



555 ARROYO

WELLNESS COMMUNITY | PASADENA

MEDICAL &
LIFE SCIENCE
INNOVATION
COMMUNITY

CONNECTING HEALTH, SCIENCE AND COMMUNITY



BUILT TO THE RHYTHM OF PASADENA

A CAMPUS OF WELL-BEING.

555 Arroyo is where community, care and convenience come together. 555 Arroyo 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, 555 Arroyo 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



VIEW VIDEO



6th Floor - 22,411 sq ft

5th Floor - 26,263 sq ft

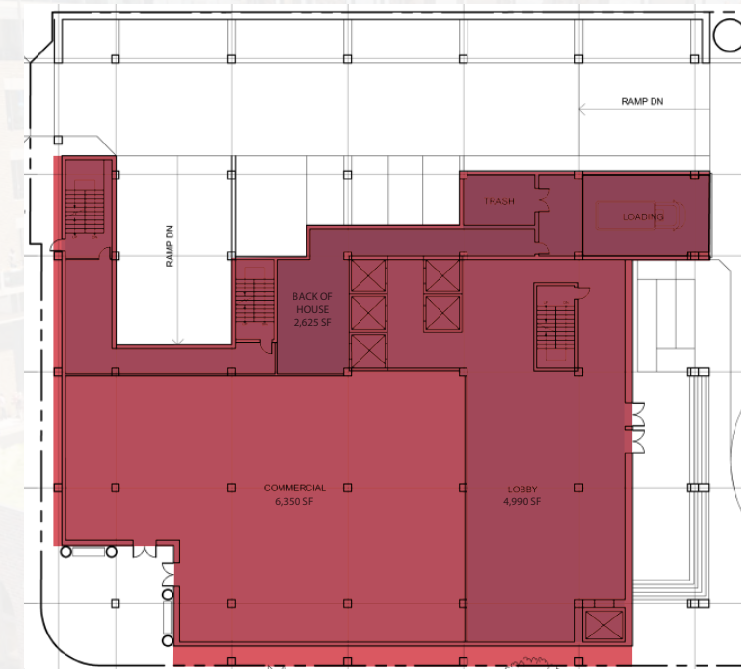
4th Floor - 26,263 sq ft

3rd Floor - 27,178 sq ft

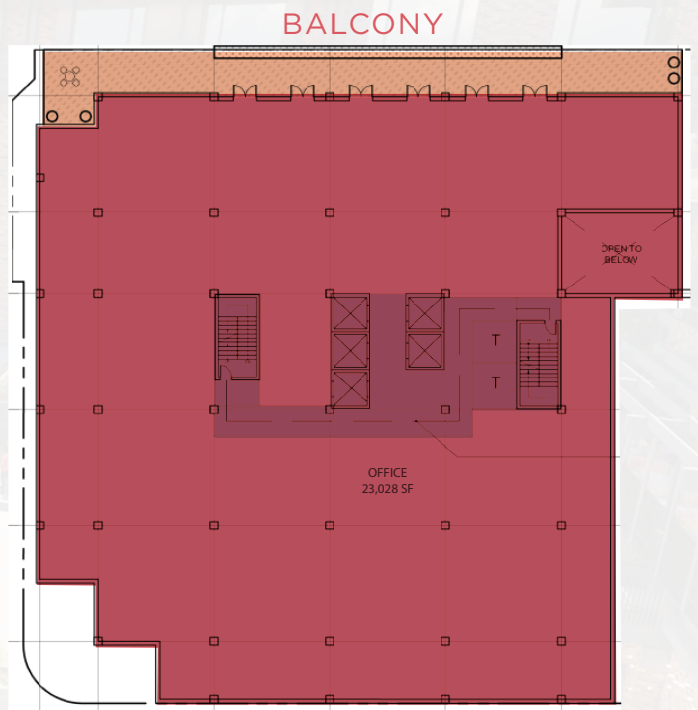
2nd Floor - 25,921 sq ft

1st Floor - 7,131 sq ft

FLOOR PLANS

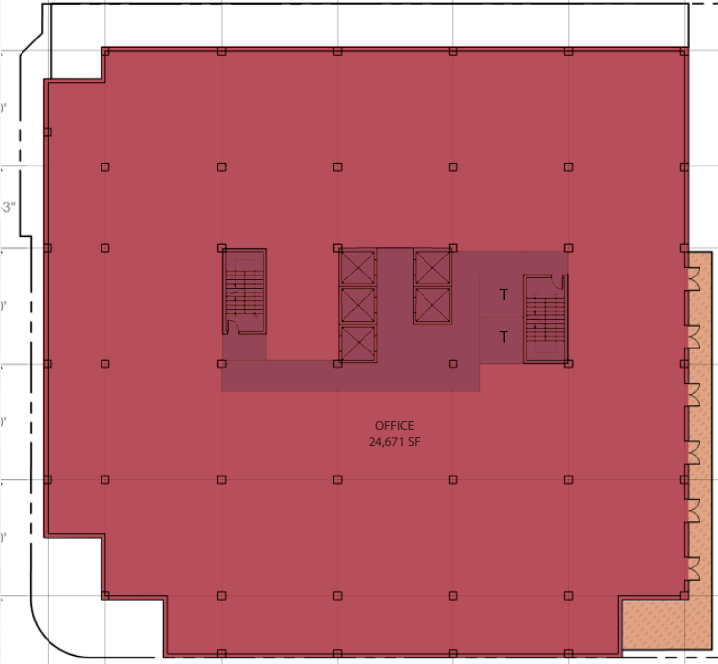


1ST FLOOR

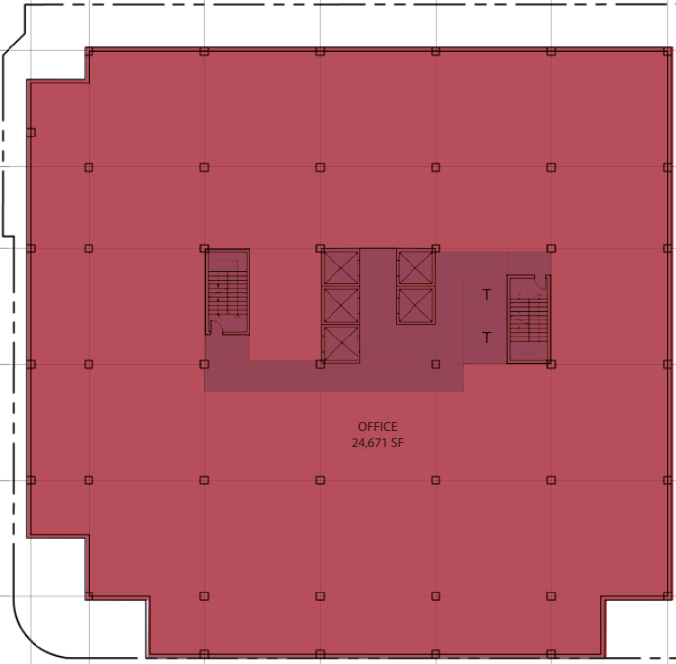


2ND FLOOR

