

# Douglas Park Medical

☒ MEDICAL SUITE FOR LEASE



**MED  
WEST**  
REALTY

Lic # 02161402

Casey Immel  
(949) 278-5376

Stacey Hall  
(949) 331-0845

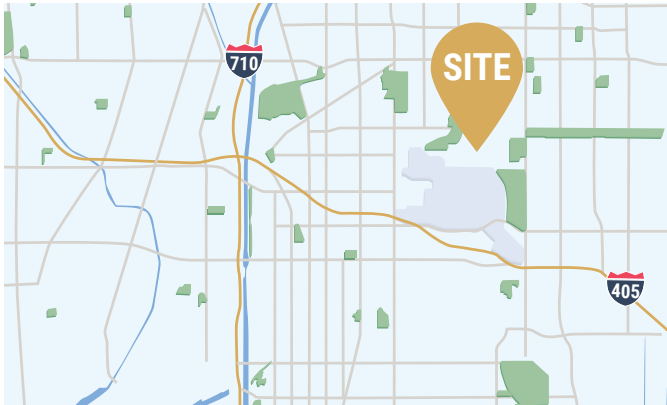
**3828 Schaufele Ave.  
Long Beach, CA**



## 3828 SCHAUFELE AVE

Located within Long Beach's premier Douglas Park master-planned community, 3828 Schaufele Avenue offers healthcare providers a highly visible medical office opportunity with immediate access to the I-405, I-605, SR-22, and I-710 freeways via Lakewood Boulevard. Anchored by MemorialCare Medical Group and surrounded by six major hospitals within a five-mile radius — including Long Beach Memorial Medical Center and Miller Children's & Women's Hospital — the building sits at the center of an active medical referral network serving Long Beach, Lakewood, Los Alamitos, Cypress, and Seal Beach.

Positioned in a densely populated and affluent patient market, the property offers an ideal setting for providers looking to establish or expand a practice. With a modern 2015-built footprint, ample physician parking, and a tenant mix that includes retina, orthopedic, neurosurgery, and primary care groups, 3828 Schaufele Avenue presents an exceptional leasing opportunity in the heart of Long Beach's Douglas Park medical community.



## PROMINENT LOCATION & ACCESSIBILITY

- Direct access to the I-405, I-605, and I-710 freeways, with proximity to the SR-22
- Adjacent to Long Beach Airport (LGB) for convenient regional access



## IDEAL MARKET & SITE LOCATION

- The proximity to major throughfares enables this location to conveniently serve:
  - 576,000 patients within a 15 minute drive time
- Four major hospitals within a 5-mile radius of the property



## BUILDING HIGHLIGHTS

- Excellent tenant mix
- 50,618 SF Class A medical office building
- Convenient surface parking
- Professional ownership and property management

