

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

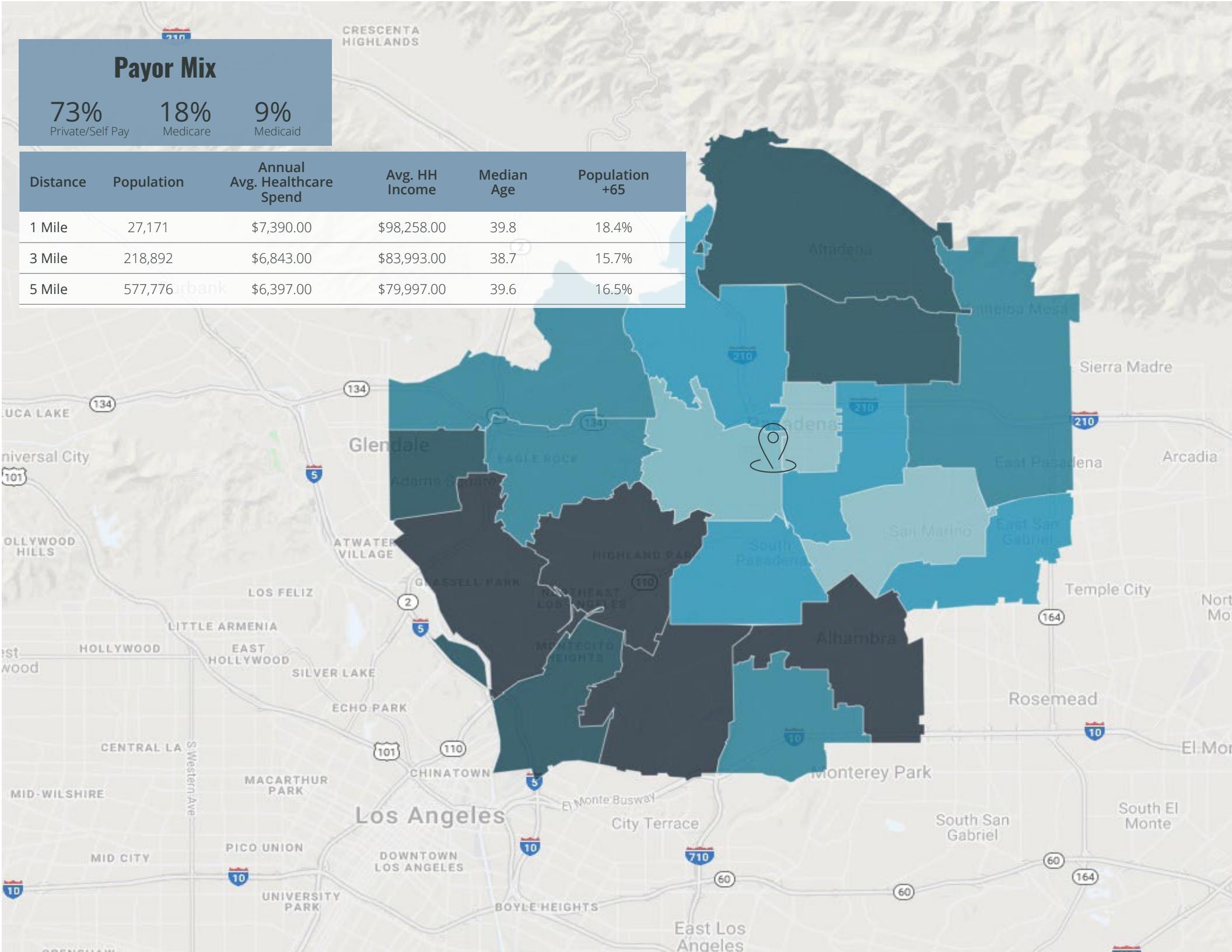
Payor Mix

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%

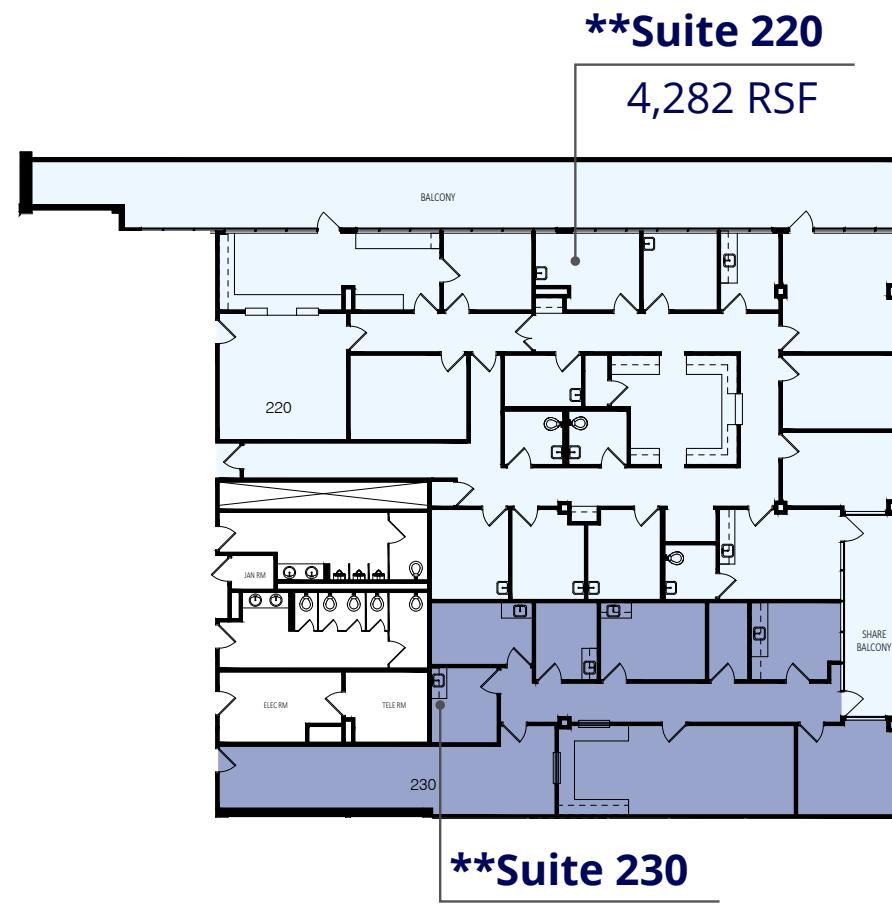
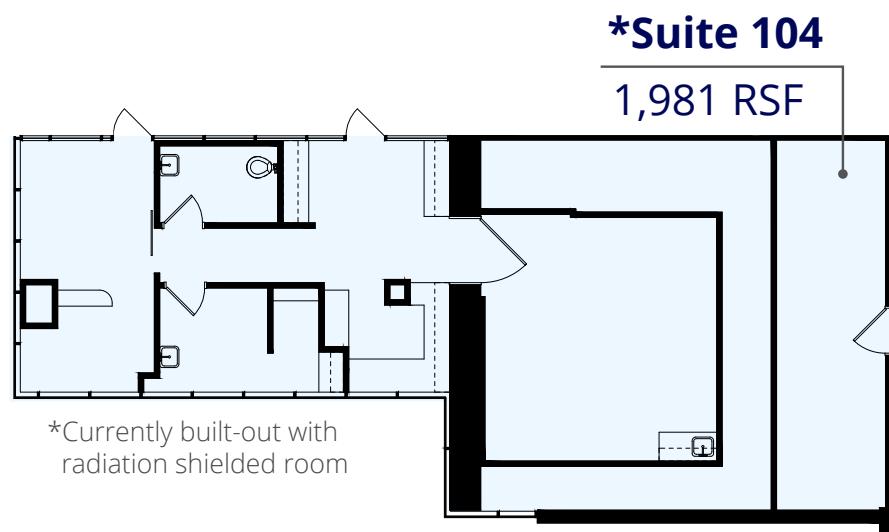
Availability

Suite	Sq Ft	Available
*104	1,981	Immediately
