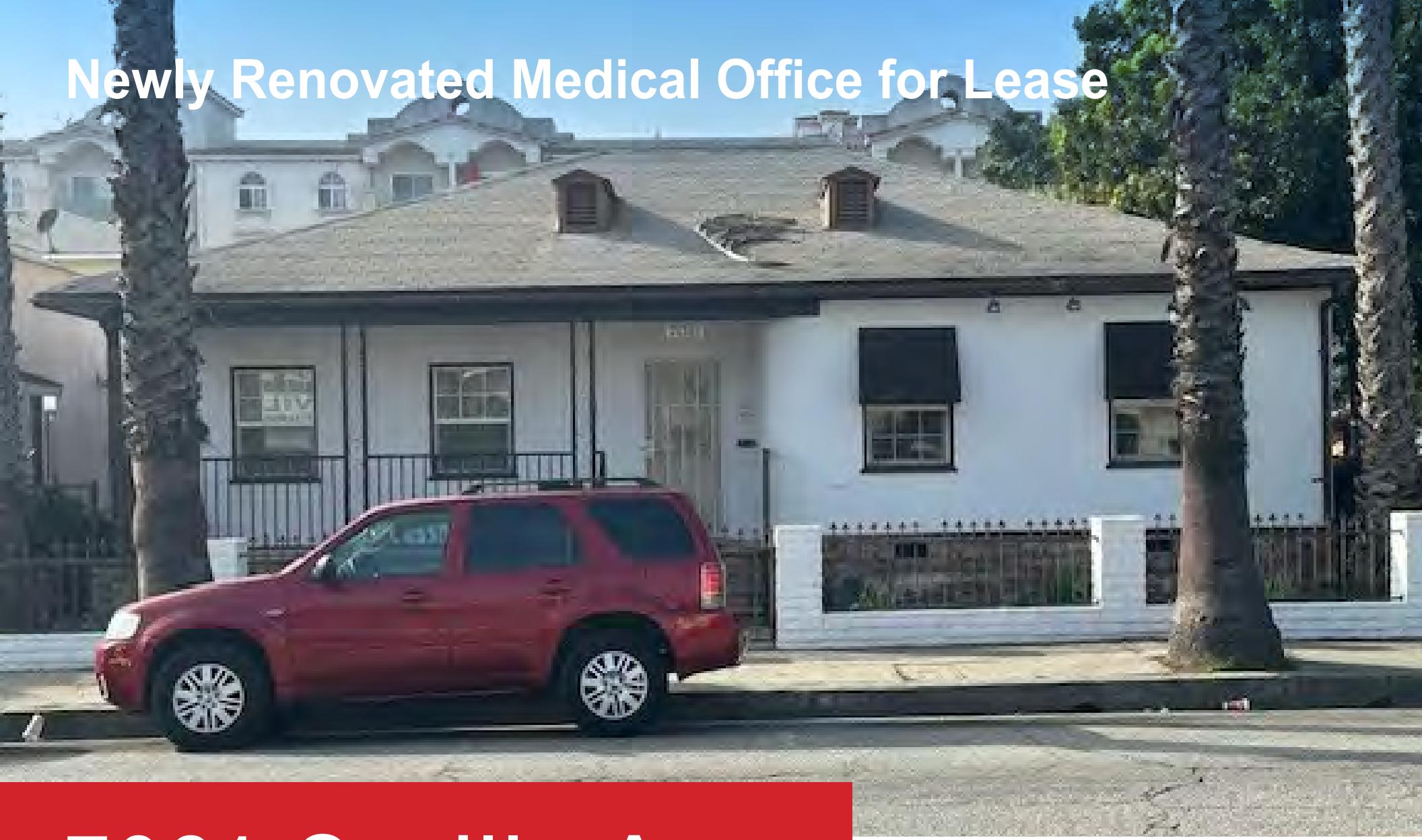


Newly Renovated Medical Office for Lease



7021 Seville Ave
Huntington Park, CA 90255
OFFERING MEMORANDUM

Steve Body Ph.D, MBA, MSF, MA
818.852.9255
steve@MDREinvestor.com
www.MDREinvestor.com
DRE Lic # 01927373

