

FOR
LEASE

4318 Maine Ave
BALDWIN PARK, CA 91706

PACIFICA SUR MEDICAL GROUP

4318

TURNKEY MEDICAL OFFICE/RETAIL SPACE FOR LEASE

DAN BACANI

Principal

626.242.7790

dbacani@lee-associates.com

License ID 01385413

PROPERTY HIGHLIGHTS:

- Turnkey Medical Office Space with 3 exam rooms and storage space.
- Ideal use therapy, pain management, specialty care or wellness.
- Medical and professional healthcare co-tenants.
- Ground floor space with ample parking.

PROPERTY DETAILS:

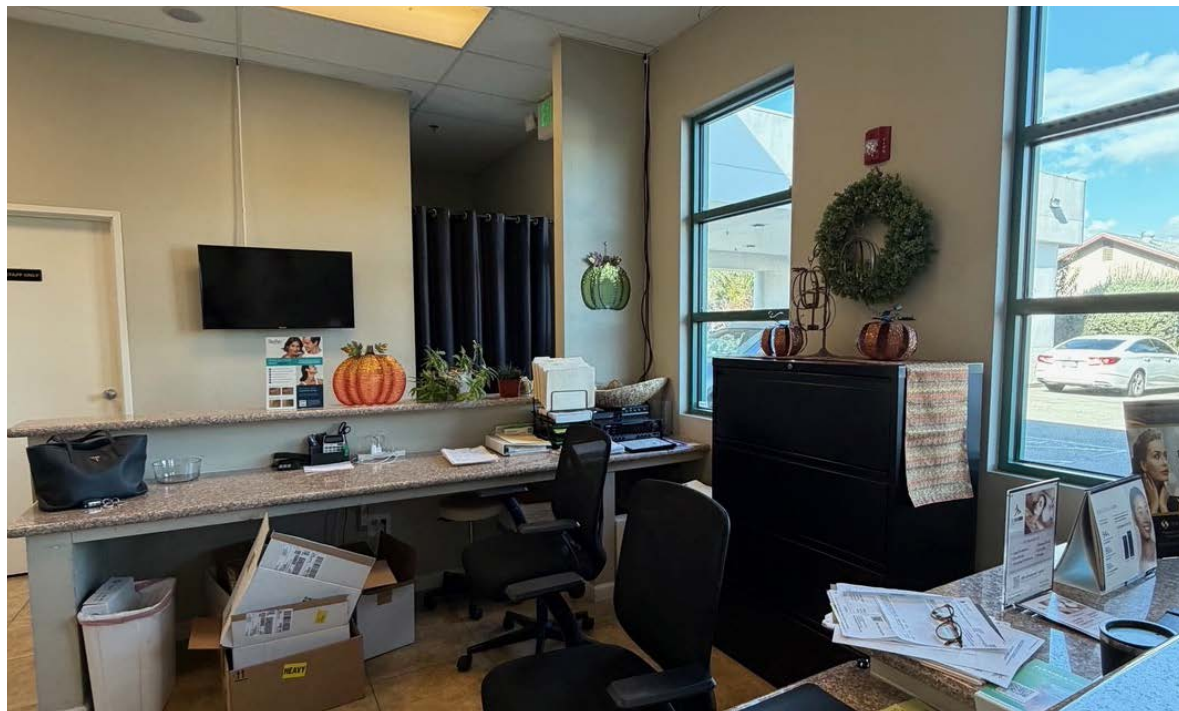
Asking Rate:	\$2.50 psf, \$0.75 PSF NNN
Terms:	3-5 years
Suite Size:	Suite B ±1,000 SF
Total Building SF:	±4,400 SF
Lot Size:	±12,257 SF
Zoning:	C1
Year Built:	2011
APN:	8437-001-041
Parking:	4:1



