

# ENGEL&VÖLKERS®

## COMMERCIAL



## Medical Office | Prime Temple City Location | Ideal for Owner-User

5817 TEMPLE CITY BOULEVARD – TEMPLE CITY, CA



JUAN CARLOS ARGUETA  
DIRECTOR, COMMERCIAL REAL ESTATE GESTALT GROUP  
214 E. Magnolia Blvd., Burbank, CA 91502  
DRE# 01467906  
(818) 307-2817  
[juancarlos.argueta@evrealestate.com](mailto:juancarlos.argueta@evrealestate.com)



NATASHA AASADORE  
SENIOR COMMERCIAL ADVISOR  
214 E. Magnolia Blvd., Burbank, CA 91502  
DRE# 01366646  
(818) 388-5202  
[natasha.aasadore@evrealestate.com](mailto:natasha.aasadore@evrealestate.com)

# Confidentiality Agreement

ENGEL&VÖLKERS<sup>®</sup>  
COMMERCIAL

This Offering Memorandum contains select information pertaining to the business and affairs of 5817 Temple City Boulevard, Temple City, CA. This Memorandum was prepared based on information supplied by Seller and Broker. It contains selected information about the Property and the real estate market, but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other Confidential Information) are for general reference only. The projections are based on assumptions relating to the general economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or legal analysis of such documents.

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Engel & Völkers Burbank. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Seller, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness or this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. While the information contained in the Memorandum and any other Confidential Information is believed to be reliable, neither Broker nor Seller guarantees its accuracy or completeness. Due to the foregoing and since the Property will be sold on an "As Is, Where Is" basis, a prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this Memorandum or any other Confidential Information. Although additional Confidential Information which may include engineering, environmental or other reports may be provided to qualified parties as marketing proceeds, prospective purchasers should seek advice from their own attorneys, accountants, engineers, environmental and other experts.

**By acknowledging your receipt of this Offering Memorandum from Engel & Völkers Burbank, you agree:**

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this

Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller, and Engel & Völkers Burbank expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. A prospective purchaser's sole and exclusive rights with respect to this expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Engel & Völkers Burbank or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum. Engel & Völkers Burbank has a policy of proactive broker cooperation with the investment brokerage community. If applicable, a cooperating broker fee of the sales price shall be paid at closing to cooperating broker that procures and represents the buyer that acquires this property.

If applicable, cooperation does not include brokers that represent themselves as Principals or broker's whose member of his immediate family is participating in the purchase of the property. No broker will be recognized on a prospect that has previously contacted or been contacted by the Seller or the Seller's representatives.

## Table of Contents



- 4. Executive Summary
- 7. Maps
- 9. Market Overview

## Property Overview

---

**Rare opportunity to purchase a medical office building in the heart of Temple City.** This ±1,575 SF property sits on a ±4,126 SF lot and is ideal for a medical, dental, or professional owner-user. The building features a practical **medical layout** with multiple exam rooms, reception/waiting area, private offices, and restroom(s). **Excellent exposure on Temple City Blvd with strong daily traffic counts** and convenient access to Rosemead Blvd, Las Tunas Dr, and nearby freeways. Delivered vacant at close of escrow — ready for your own practice or professional use. **Offered at \$1,099,000.**

- Prime Owner-User Opportunity – Can be delivered vacant at close of escrow
- Functional Medical Layout
- Excellent Exposure on Temple City Blvd with strong daily traffic
- Seven Off-street Parking Spaces, Ample Street, and Nearby Public Parking
- High-Demand Corridor surrounded by established medical and dental users
- Convenient Access to Rosemead Blvd, Las Tunas Dr, and I-10 / I-210



JUAN CARLOS ARGUETA  
DIRECTOR, COMMERCIAL REAL ESTATE GESTALT GROUP  
214 E. Magnolia Blvd., Burbank, CA 91502  
DRE# 01467906  
(818) 307-2817  
juancarlos.argueta@evrealestate.com



NATASHA AASADORE  
SENIOR COMMERCIAL ADVISOR  
214 E. Magnolia Blvd., Burbank, CA 91502  
DRE# 01366646  
(818) 388-5202  
natasha.aasadore@evrealestate.com

## Property Overview - Occupancy: Can be delivered vacant

---

**Outstanding opportunity to acquire a medical office building** in the highly desirable City of Temple City. Perfectly suited for an owner-user, this ±1,575 SF building on a ±4,126 SF lot offers a **functional medical office configuration** with multiple exam rooms, private offices, a waiting/reception area, and restroom(s).

