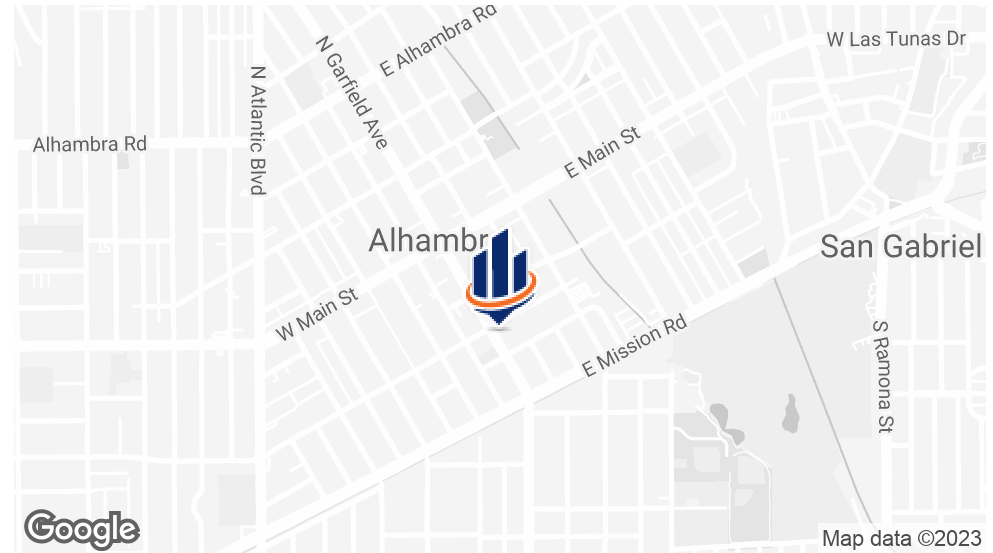


PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$3.50 SF/month (NNN)
BUILDING SIZE:	52,226 SF
AVAILABLE SF:	4,113 SF
ZONING:	ALCPD
MARKET:	LA East
SUBMARKET:	Alhambra
APN:	5345-007-068, 5345-007-069

PROPERTY OVERVIEW

Garfield Center, 320-330 S. Garfield Avenue, comprises of two (2) medical office buildings in Alhambra, a submarket just east of Los Angeles. Each is comprised of a 3 story medical building with 3 levels of ample parking ready for medical and professional office use. These buildings are very well maintained, professionally managed, with two on site security guards to service tenants' needs. The seasoned medical tenant mix includes The Regents of the University of California with prominent medical doctors and specialists in the buildings. Garfield Center is on the major thoroughfare of Garfield Avenue. They are centrally located between 3 major hospitals in San Gabriel Valley. Glendale Adventist, (515 beds), Alhambra Hospital, (144 Beds), and San Gabriel Valley (273 beds). The buildings collectively span one street block from Beacon to Commonwealth Street.

PROPERTY HIGHLIGHTS

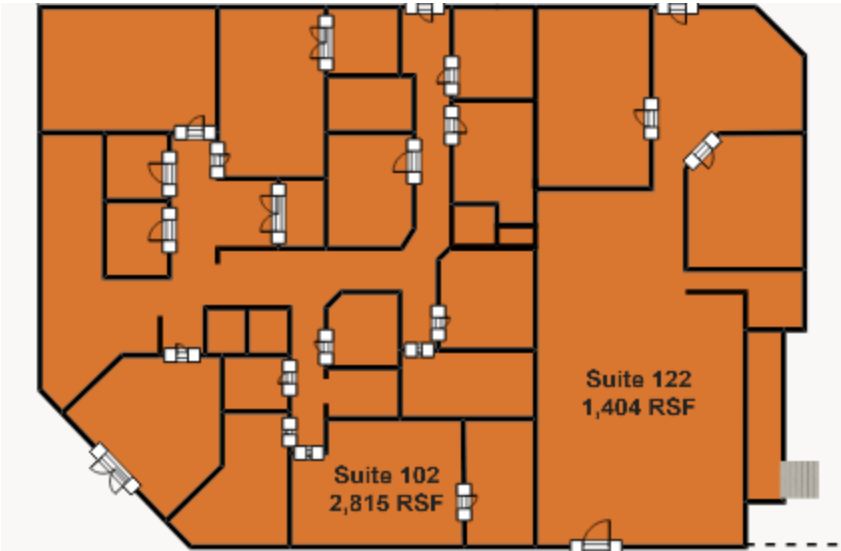
- High Visibility at a signalized intersection
- Great Signage Opportunity
- Parking ratio of 5/1000
- Suitable for urgent care, medical imaging, dialysis, diagnostic center or other medical uses