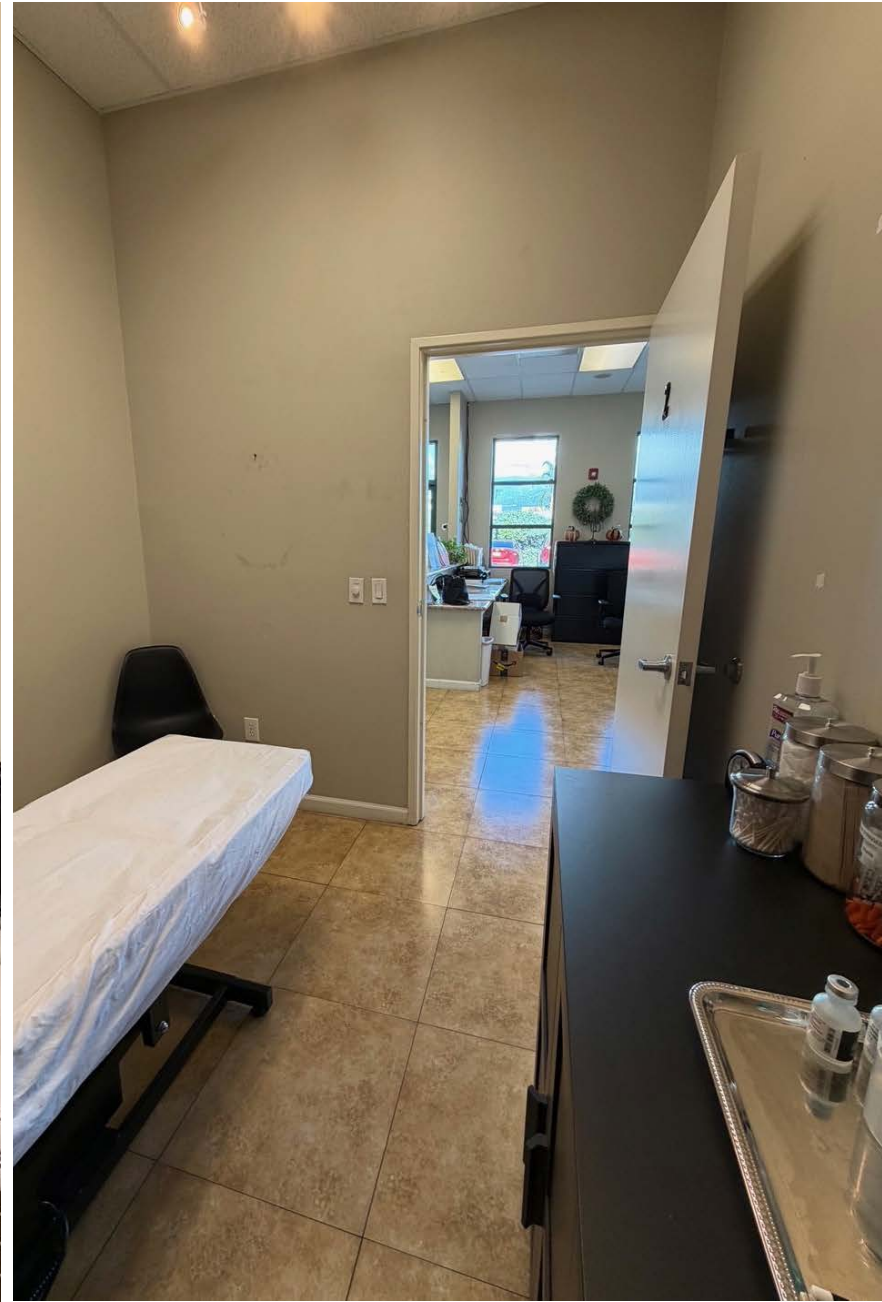
02 PROPERTY PHOTOS



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02 AERIAL OVERVIEW



PARK PLAZA
ON MAINE

O'Reilly AUTO PARTS
CVS pharmacy
DUTCH BROS
GNC
Wally's
El Pollo Loco
WaBa Grill

Baldwin Park Medical Center

Ramona Blvd



LA FITNESS
McDonald's
Starbucks
TARGET
Cinnabon

Walmart
Supercenter

THE HAWKEYE
McDonald's
Starbucks
Wally's
El Pollo Loco

PLAZA WEST COVINA

JCPenney
macy's
BEST BUY
PORTO'S



KAISER PERMANENTE

IN-N-OUT BURGER

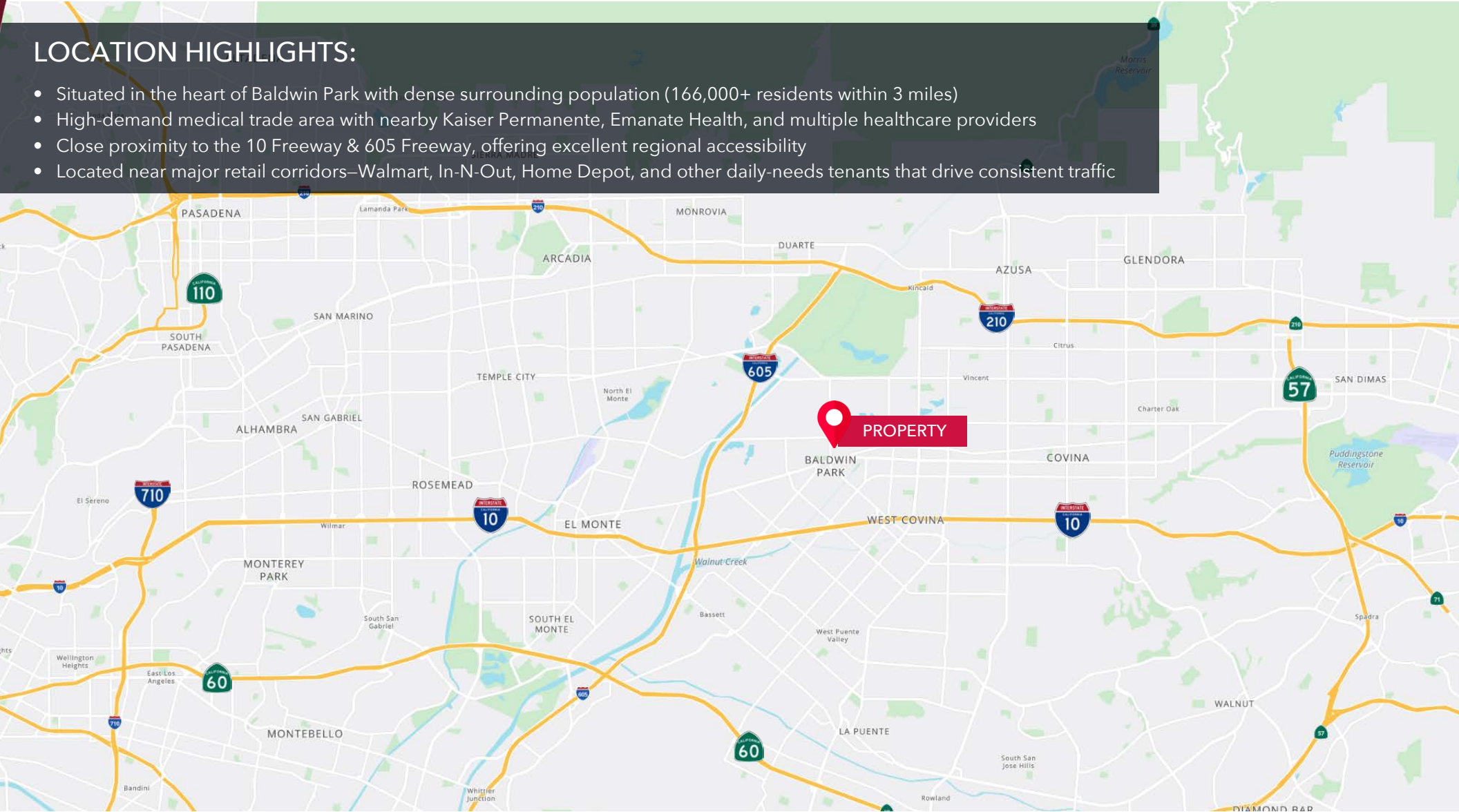
Kindred Hospitals

Emanate Health

VONS

LOCATION HIGHLIGHTS:

- Situated in the heart of Baldwin Park with dense surrounding population (166,000+ residents within 3 miles)
- High-demand medical trade area with nearby Kaiser Permanente, Emanate Health, and multiple healthcare providers
- Close proximity to the 10 Freeway & 605 Freeway, offering excellent regional accessibility
- Located near major retail corridors—Walmart, In-N-Out, Home Depot, and other daily-needs tenants that drive consistent traffic



BALDWIN PARK

Nestled in California’s San Gabriel Valley approximately 10 miles east of downtown Los Angeles, Baldwin Park is a vibrant suburban city in Los Angeles County with a population of about 72,000 as of 2020. Originally part of the