

Colliers

Class “A” Medical Office Space

630 S. Raymond Avenue | Pasadena CA



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Adjacent to:



Huntington Health

An Affiliate of
 **Cedars Sinai**

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

Professionally 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.



CRESCENTA
HIGHLANDS

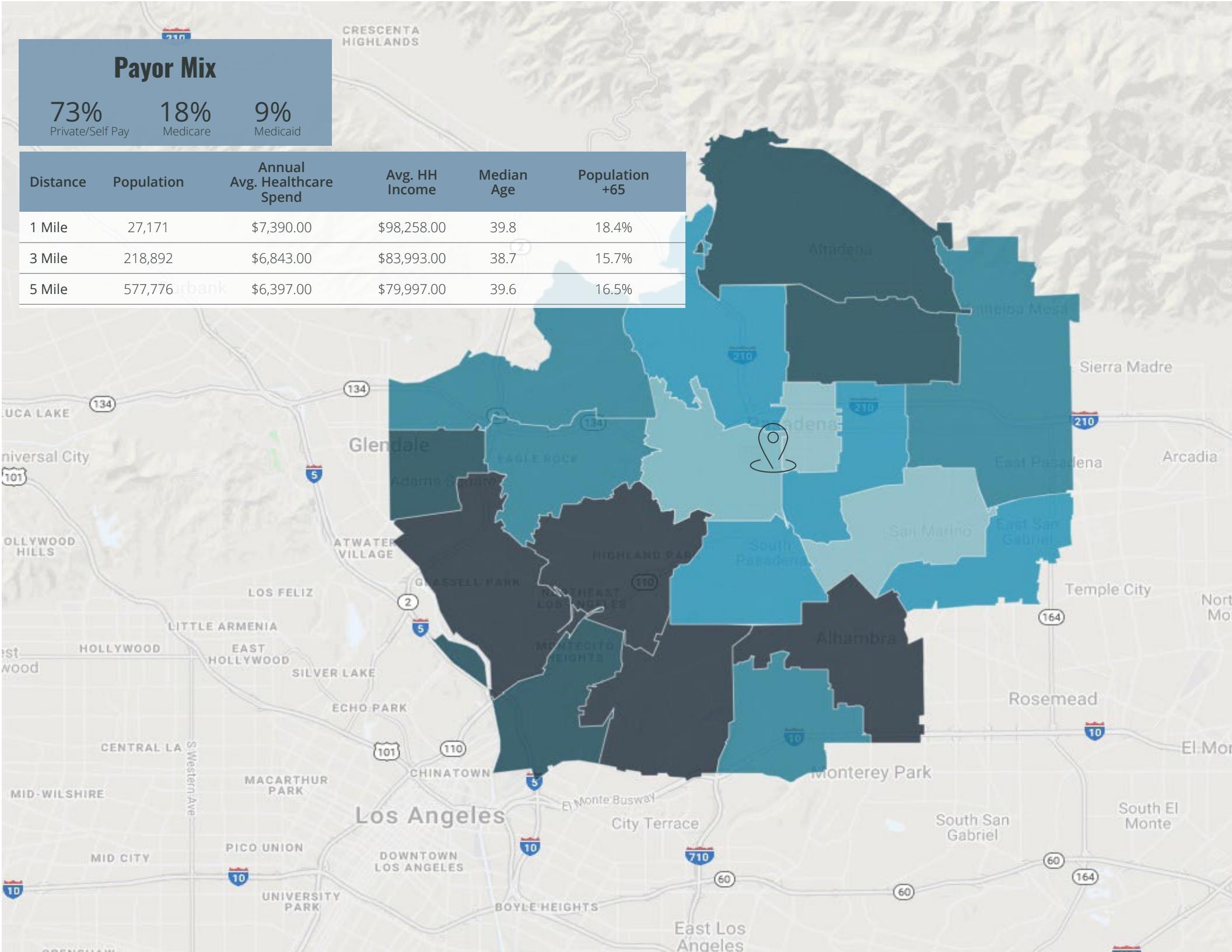
Payor Mix

73%
Private/Self Pay

18%
Medicare

9%
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-

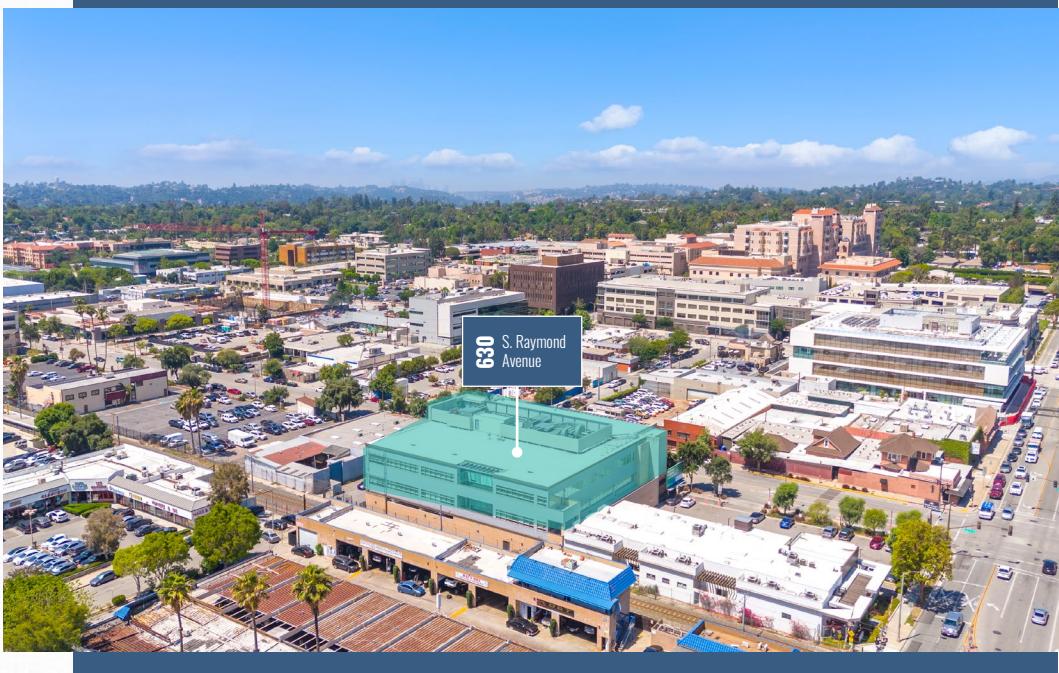
The Outpatient Market Scenario Planner (MSP), as developed by the Advisory Board, provides current and projected patient utilization estimates for specific specialties in key markets across the US. The MSP tool supports planners, providers and hospital executives to make intelligent business development 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.

| SERVICE LINES | TODAY'S | 2028 | | 2033 | |
|---------------------------------|-----------|------------------|-------|-------------------|-------|
