



Class "A" Medical Office Space

630 S. Raymond Avenue | Pasadena CA



Jacob Mumper
Senior Vice President
Lic. 01908862
818.325.4119
jacob.mumper@colliers.com

Kevin Fenenbock
Sr. Executive Vice President
Lic. 01165115
818.325.4118
kevin.fenenbock@colliers.com

John Wadsworth
Senior Vice President
Lic. 01177404
949.724.5528
john.wadsworth@colliers.com

Adjacent to:



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

Profesionally 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.

Payor Mix

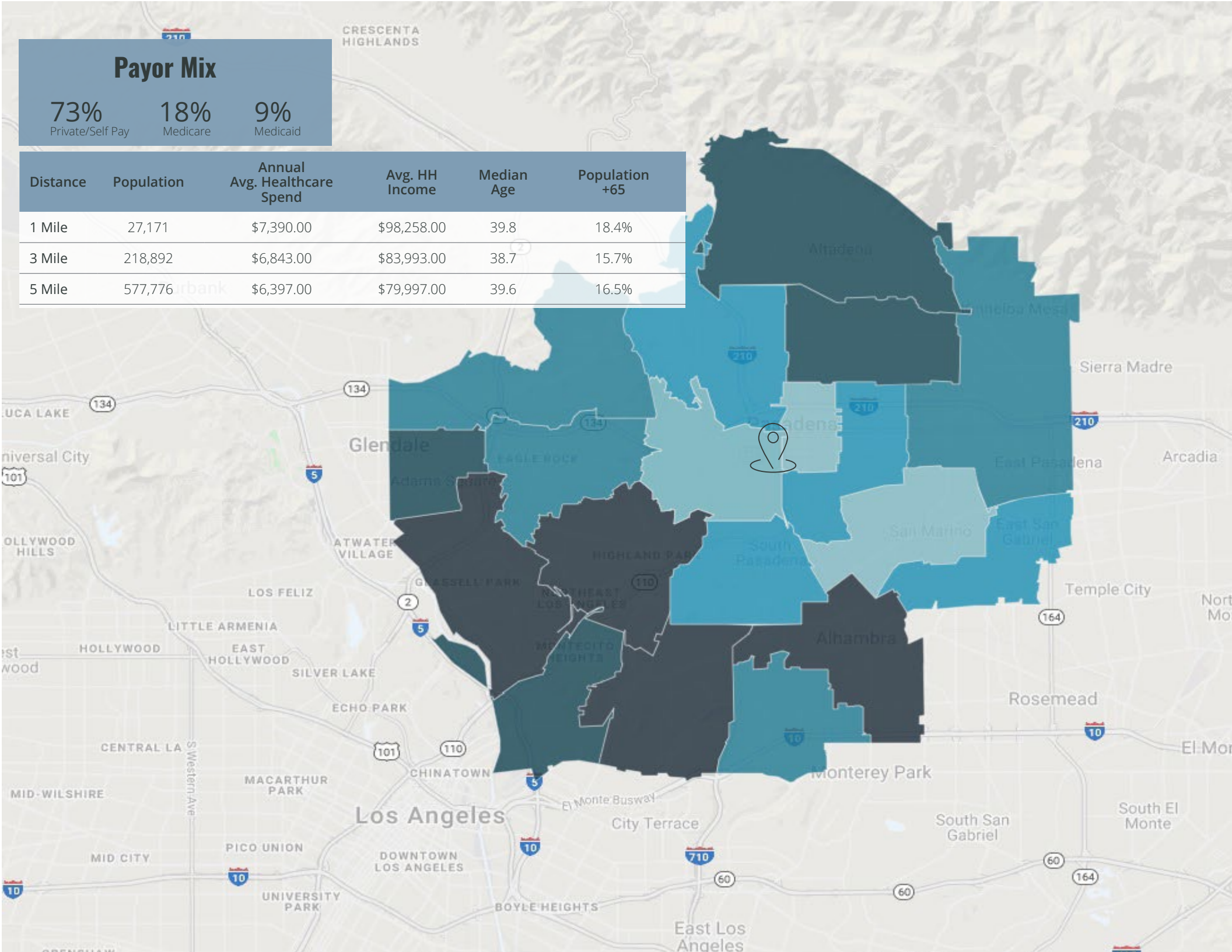
73%	18%	9%
Private/Self Pay	Medicare	Medicaid

Private/Self Pay

Medicare

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

Endocrinology	3,267
Spine	3,087
Physical Therapy/Rehabilitation	393,849
Vascular	26,388
Cardiology	155,035
Ophthalmology	140,573
ENT	47,412
Orthopedics	46,968
Pain Management	17,902
Lab	685,780
Nephrology	8,280
Neurology	25,041
Evaluation and Management	1,560,217
Podiatry	27,249
Trauma	11,733

2028

5-Year VOLUME



3,813	16.7%
3,362	8.9%
420,470	6.8%
28,152	6.7%
163,984	5.8%
148,485	5.6%
49,697	4.8%
49,211	4.8%
18,674	4.3%
715,150	4.3%
8,518	2.9%
25,393	1.4%
1,576,747	1.1%
27,512	1.0%
11,836	0.9%

