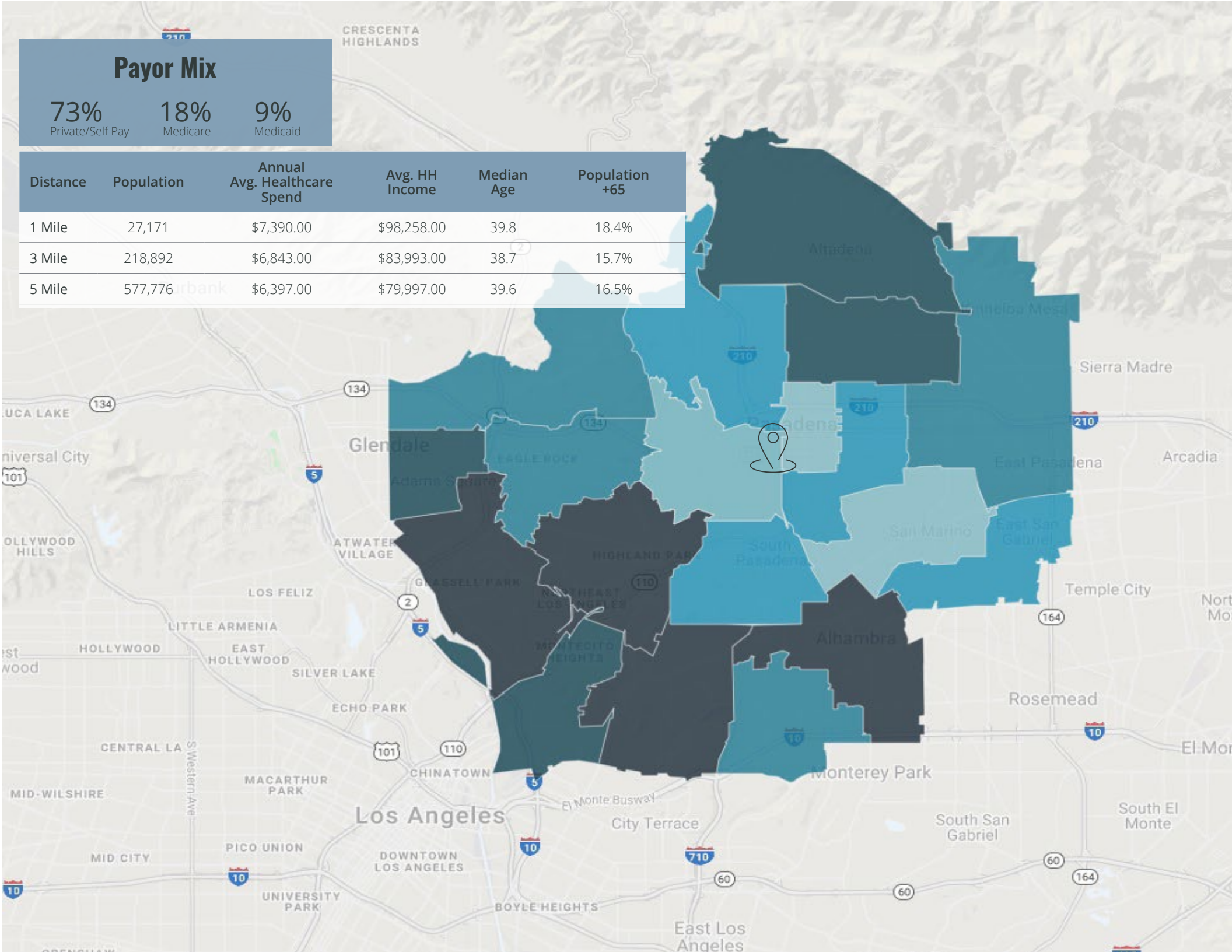
73%	18%	9%
Private/Self Pay	Medicare	Medicaid

Private/Self Pay

## Medicare

Medicaid

Distance	Population	Annual Avg. Healthcare Spend	Avg. HH Income	Median Age	Population +65
1 Mile	27,171	\$7,390.00	\$98,258.00	39.8	18.4%
3 Mile	218,892	\$6,843.00	\$83,993.00	38.7	15.7%
5 Mile	577,776	\$6,397.00	\$79,997.00	39.6	16.5%





## Patient Demand Fore-

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](http://www.advisory.com).

### SERVICE LINES

### TODAY'S

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

#### 5-Year VOLUME



3,813	16.7%
3,362	8.9%
420,470	6.8%
28,152	6.7%
163,984	5.8%
148,485	5.6%
49,697	4.8%
49,211	4.8%
18,674	4.3%
715,150	4.3%
8,518	2.9%
25,393	1.4%
1,576,747	1.1%
27,512	1.0%
11,836	0.9%

### 2033

#### 10-Year VOLUME



4,121	26.1%
3,440	11.4%
467,598	18.7%
29,571	12.1%
168,601	8.8%
154,808	10.1%
51,533	8.7%
52,264	11.3%
19,178	7.1%
728,029	6.2%
8,558	3.4%
25,746	2.8%
1,569,039	0.6%
28,265	3.7%
11,907	1.5%