Located along **well-traveled Temple City Blvd**, the property benefits from excellent street exposure, strong local demographics, and close proximity to major arterial roads and freeways. The site is **surrounded by other professional and medical users**, making it an ideal choice for healthcare professionals or service-based businesses.

### Key Features

- Prime Owner-User Opportunity – Can be delivered vacant at close of escrow
- Functional Medical Layout
- Excellent Exposure on Temple City Blvd with strong daily traffic
- Seven Off-street Parking Spaces, Ample Street, and Nearby Public Parking
- High-Demand Corridor surrounded by established medical and dental users
- Convenient Access to Rosemead Blvd, Las Tunas Dr, and I-10 / I-210



JUAN CARLOS ARGUETA  
DIRECTOR, COMMERCIAL REAL ESTATE GESTALT GROUP  
214 E. Magnolia Blvd., Burbank, CA 91502  
DRE# 01467906  
(818) 307-2817  
juancarlos.argueta@evrealestate.com

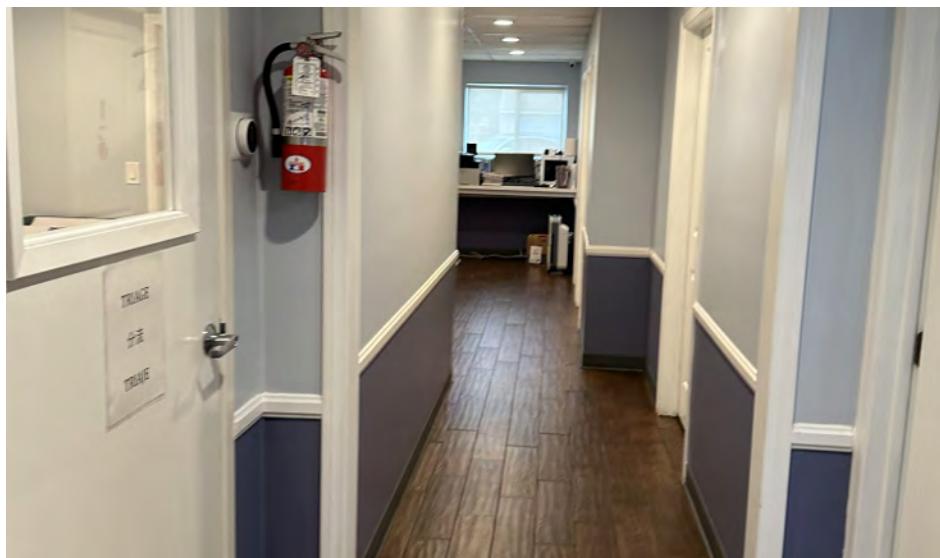


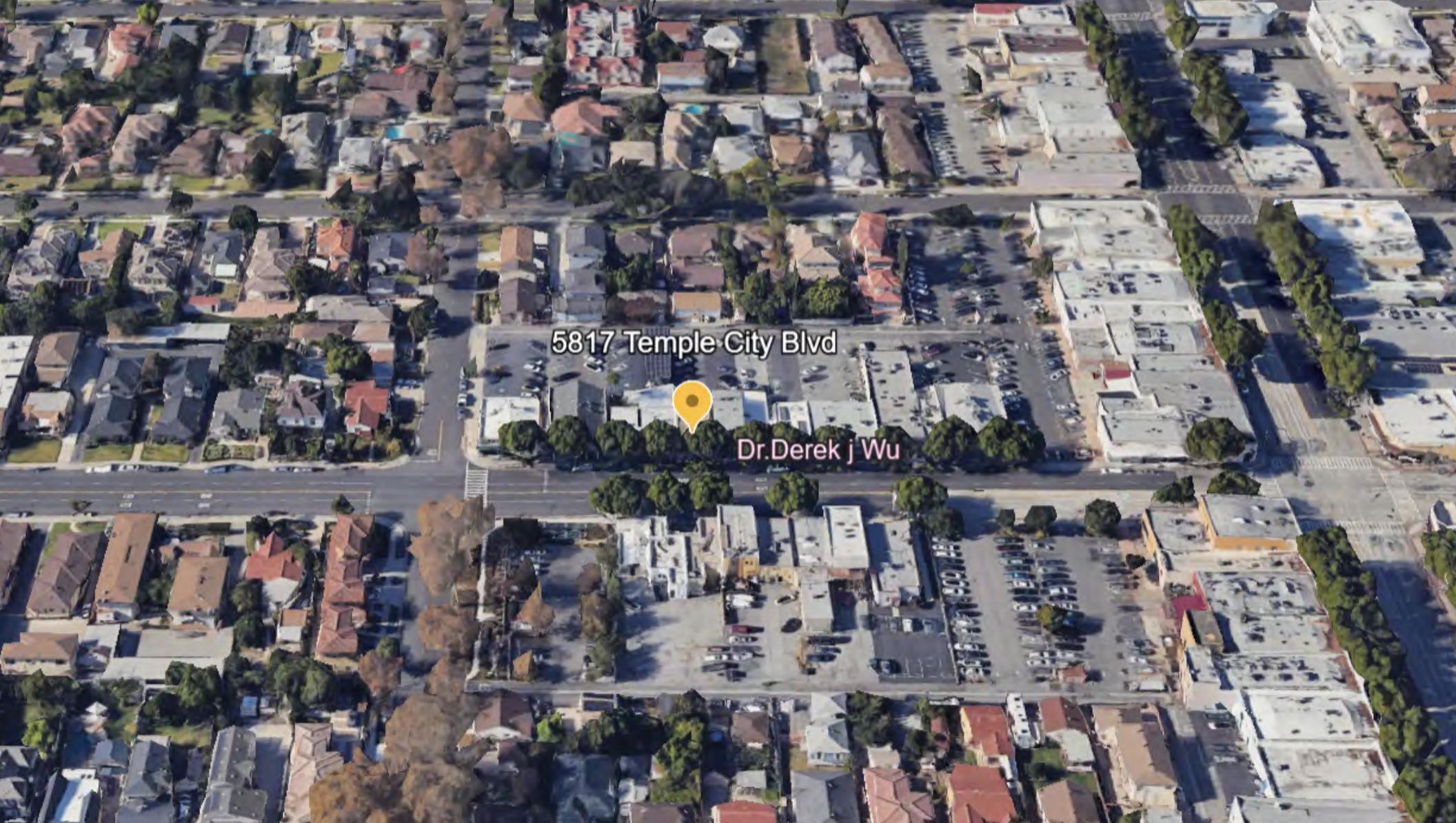
NATASHA AASADORE  
SENIOR COMMERCIAL ADVISOR  
214 E. Magnolia Blvd., Burbank, CA 91502  
DRE# 01366646  
(818) 388-5202  
natasha.aasadore@evrealestate.com