*Currently built-out with radiation shielded room		
**230	2,073	Immediately
330	2,854	Immediately
310	2,963	Immediately
**220	4,282	Immediately

** Contiguous totaling 6,355 SF



Floor Plans



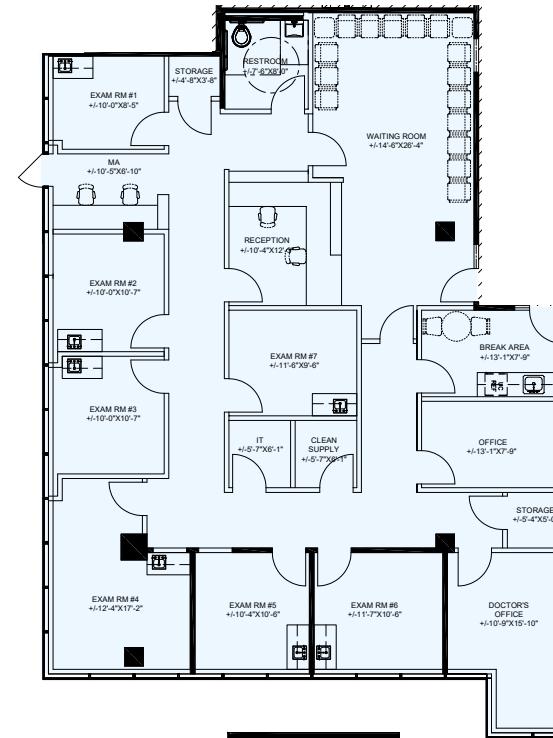
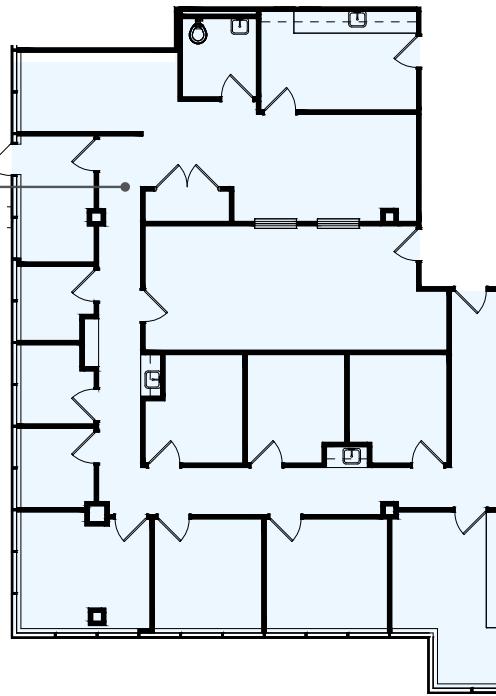
** Contiguous totaling 6,355 SF