## Estimate 15 Min Drive

### POPULATION ESTIMATES

**576,439**

>17 121,994

18-44 224,634

### AVERAGE HOUSEHOLD INCOME

**\$119,205.78**

45-64 149,499

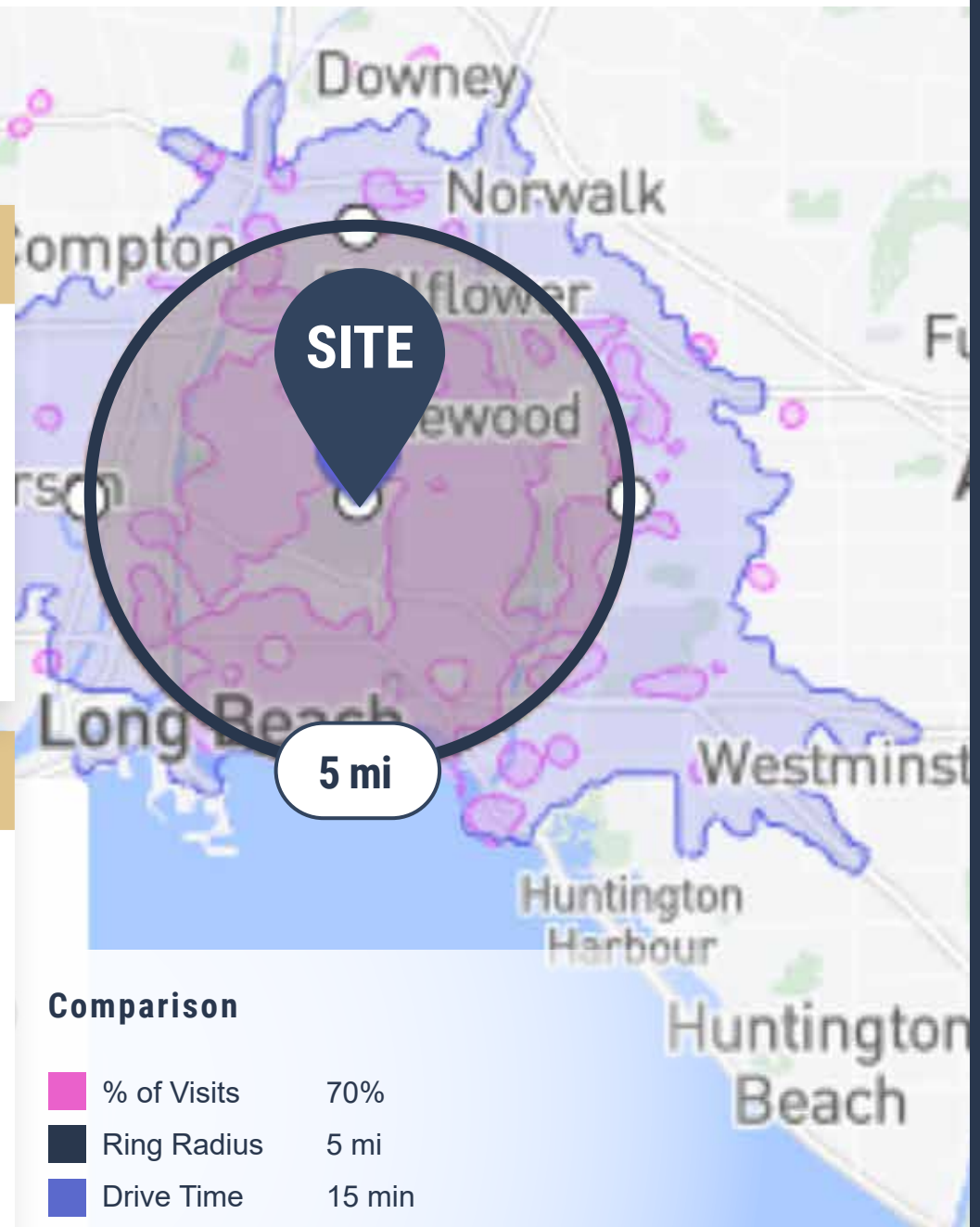
65+ 108,126

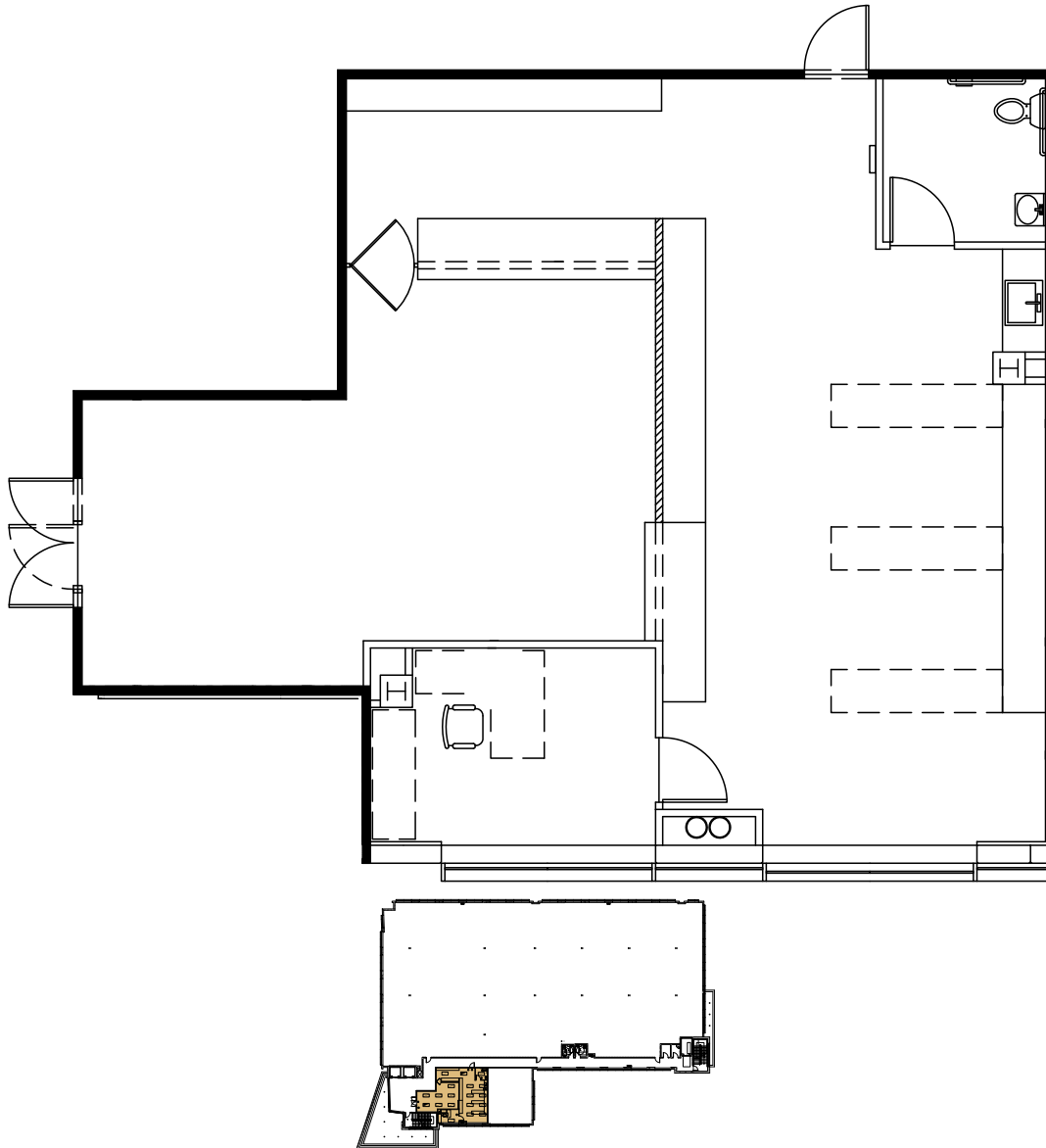
Data Source:  Placer.ai

## PAYOR MIX Within 15 Min Drive

COMMERCIAL	7.9%
EMPLOYER BASED	50.4%
GOVERNMENT	29.5%
MULTIPLE	4.4%
SELF PAY	7.8%

Data Source:  Placer.ai





## AVAILABLE SUITE

Suite 260 - 1,566 RSF

## SUITE DESCRIPTION

Previous Pharmacy Use.  
Lobby, Service Counter,  
Private Office, and Staff  
Restroom

