

## RADIOLOGY MEDICAL SPACE FOR LEASE

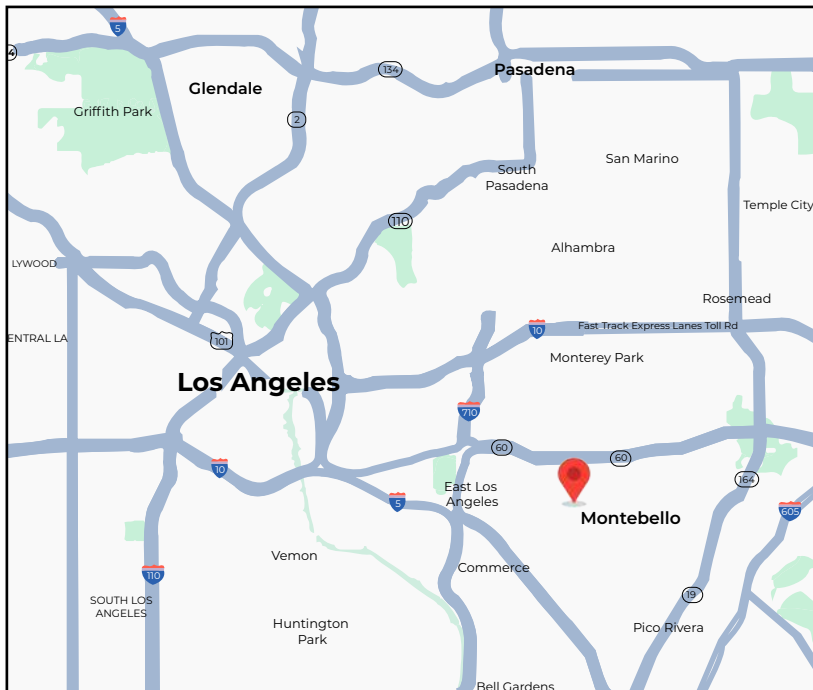
2604 W. BEVERLY BLVD, MONTEBELLO, CA 91732

### PROPERTY HIGHLIGHTS:

- Fully Improved for Radiology Modalities Including MRI (1.5T or 3.0T), CT, X-Ray, Mammography, Ultrasound, and Dexa
- More than \$2M in tenant improvements
- Mechanical/Electrical/Plumbing and required shielding all completed for immediate radiology equipment installation
- Approximately 2 miles from Adventist Health White Memorial Montebello Hospital and high concentration of medical providers
- Excellent visibility with 83 feet frontage along busy Beverly Blvd - East West Thoroughfare
- Easy Access to the 60 Freeway and public transportation
- Strong demographics, over 40,000 people reside within a 1-mile radius and over 240,000 reside within a 3-mile radius
- Approximately 1M residents in neighboring East LA and South LA communities

### OFFERING SUMMARY:

|                 |                                       |
|-----------------|---------------------------------------|
| PROPERTY TYPE:  | MEDICAL-OUTPATIENT RADIOLOGY FACILITY |
| LEASE RATE:     | NEGOTIABLE                            |
| LEASE TERM:     | NEGOTIABLE                            |
| LOT SIZE:       | 0.18 AC                               |
| BUILDING SF:    | 3,600 SF                              |
| YEAR BUILT:     | 1950/2024                             |
| BUILDING CLASS: | C                                     |
| FLOORS:         | 1                                     |
| PARKING:        | 10 ONSITE, SEVERAL CURBSIDE           |
| ZONING:         | MNC2                                  |
| FRONTAGE:       | 83 FT ON BEVERLY BLVD                 |