Floor Plans

Conceptual Floor Plan - Suite 310

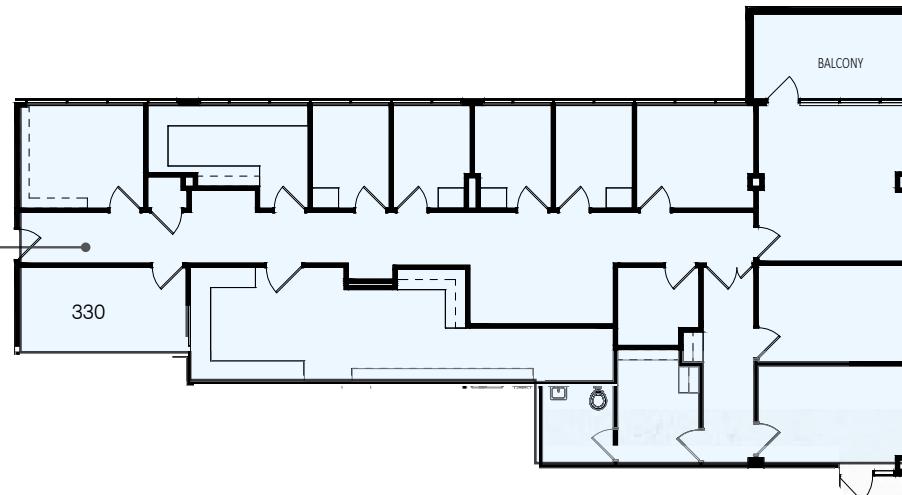
Suite 310

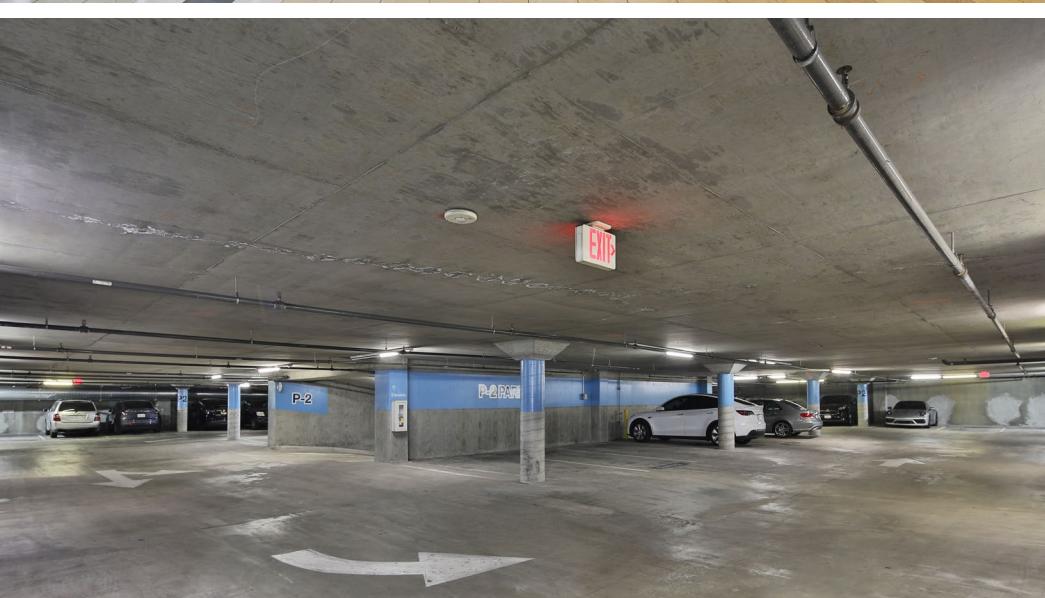
2,963 RSF



Suite 330

2,854 RSF







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