Property Highlights

- 4,000 SF of Medical / Dental Office Space Available
- Proven Location in the Heart of the Huntington Park Off Campus Medical Community
- A Few Blocks from Huntington Community Hospital
- High Impact Property – 30,000 car traffic per day
- 24/7 CCTV and Security Features
- ADA Compliant with New Handicap Ramp for Wheelchair Access
- 2 New 5 Ton AC Units
- High Visibility Location
- Potentially Strong Synergy with Other Medical and Dental Providers in the Area
- Ideal for Vascular, OB/GYN, Pain Management, Orthopedics, Rheumatology, Urgent or Primary Care and General or Specialty Dentistry
- Surgery Center Conversion Opportunity



Medical Design

- Fully Renovated Medical Office Building
- Ample Space for a High-Volume Medical Practice
- 5 Exam Rooms
- 2 New Procedure Rooms
- 1 Doctor's Office
- 3 Renovated Bathrooms
- Nursing Station, Lab and Kitchen Areas
- Spacious Waiting and Admin areas
- 4 Surface Parking
- 6 Reserved Gated / Public Parking Garage
- Large Storage Area
- May be Subdivided into 2 Parts to Accommodate 2 Practices

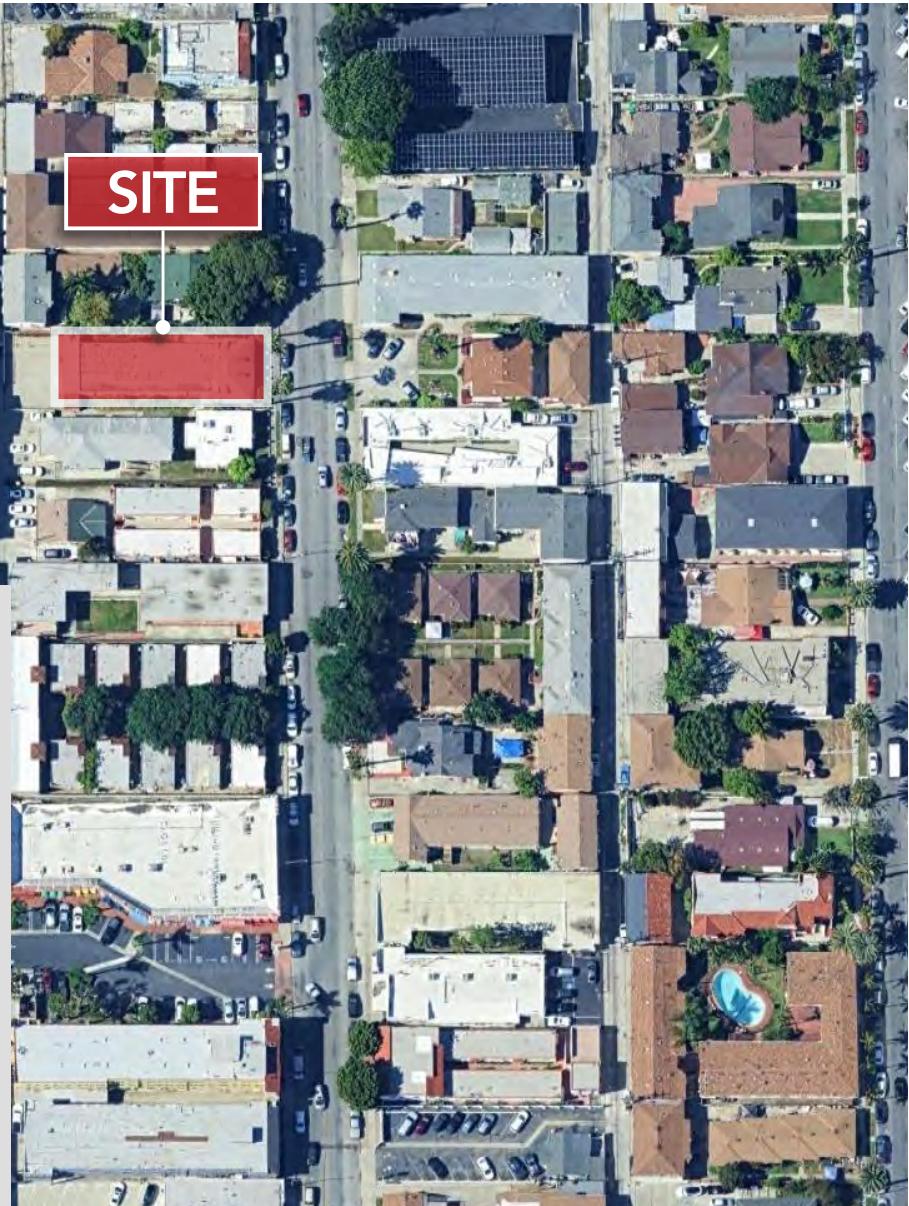


Property Details



PROPERTY INFORMATION

Year Built	1947/2026-R
Rentable Area	4,000 SF
Building Size	4,345 SF
Zoning	Medical Use Permitted
For Lease	2.25/SF - NNN
Parking	10 Surface and Garage
Tenant Improvements	Newly Renovated (\$300,000+)