2033

10-Year VOLUME



4,121	26.1%
3,440	11.4%
467,598	18.7%
29,571	12.1%
168,601	8.8%
154,808	10.1%
51,533	8.7%
52,264	11.3%
19,178	7.1%
728,029	6.2%
8,558	3.4%
25,746	2.8%
1,569,039	0.6%
28,265	3.7%
11,907	1.5%

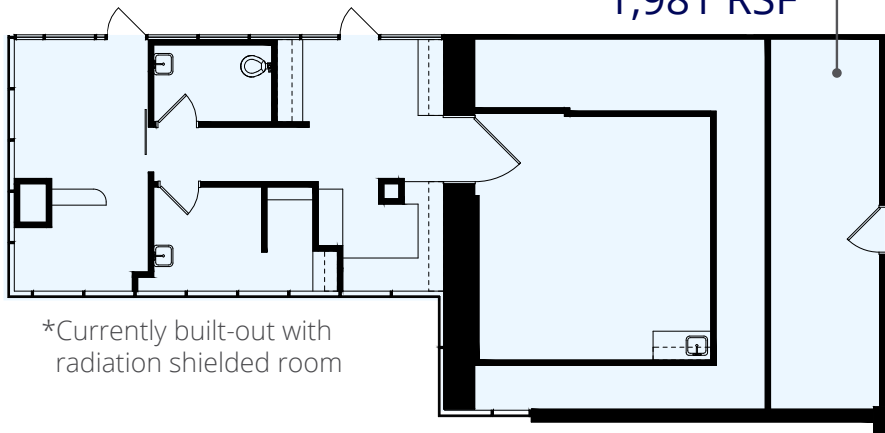
Availability

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		

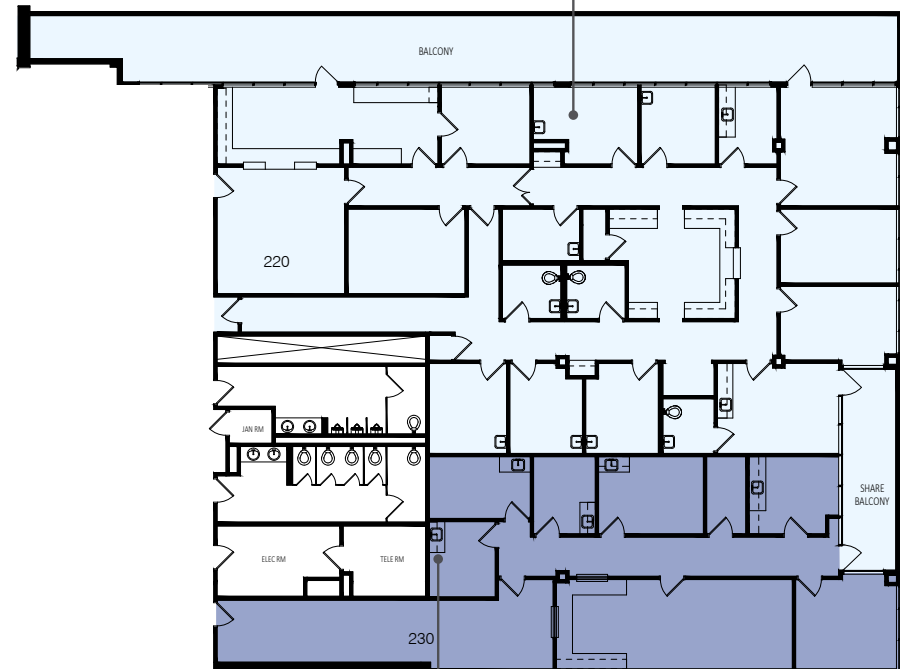


Floor Plans

***Suite 104**
1,981 RSF



