



Class A Medical Office Space For Lease

630 S. Raymond Avenue
Pasadena, CA



Contact info:

Kevin Fenenbock

Sr. Executive Vice President

Lic. 01165115

818.325.4118

kevin.fenenbock@colliers.com

Jacob Mumper

Vice President

Lic. 01908862

818.325.4119

jacob.mumper@colliers.com

John Wadsworth

Senior Vice President

Lic. 01177404

949.724.5528

john.wadsworth@colliers.com

Adjacent to Huntington Hospital

Project Highlights

- 400 yds ± from Huntington Memorial Hospital
- Modern Medical Office Construction (Built in 2007)
- Ample Covered Parking for Visitors, Physicians & Staff
- Gurney Size Elevators
- Strong Tenant Mix
- Professionally Owned and Managed by Healthcare Realty Trust



For over 125 years Huntington Hospital (HH) has provided quality healthcare and emergency services to the San Gabriel Valley. HH is a 617 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 employees 3,087 staff members and reported a 2018 EBITDA of \$18.2M.

Payor Mix

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



HUNTINGTON
MEMORIAL HOSPITAL



* Cotton Medical (South)

* Cotton Medical (North)

Bellefontaine St.

Huntington Hospital

S. Pasadena Ave

S Raymond Ave

S. Fair Oaks Ave

Pico St.

W. California Blvd

* 630 S. Raymond Ave

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%



Alhambra Hospital Medical Center
(14 Mins, 3.7 Miles Away)

San Gabriel Valley Medical Center
(17 Mins, 4.8 Miles Away)

Glendale Memorial Hospital
(19 Mins, 8.3 Miles Away)

Western Medical Center
(20 Mins, 9.3 Miles Away)

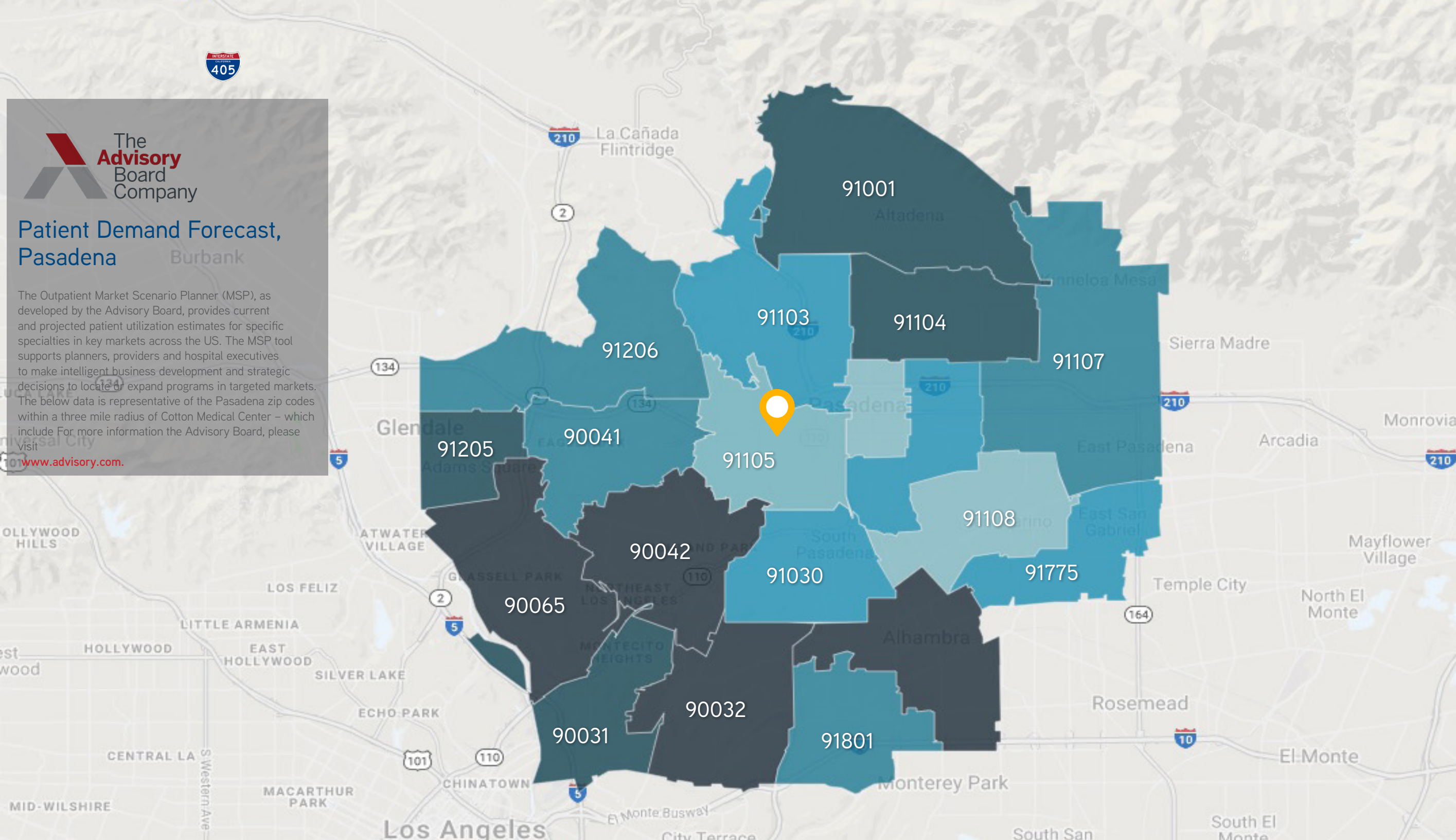
LAC+USC Medical Center
(22 Mins, 7.7 Miles Away)

