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

FEATURES

6th Floor - 22,411 sq ft

5th Floor - 26,263 sq ft
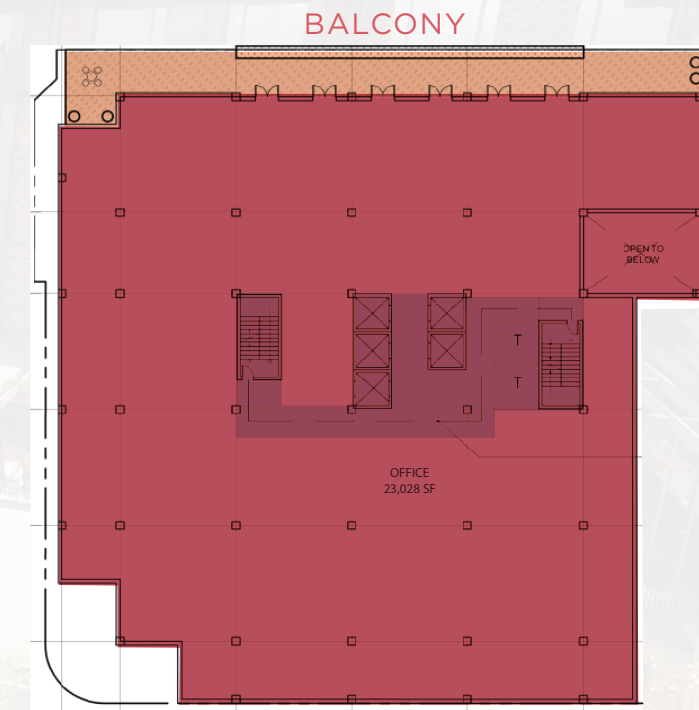
4th Floor - 26,263 sq ft