| | | 5-Year VOLUME | ↑ | 10-Year VOLUME | ↑ |
| Endocrinology | 3,267 | 3,813 | 16.7% | 4,121 | 26.1% |
| Spine | 3,087 | 3,362 | 8.9% | 3,440 | 11.4% |
| Physical Therapy/Rehabilitation | 393,849 | 420,470 | 6.8% | 467,598 | 18.7% |
| Vascular | 26,388 | 28,152 | 6.7% | 29,571 | 12.1% |
| Cardiology | 155,035 | 163,984 | 5.8% | 168,601 | 8.8% |
| Ophthalmology | 140,573 | 148,485 | 5.6% | 154,808 | 10.1% |
| ENT | 47,412 | 49,697 | 4.8% | 51,533 | 8.7% |
| Orthopedics | 46,968 | 49,211 | 4.8% | 52,264 | 11.3% |
| Pain Management | 17,902 | 18,674 | 4.3% | 19,178 | 7.1% |
| Lab | 685,780 | 715,150 | 4.3% | 728,029 | 6.2% |
| Nephrology | 8,280 | 8,518 | 2.9% | 8,558 | 3.4% |
| Neurology | 25,041 | 25,393 | 1.4% | 25,746 | 2.8% |
| Evaluation and Management | 1,560,217 | 1,576,747 | 1.1% | 1,569,039 | 0.6% |
| Podiatry | 27,249 | 27,512 | 1.0% | 28,265 | 3.7% |
| Trauma | 11,733 | 11,836 | 0.9% | 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 |