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	4,113 SF	LEASE RATE:	\$3.50 SF/month

AVAILABLE SPACES

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

Suite 102-122	Available	4,113 SF	NNN	\$3.50 SF/month	This ground floor corner suite is situated at a signalized intersection with premium signage and the best visibility at the property. There are abundant full height glass windows featuring additional potential sign opportunities and plentiful natural light. There is ample free covered parking immediately behind the unit at a parking ratio of 5/1,000. The unit is perfect for an urgent care provider, imaging center, diagnostic center, dialysis clinic and many other uses.
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ADDITIONAL PHOTOS



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RETAILER MAP

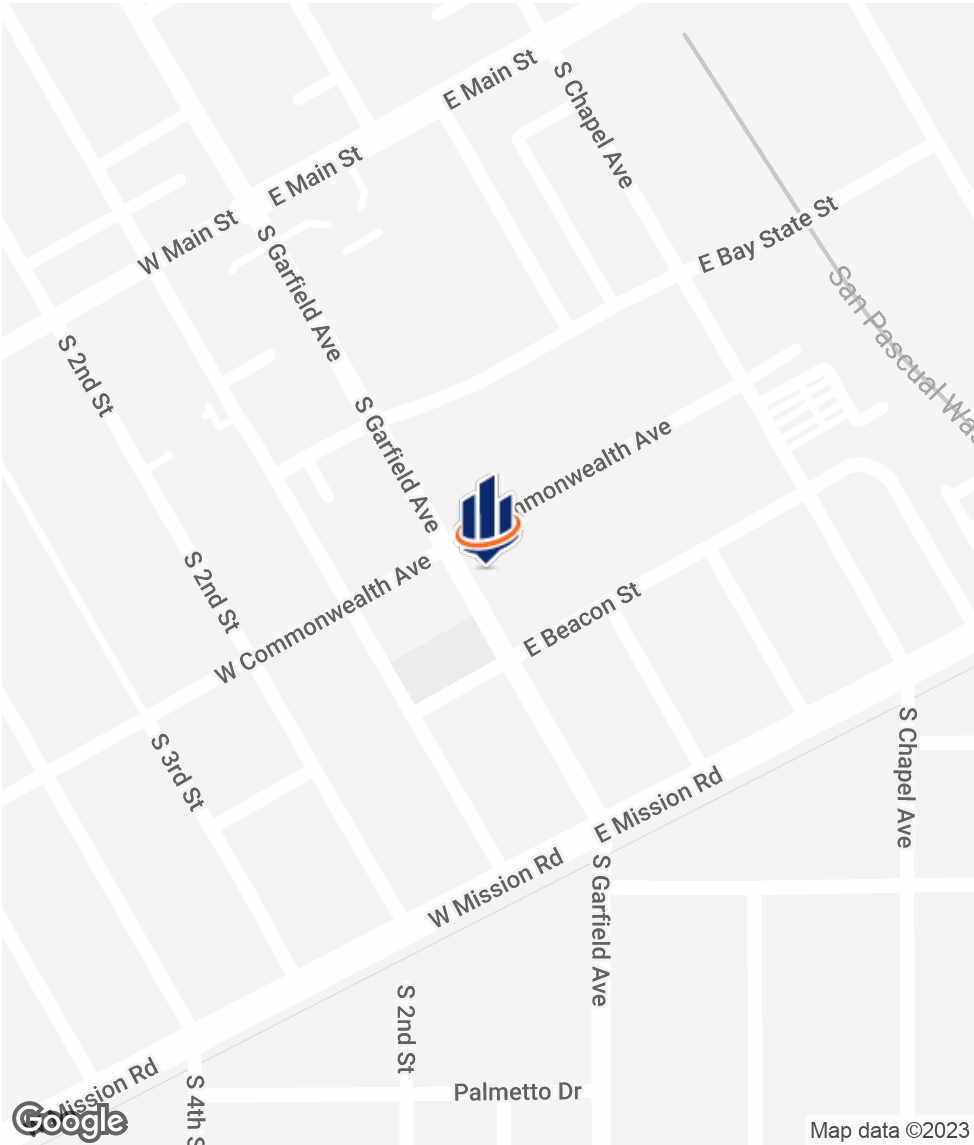


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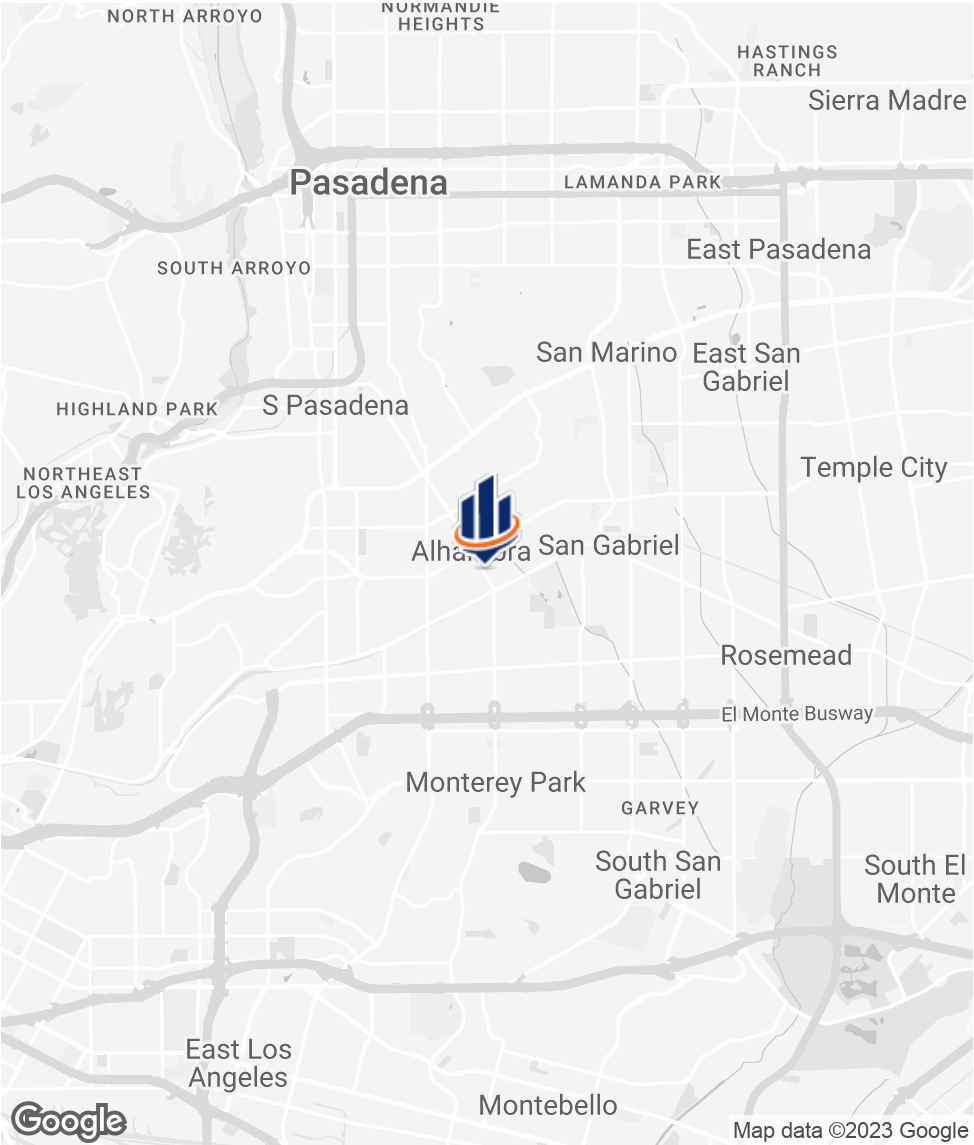
LOCATION MAP