3rd Floor - 27,178 sq ft

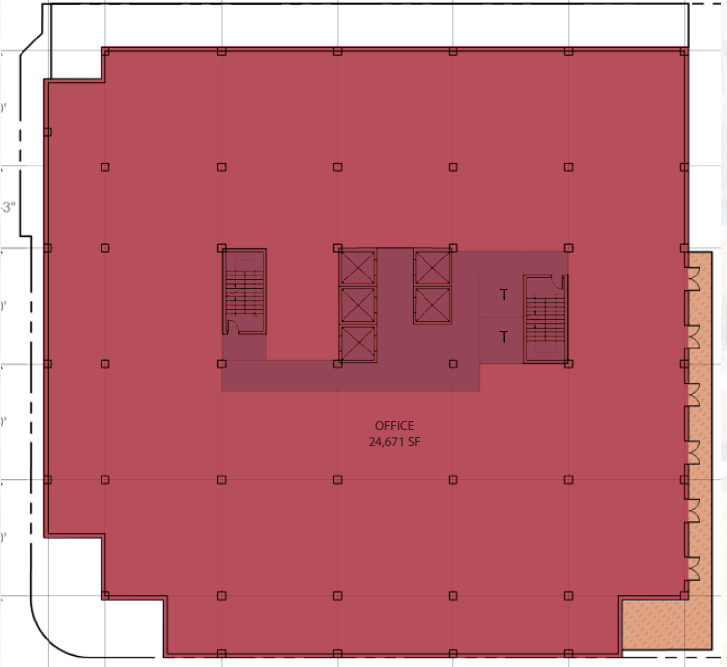2nd Floor - 25,921 sq ft
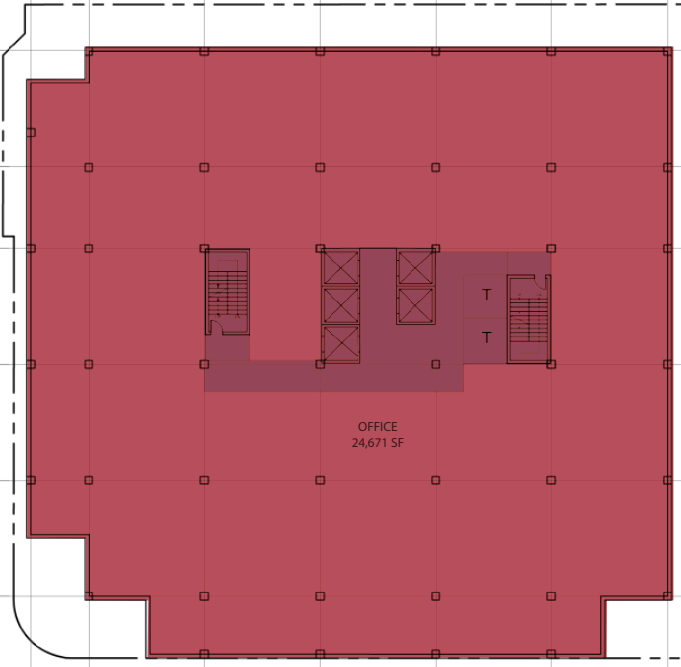
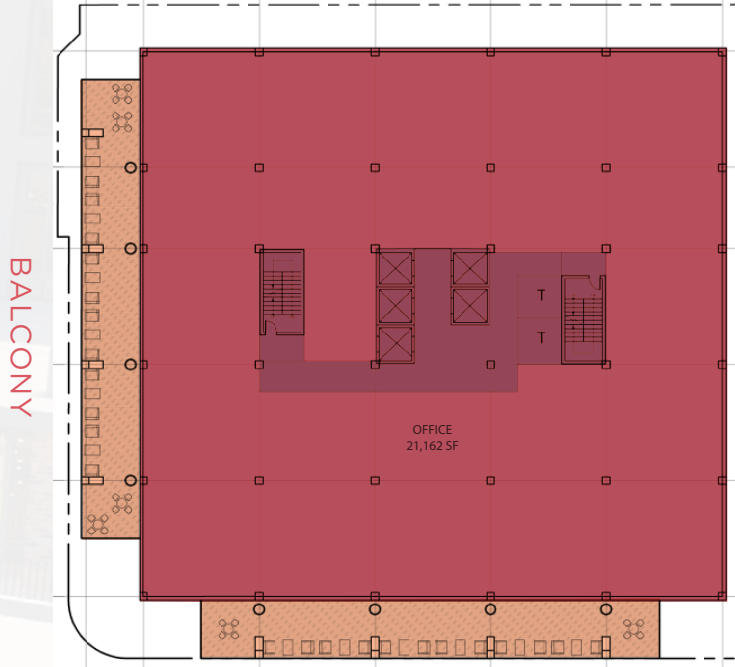1st Floor - 7,131 sq ft

FLOOR PLANS
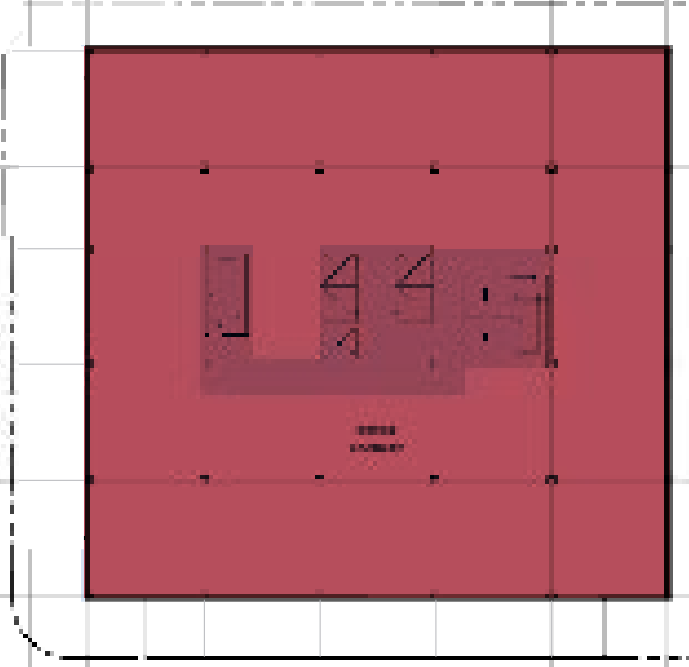

BALCONY

1ST FLOOR

2ND FLOOR

OFFICE
24,671 SF

BALCONY

3RD FLOOR

OFFICE
24,671 SF

4TH FLOOR

BALCONY

OFFICE
21,162 SF

BALCONY

5TH FLOOR

6TH FLOOR

WHOLE FOODS MARKET

555 ARROYO
WELLNESS COMMUNITY | PASADENA

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.