7021 Seville Ave
Huntington Park, CA 90255

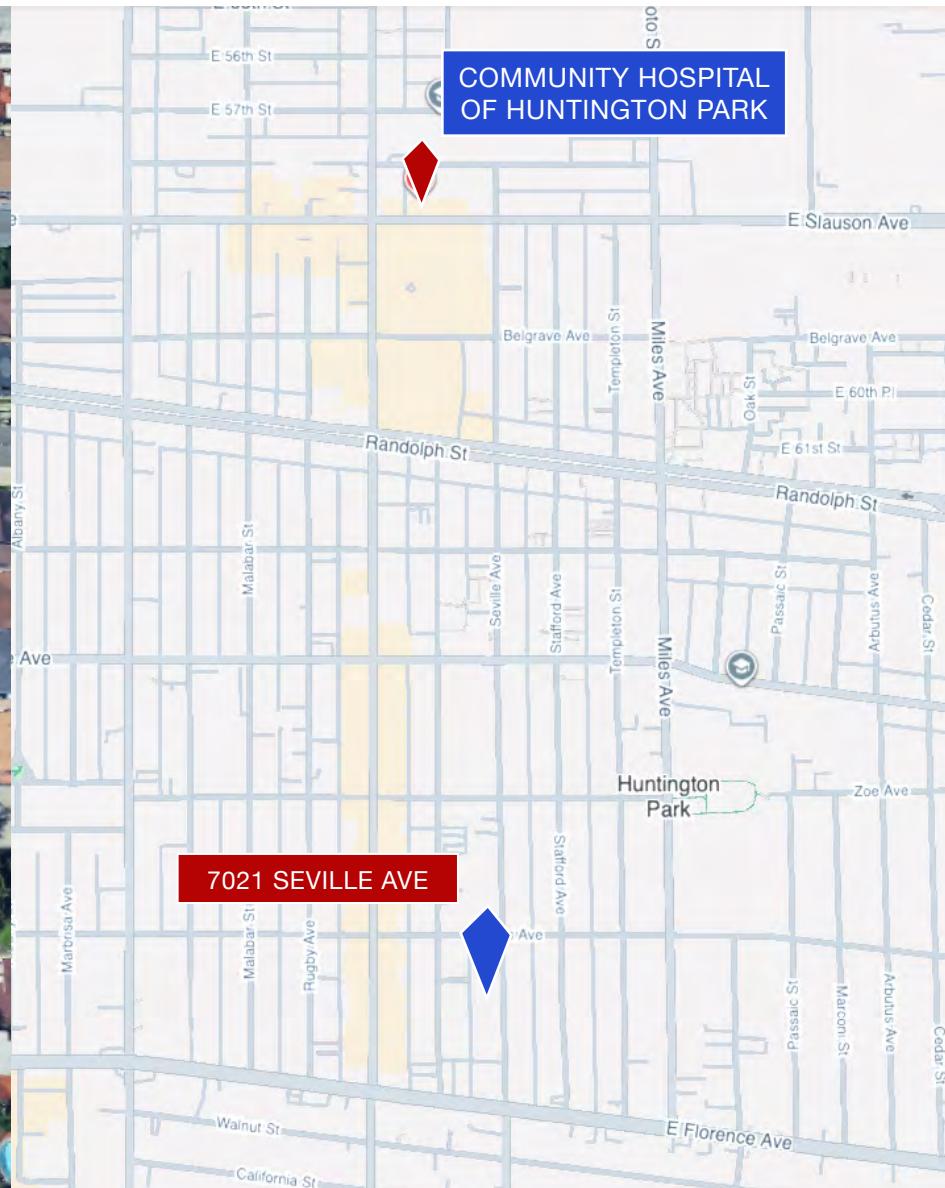
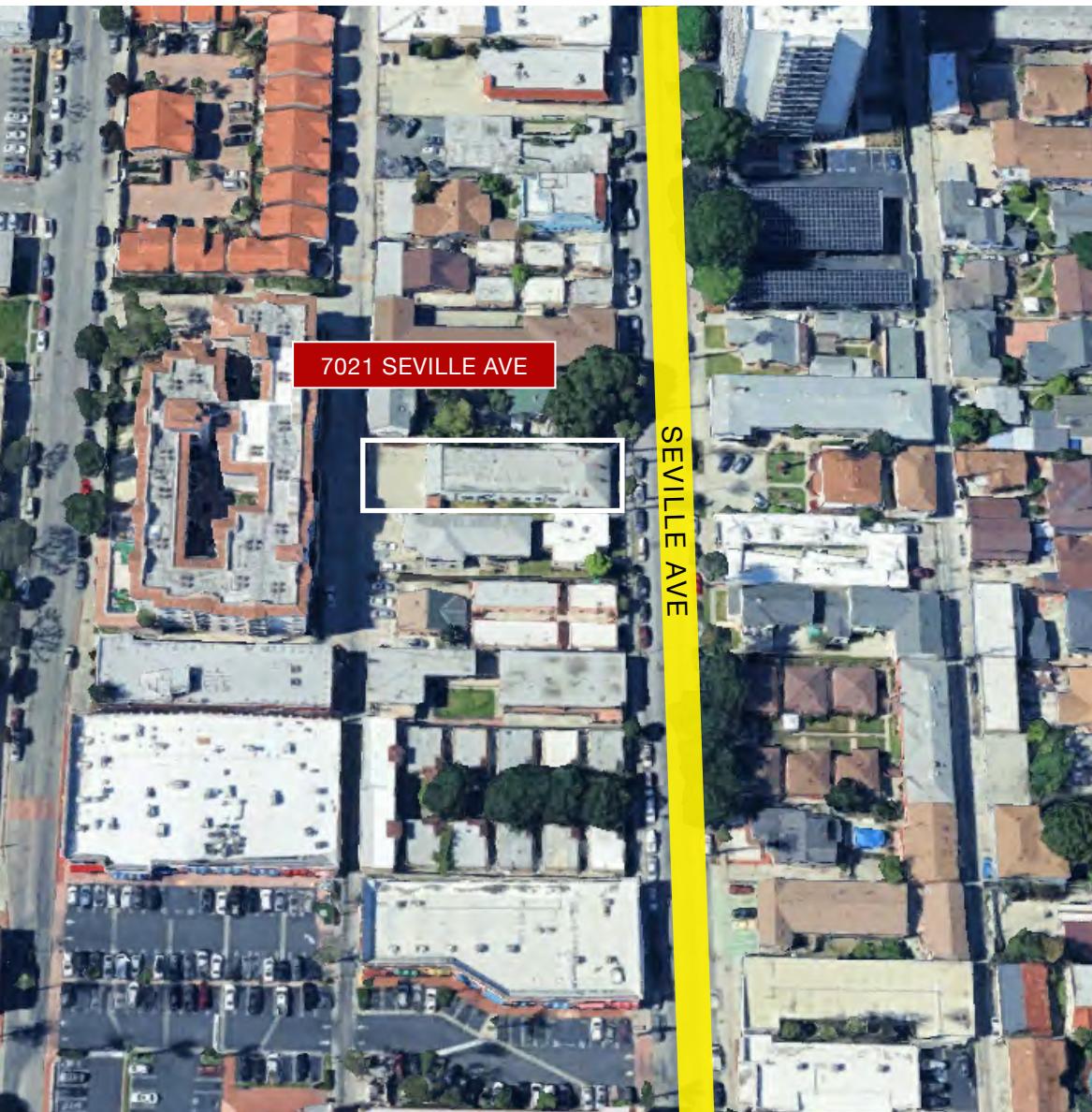
Location Highlights



- High Demand Proven Location in the Heart of an Off Campus Medical Community
- A Few Blocks from Huntington Community Hospital
- High Visibility Location with Front Signage
- Ideal Location Neighborhood Patients
- Average Daily Traffic - About 30,000 Cars