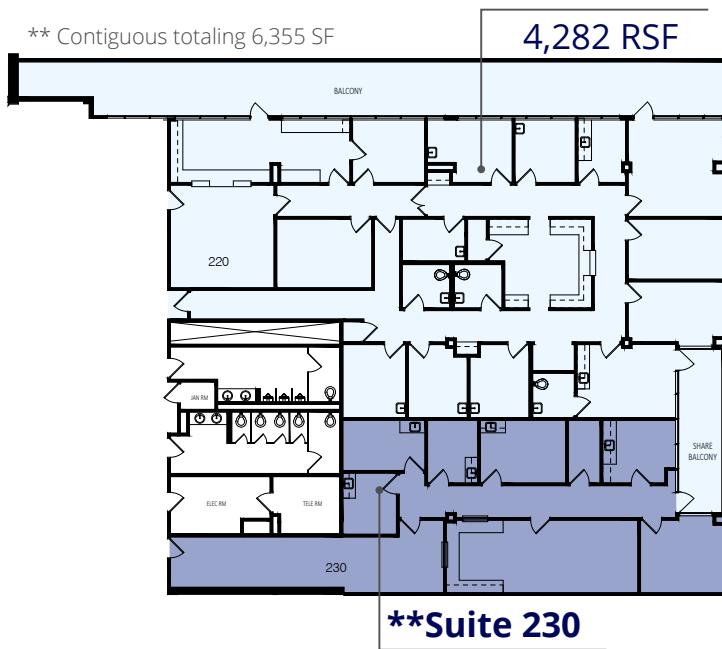
** Contiguous totaling 6,355 SF



Floor Plans

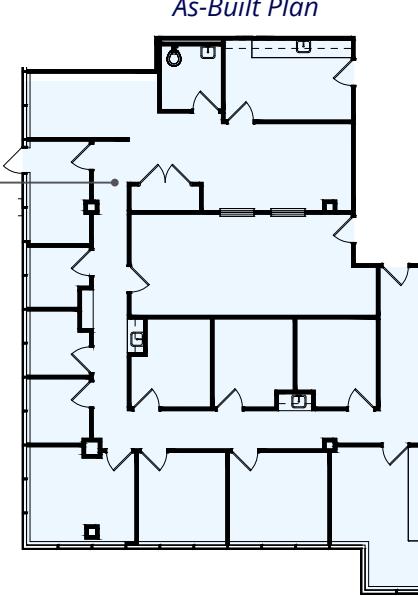
**Suite 220

** Contiguous totaling 6,355 SF

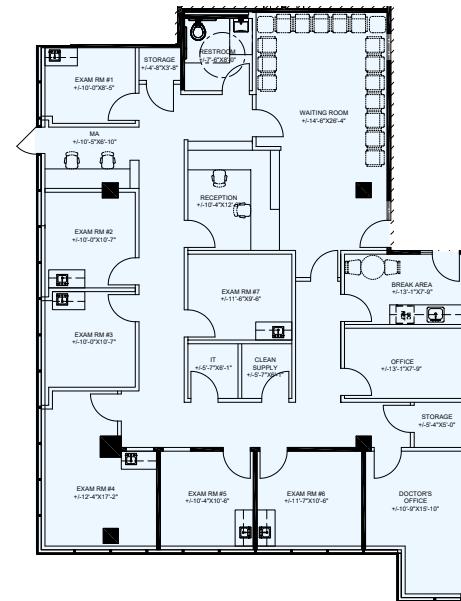