****Suite 220**
4,282 RSF



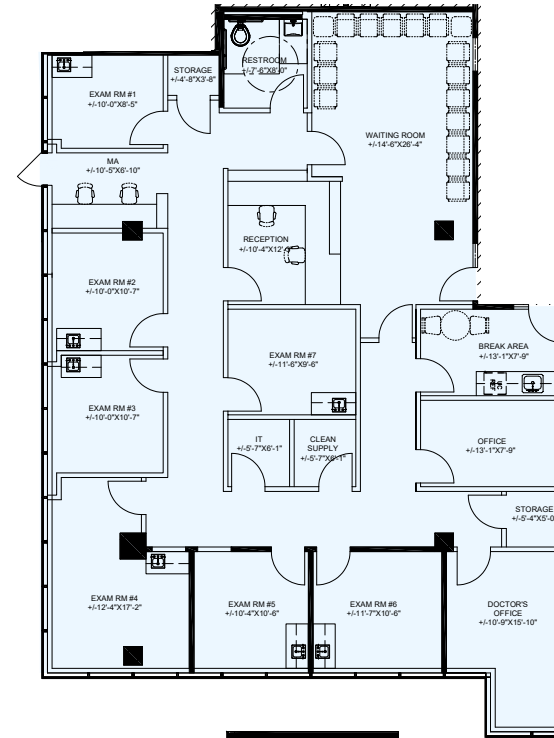
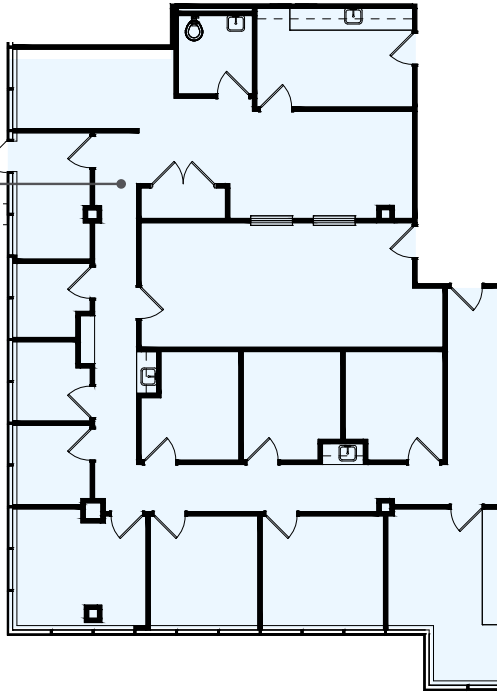
****Suite 230**
2,073 RSF

** Contiguous totaling 6,355 SF

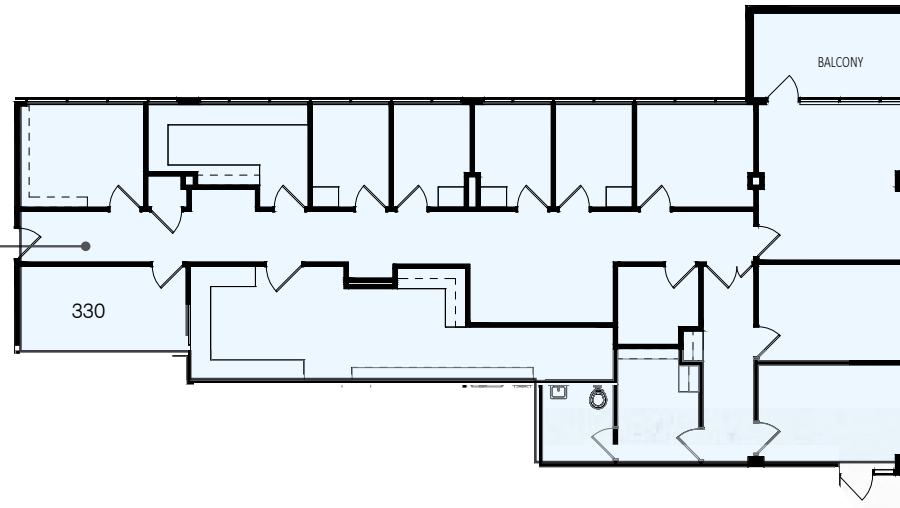
Floor Plans

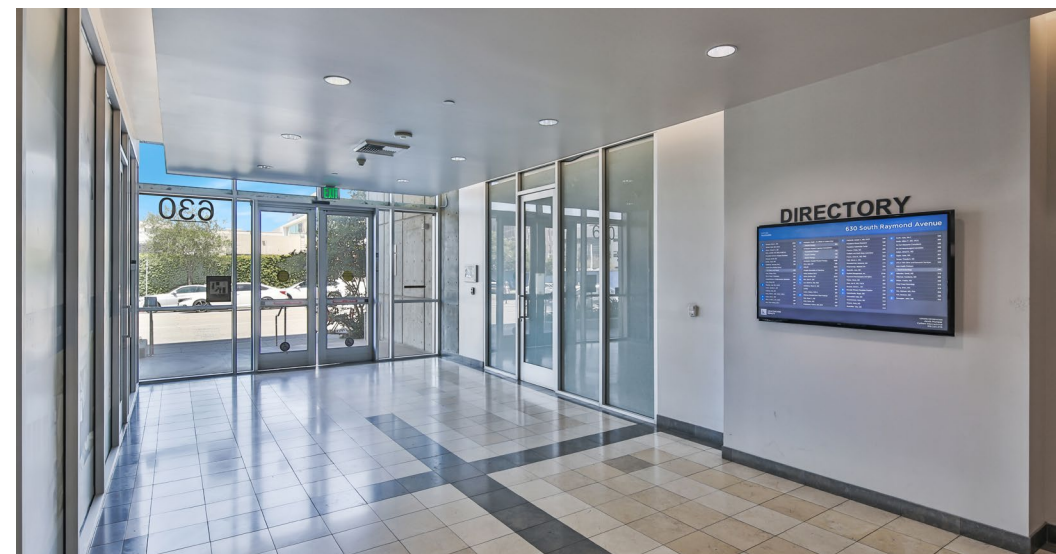
Conceptual Floor Plan - Suite 310

Suite 310
2,963 RSF



Suite 330
2,854 RSF







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