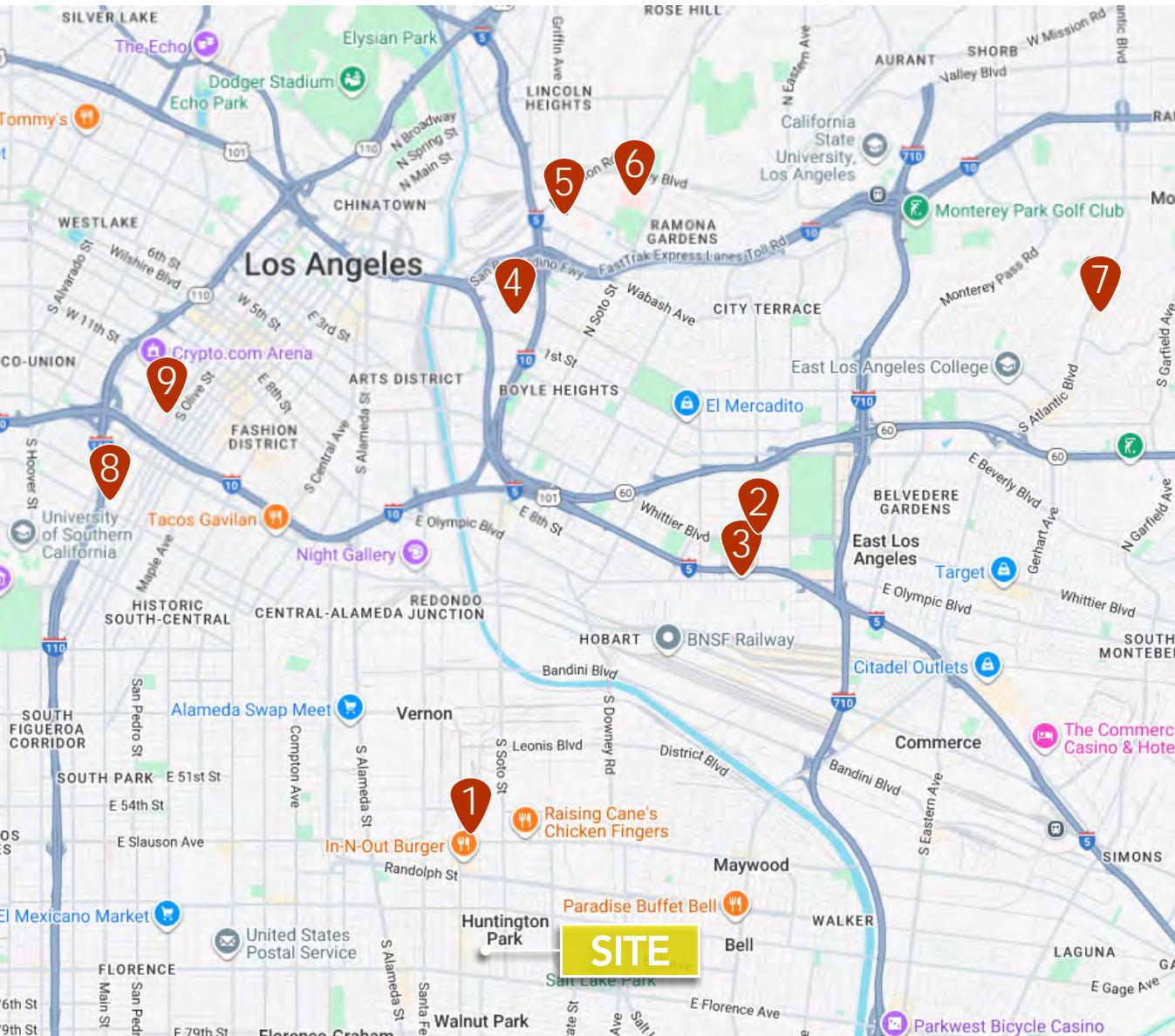
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Huntington Park, CA 90255