# Availability

Suite	Sq Ft	Available
340A	1,962	Immediately
**230	2,073	Immediately
310	2,963	Immediately
**220	4,282	Immediately

\*\* Contiguous totaling 6,355 SF

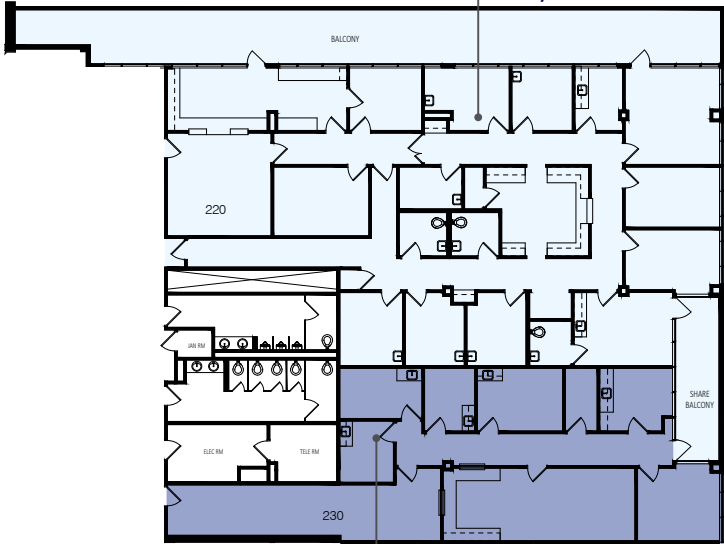


# Floor Plans

**\*\*Suite 220**

4,282 RSF

\*\* Contiguous totaling 6,355 SF

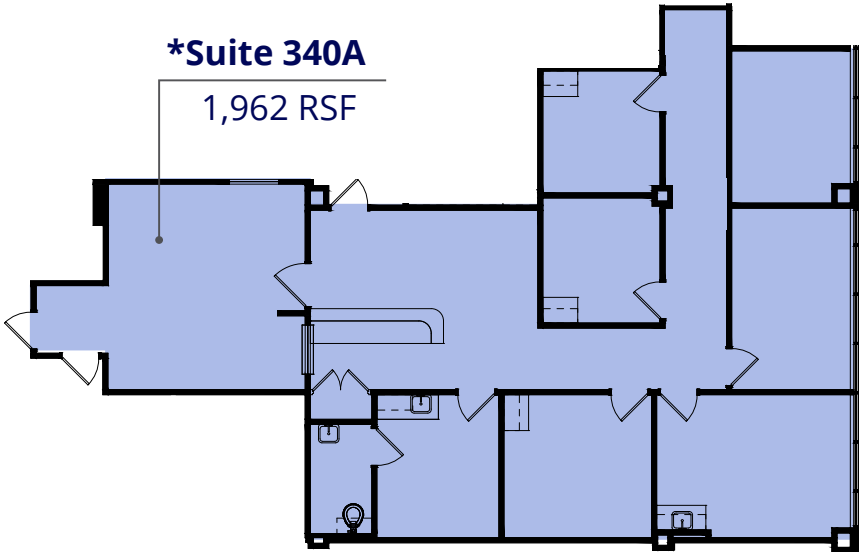


**\*\*Suite 230**

2,073 RSF

**\*Suite 340A**

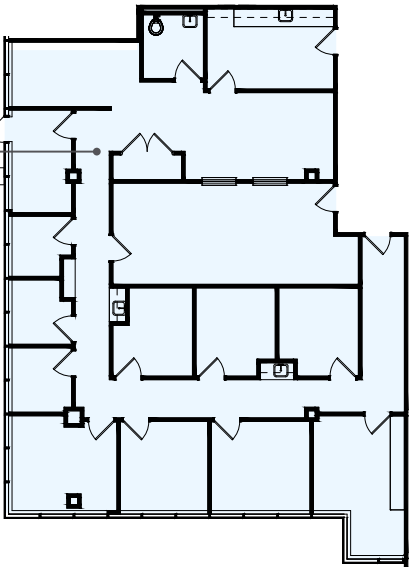
1,962 RSF



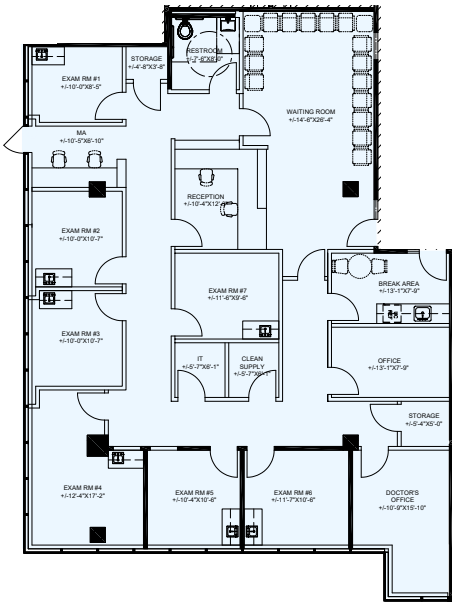
*As-Built Plan*

**Suite 310**

2,963 RSF



*Conceptual Floor Plan - Suite 310*







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