San Gabriel Mission’s cattle grazing lands, the area was dubbed “Vineland” in 1860 before being renamed Baldwin Park in 1906 in honor of developer Elias J. “Lucky” Baldwin; it later incorporated as a city in 1956.

Famous as the site of California’s very first In-N-Out Burger drive-thru, opened in 1948, its legacy continues with a company store and museum in the city today. The community is known for its cultural diversity, affordability, and suburban feel, with parks like Morgan Park, recreational events such as Summer Concerts in the Park, and a historic museum to showcase local heritage.

POPULATION	1 MILES	3 MILES	5 MILES
2024 Population	30,583	196,639	509,401
Median age	37.4	38.2	39.3

HOUSEHOLDS & INCOME	1 MILES	3 MILES	5 MILES
Total households	7,535	50,848	142,102
Total persons per HH	3.9	3.7	3.4
Average HH income	\$92,990	\$94,303	\$99,305
Average house value	\$576,757	\$648,606	\$692,478

POPULATION BY RACE	1 MILES	3 MILES	5 MILES
White	3,536	24,089	75,078
Black	230	2,642	9,650
American Indian/Alaskan Native	484	3,407	8,667
Asian	6,824	43,997	128,048
Hawaiian & Pacific Islander	25	205	551
Two or More Races	19,483	122,299	287,408
Hispanic Origin	22,459	138,859	324,690

**Demographic data derived from Co-Star 2024*

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