## LEASE RATE

\$3.95 NNN



SITE

N LAKEWOOD BLVD

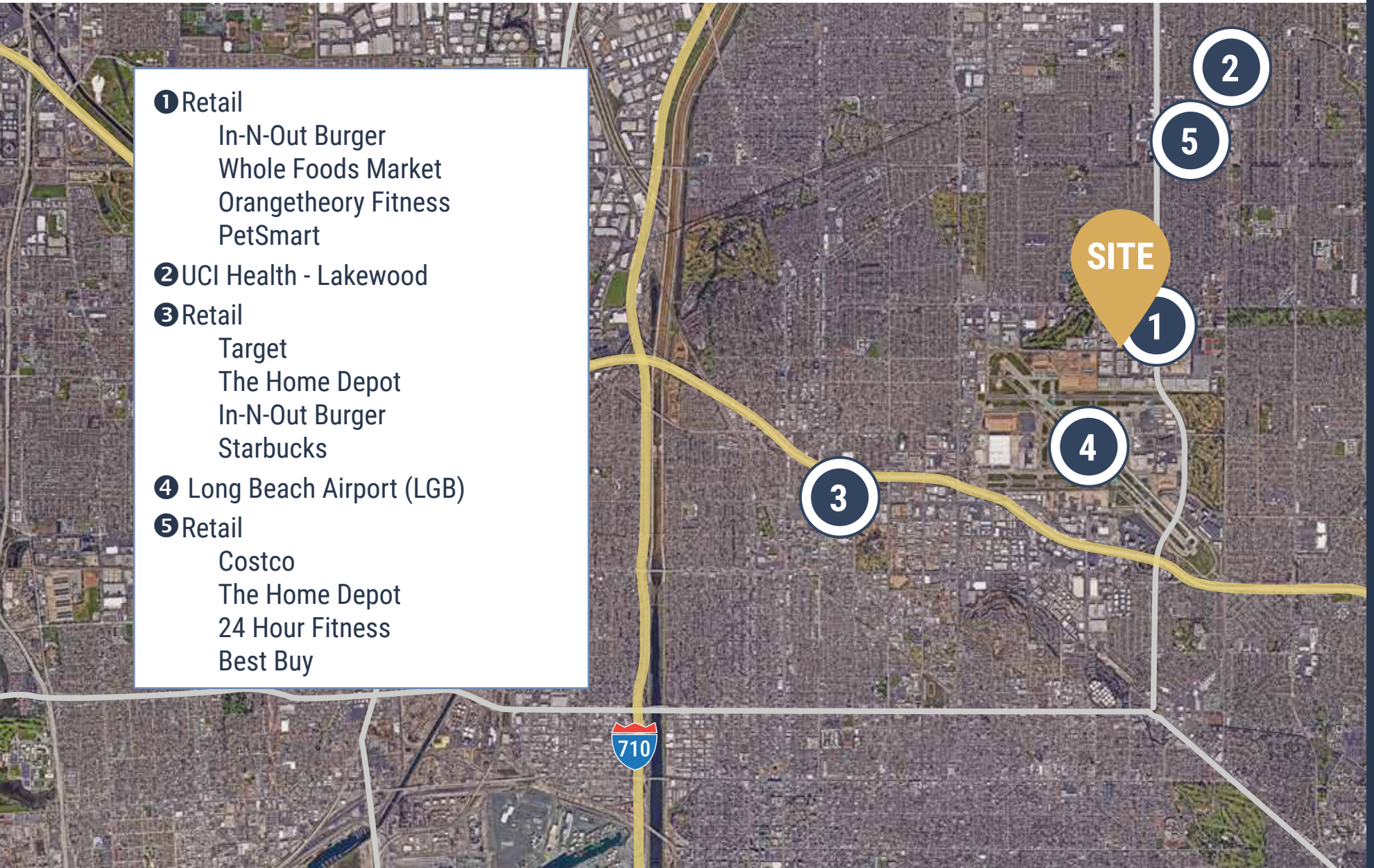
31,600  
cars/day

6,500  
cars/day

COVER ST

# LOCAL HOSPITAL DISTANCE MAP





- 1** Retail
  - In-N-Out Burger
  - Whole Foods Market
  - Orangetheory Fitness
  - PetSmart
- 2** UCI Health - Lakewood
- 3** Retail
  - Target
  - The Home Depot
  - In-N-Out Burger
  - Starbucks
- 4** Long Beach Airport (LGB)
- 5** Retail
  - Costco
  - The Home Depot
  - 24 Hour Fitness
  - Best Buy



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**Casey Immel**

Casey@MedWestRealty.com  
(949) 278-5376  
LIC#01312850

**Stacey Hall**

Stacey@MedWestRealty.com  
(949) 331-0845  
LIC#01924089