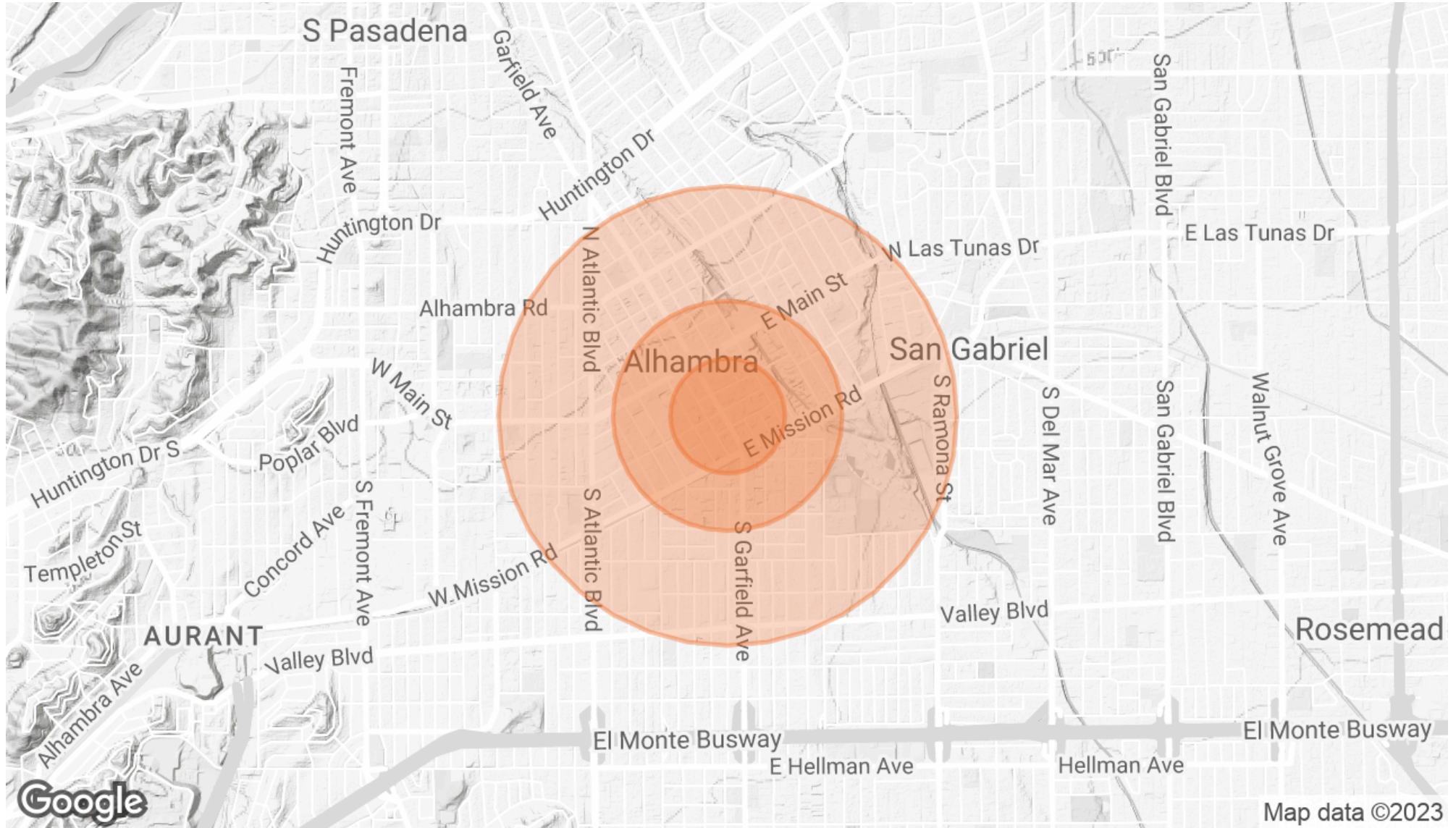
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DEMOGRAPHICS MAP & REPORT



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DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	3,054	12,433	41,070
AVERAGE AGE	41.0	40.9	41.0
AVERAGE AGE (MALE)	42.3	39.8	38.8
AVERAGE AGE (FEMALE)	40.9	42.4	43.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,241	5,275	16,542
# OF PERSONS PER HH	2.5	2.4	2.5
AVERAGE HH INCOME	\$75,613	\$72,976	\$79,694
AVERAGE HOUSE VALUE	\$447,417	\$498,303	\$591,177
RACE	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION - WHITE	470	2,232	8,377
TOTAL POPULATION - BLACK	137	351	1,072
TOTAL POPULATION - ASIAN	1,653	6,899	21,974
TOTAL POPULATION - HAWAIIAN	16	173	243
TOTAL POPULATION - AMERICAN INDIAN	35	130	396
TOTAL POPULATION - OTHER	604	2,223	7,665

* Demographic data derived from 2020 ACS - US Census

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