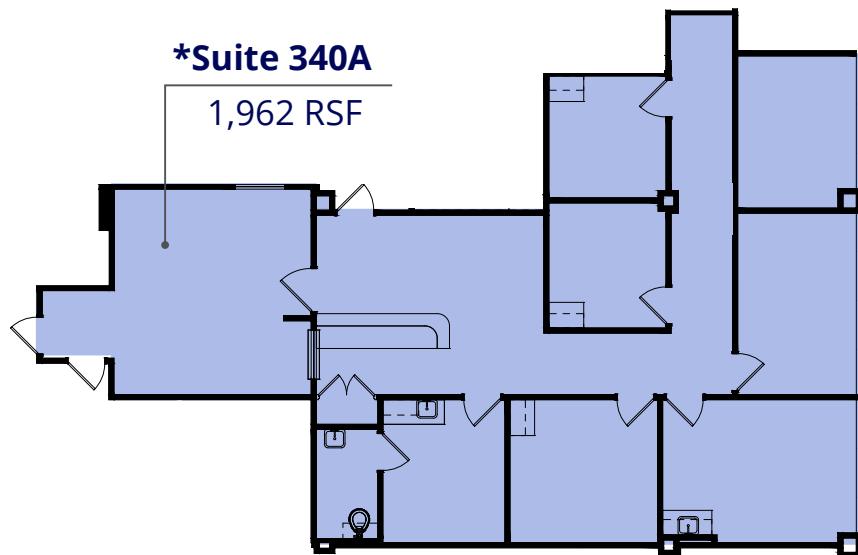


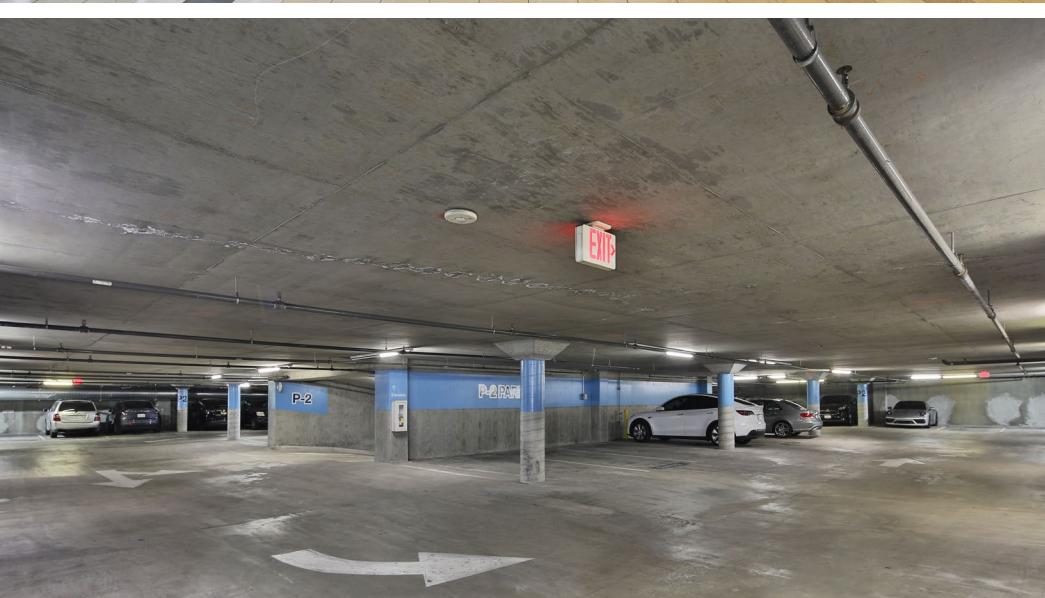
Suite 310

2,963 RSF



Conceptual Floor Plan - Suite 310







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