Location Overview



Hospital Area Map

9 Hospitals, 2,315 Beds / \$15+ Billion Patient Revenue in 15 Minute Driving Distance



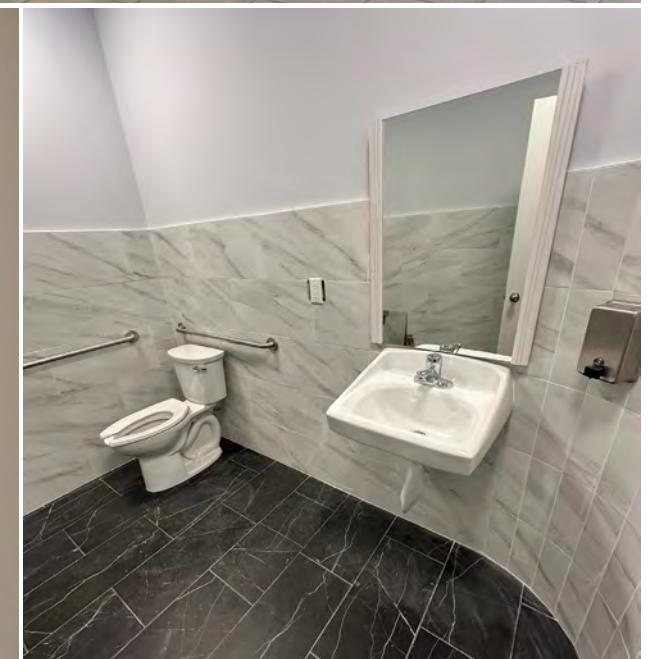
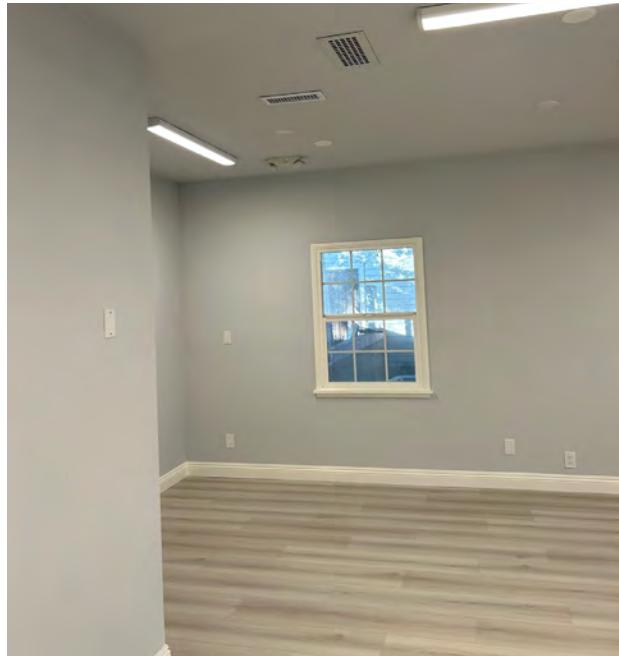
Hospital Beds: 2,315