* Owned & Managed by Healthcare Realty Trust



Patient Demand Forecast, Pasadena

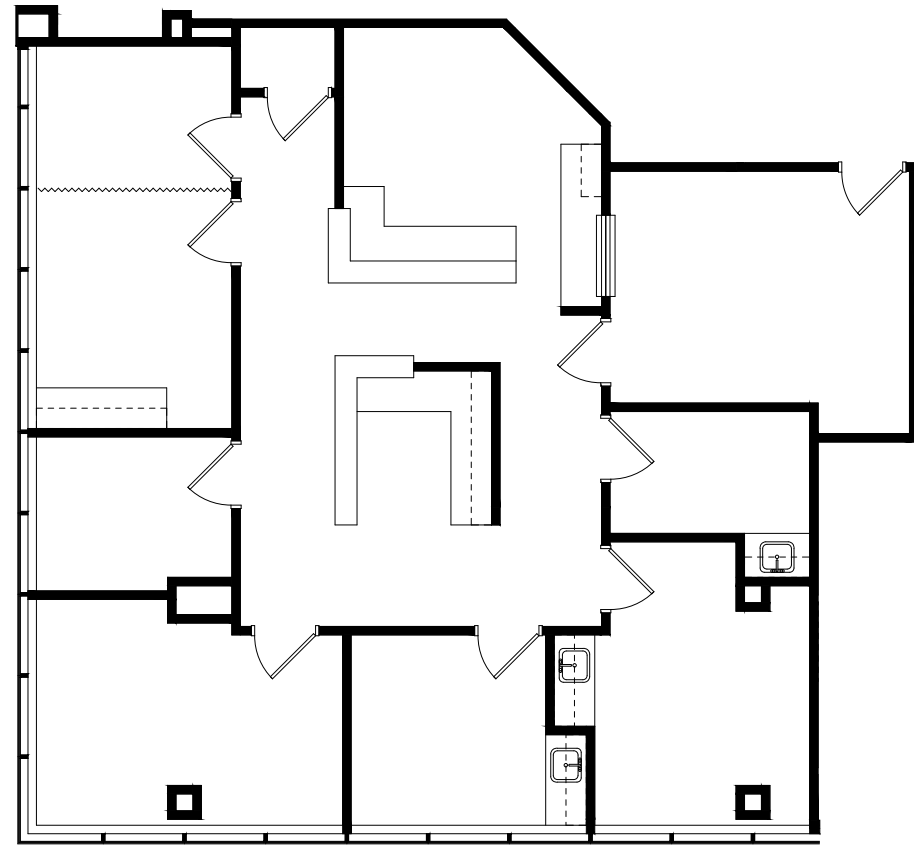
The Outpatient Market Scenario Planner (MSP), as developed by the Advisory Board, provides current and projected patient utilization estimates for specific specialties in key markets across the US. The MSP tool supports planners, providers and hospital executives to make intelligent business development 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	2021		2026	
		5-Year VOLUME ↑	%	10-Year VOLUME ↑	%
Urology	29,031	36,463	25.6%	41,067	41.5%
Podiatry	30,947	37,675	21.7%	41,588	34.4%
Orthopedics	76,350	94,177	23.3%	102,431	34.2%
Neurosurgery	1,662	1,977	19.0%	2,221	33.6%
Spine	2,510	3,094	23.3%	3,353	33.5%
Neurology	29,306	35,453	21.0%	38,837	32.5%
Vascular	24,071	28,288	17.5%	31,701	31.7%
ENT	59,173	68,503	15.8%	77,213	30.5%
Pain Management	19,696	23,382	18.7%	25,523	29.6%
Gastroenterology	51,731	60,917	17.8%	66,511	28.6%
Ophthalmology	160,280	185,537	15.8%	202,915	26.6%
Nephrology	15,441	17,614	14.1%	19,478	26.1%
Pulmonology	49,924	57,639	15.5%	62,713	25.6%
Dermatology	105,381	118,243	12.2%	127,700	21.2%
General Surgery	15,157	17,025	12.3%	18,142	19.7%
Physical Therapy	281,521	314,994	11.9%	335,359	19.1%
Cardiology	181,949	197,253	8.4%	214,132	17.7%
Physical Therapy/Rehabilitation	463,543	517,214	11.6%	544,876	17.5%
Endoscopy	92,525	101,160	9.3%	107,494	16.2%
Cosmetic Procedures	15,007	17,224	14.8%	17,398	15.9%
Ambulatory Surgery	586,490	640,771	9.3%	677,381	15.5%
Sleep Studies	47,280	51,641	9.2%	54,544	15.4%

Availability

Suite #	Sq Ft	Notes
204	1,745	Available Within 30 Days





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