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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

GREAT HEALTH THRIVES IN GREAT CULTURE.

Il Fornaio AUTHENTIC ITALIAN RESTAURANT AND BAKERY

BLAZE PIZZA FAST-FIRE'D.

85°C

Buca di Beppo

RUTH'S CHRIS STEAK HOUSE

Hilton

HYATT PLACE

BJ's RESTAURANT BREWHOUSE

Parkway Grill

Sheraton HOTELS & RESORTS

tendergreens

EQUINOX

Urth Caffé Exclusively Organic Coffees & Fine Teas

TRADER JOE'S

ARROYO CHOP HOUSE

HOUSTON'S

TIFFANY & CO.

patagonia PROVISIONS'

The Cheesecake Factory

Roy's

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.

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	$25B	#1
ORGANICALLY IN FEDERAL R&D FUNDS IN EACH YEAR	SINCE 2001	MORE THAN ANY OTHER INNOVATION HUB IN U.S.

PASADENA TOPS SEATTLE, SAN JOSE, AUSTIN, & PORTLAND

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

HEALTHCARE LEADERS IN PASADENA

OPTUM · KAISER PERMANENTE · Shriners Hospitals for Children · Doheny Eye Center UCLA · UCLA · USC · City of Hope

ADVANCED EDUCATION

Caltech · ArtCenter · FULLER · JPL Jet Propulsion Laboratory · KAISER PERMANENTE SCHOOL OF MEDICINE

NEXT GENERATION TENANT MIGRATION TO PASADENA

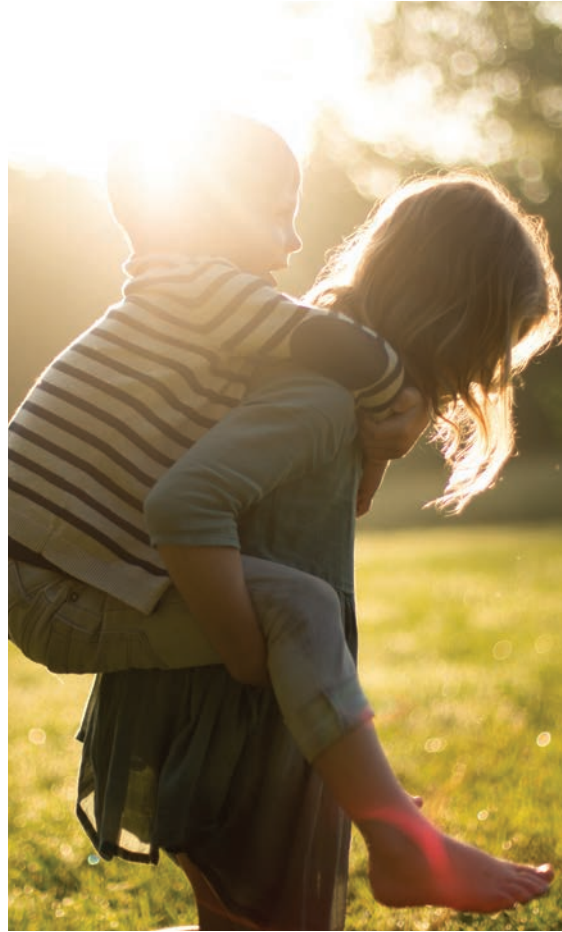ARROWHEAD REGIONAL MEDICAL CENTER · TERRAY · BLUE ORIGIN · idealab · xencor

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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