**Amar Lapsi**  
Director

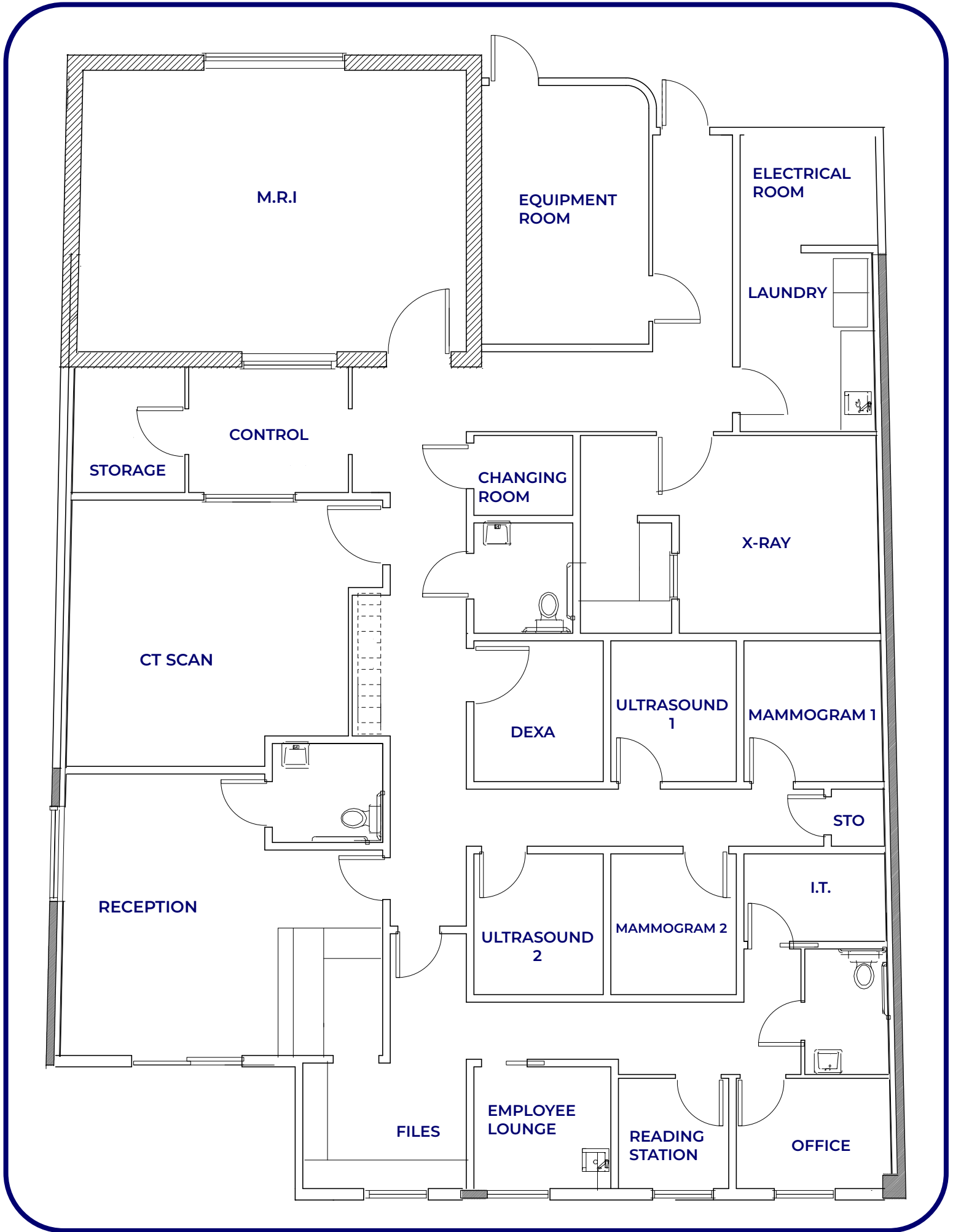
📞 626 823 1535

✉️ [alapsi@yahoo.com](mailto:alapsi@yahoo.com)

DRE: 01793456, CA

📍 554 E. San Bernardino Road, Suite 200  
Covina, CA 91723

# FLOOR PLAN



**Note :** Floorplan provided for illustration purposes only. Minor changes may have been completed during course of construction. Tenant to confirm independently all dimensions of actual floorplan.