Hospital Revenues: \$15 Billion+

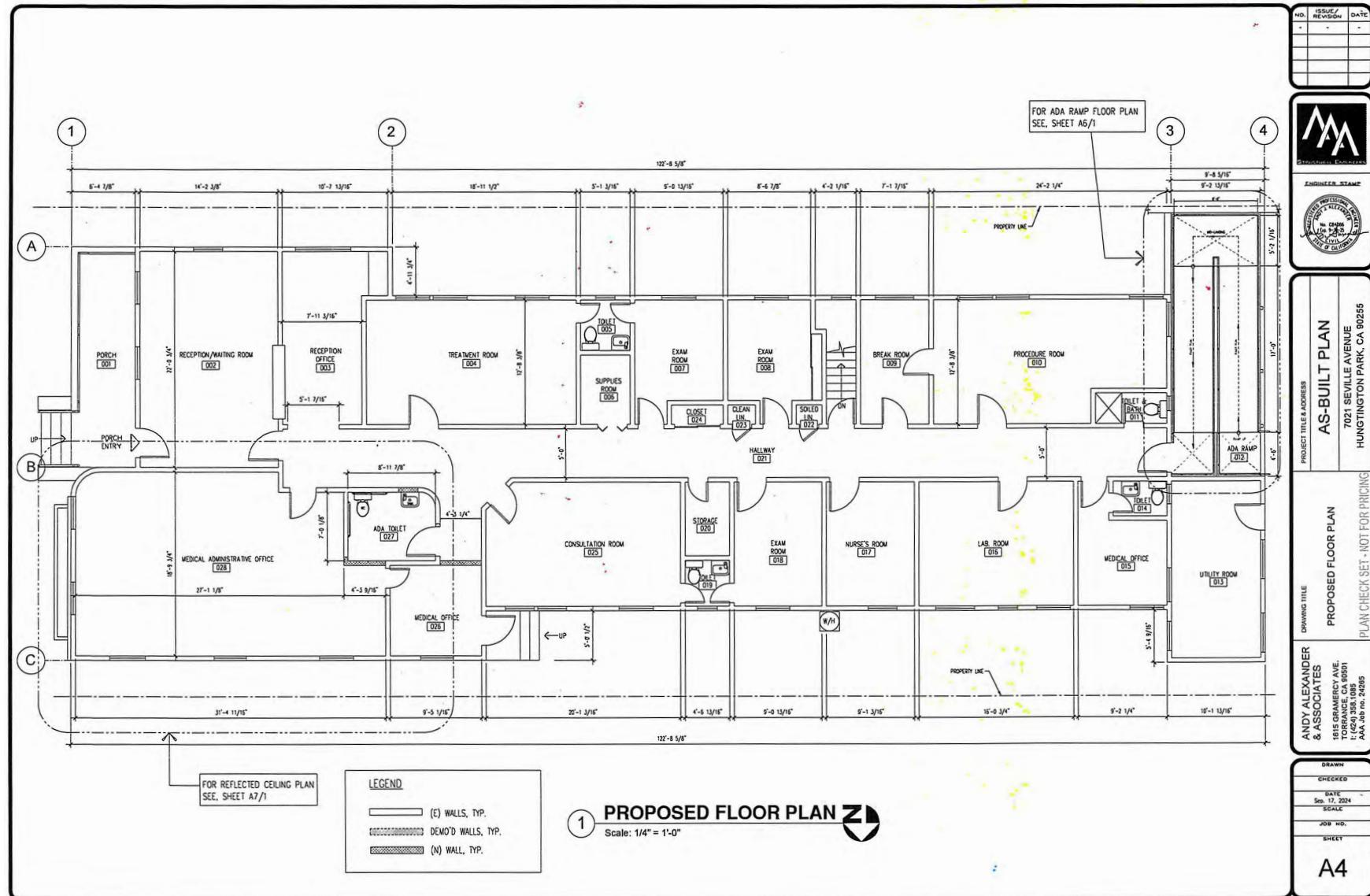
- Community Hospital of Huntington Park**
Total Patient Revenue: \$449,459,307
Hospital Beds: 81
- East LA Doctors Hospital**
Total Patient Revenue: \$296,674,794
Hospital Beds: 127
- Los Angeles Community Hospital**
Total Patient Revenue: \$614,404,777
Hospital Beds: 212
- Adventist Health White Memorial**
Total Patient Revenue \$2,915,911,704
Hospital Beds: 353
- Los Angeles General Medical Center**
Total Patient Revenue \$3,519,423,171
Hospital Beds: 670
- Keck Hospital of USC**
Total Patient Revenue \$4,756,053,805
Hospital Beds: 341
- Monterey Park Hospital**
Total Patient Revenue \$554,465,847
Hospital Beds: 101
- UCLA Luskin Orthopedic Institute for Children**
Total Patient Revenue \$56,113,506
Hospital Beds: 112
- California Hospital Medical Center**
Total Patient Revenue \$1,865,704,665
Hospital Beds: 318

Interior Photos

7021 Seville Ave
Huntington Park, CA 90255



Floor Plan



MEASUREMENTS DEEMED RELIABLE BUT NOT GUARANTEED.

KW Commercial Southern California Office Locations

Headquarters
12711 Ventura Blvd #110
Studio City, CA 91604

Calabasas
23975 Park Sorrento
Calabasas, CA 91302

Larchmont
118 N. Larchmont Blvd
Los Angeles, CA 90004

West Hollywood
9000 W. Sunset Blvd Suite
1100

Inglewood
208 S. La Brea Ave
Inglewood, CA 90301

Cerritos
17785 Center Ct. DR. N #120
Cerritos, CA 90703

Beverly Hills
439 N. Canon Dr. 3rd Floor
Beverly Hills, CA 90210

Bakersfield
5601 Truxtun Ave Ste 150
Bakersfield, CA 93309

Long Beach
6621 E. Pacific Coast Highway Ste 150 Long
Beach, CA 90803

Westwood
10960 Wilshire Blvd Unit 100
Los Angeles, CA 90024

Newport Beach
680 Newport Center Dr. Ste 250
Newport Beach, CA 92660

El Segundo
830 S. CA-1 Ste 200
El Segundo, CA 90245

Los Feliz
1660 Hillhurst Ave
Los Angeles, CA 90027

La Mirada
14241 Firestone Blvd Ste
100 La Mirada, CA 90638

Medical Office Available for Lease

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