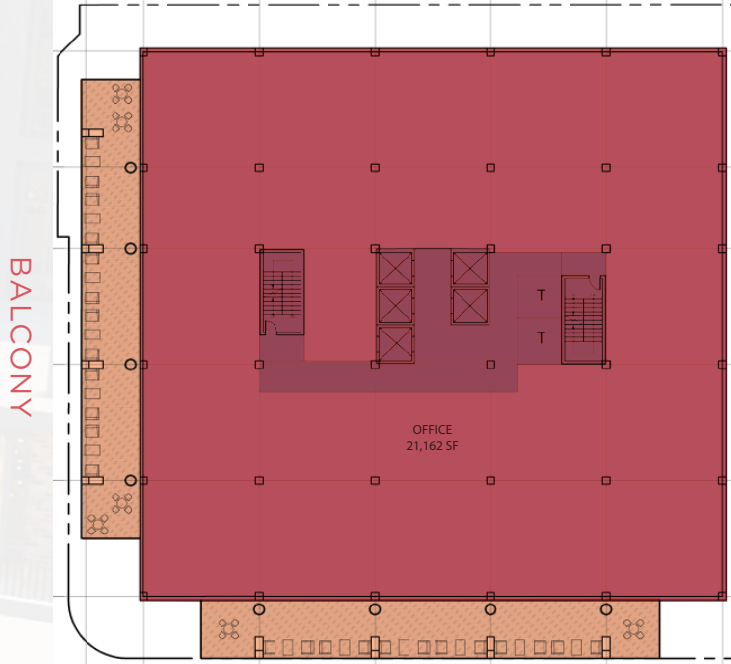
FLOOR PLANS



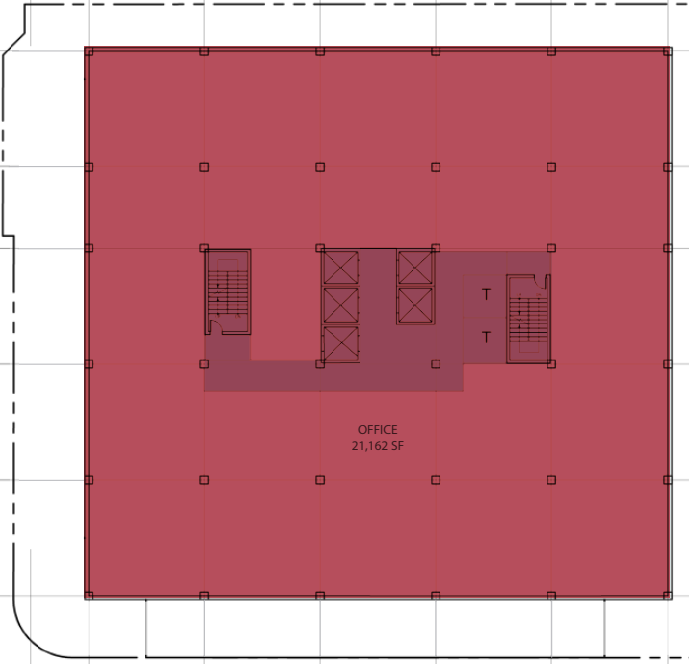
3RD FLOOR



4TH FLOOR



5TH FLOOR



6TH FLOOR



SELECTS



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



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.



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

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

HEALTHCARE LEADERS IN PASADENA



ADVANCED EDUCATION



NEXT GENERATION TENANT MIGRATION TO PASADENA





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

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

555 ARROYO IS THE NEW WAY FORWARD.





HEALTH IS A
LIFESTYLE





555 ARROYO

WELLNESS COMMUNITY | PASADENA

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