## Property Details

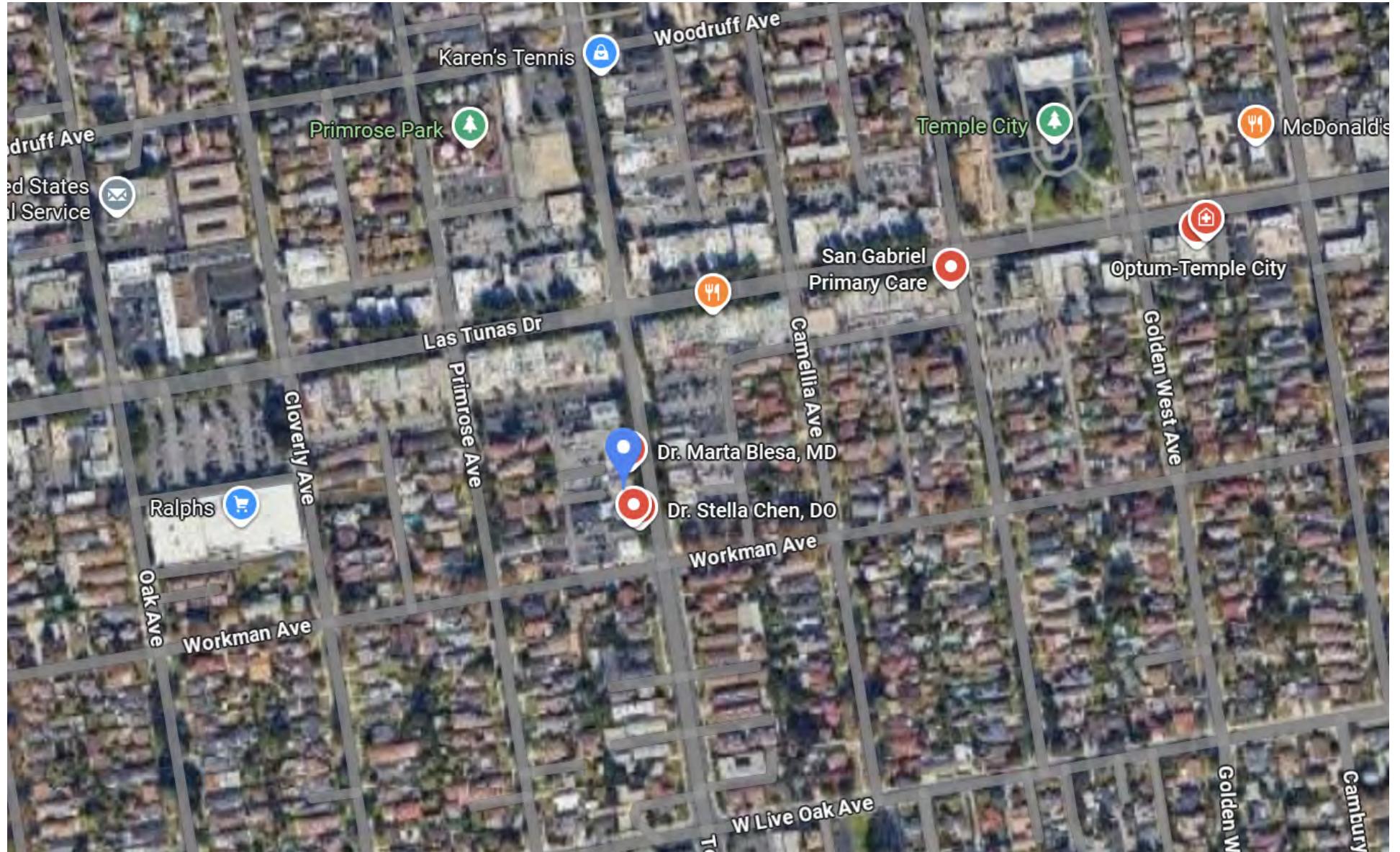
- **Building Size:** ±1,575 SF
- **Lot Size:** ±4,126 SF
- **Property Type:** Medical Office / Professional Office
- **APN:** 8587-015-004
- **Zoning:** TCC2YY
- **Year Built:** 1956
- **Occupancy:** Can be delivered vacant
- **Price:** \$1,099,000





## Map-Overview

5817 TEMPLE CITY BOULEVARD – TEMPLE CITY, CA



## Primary Care Physicians nearby

©2025 Engel & Völkers. All rights reserved. Each brokerage is independently owned and operated. All information provided is deemed reliable but is not guaranteed and should be independently verified. If your property is currently represented by a real estate broker, this is not an attempt to solicit your listing. Engel & Völkers and its independent License Partners are Equal Opportunity Employers and fully support the principles of the Fair Housing Act.



## Market Overview

5817 TEMPLE CITY BOULEVARD – TEMPLE CITY, CA

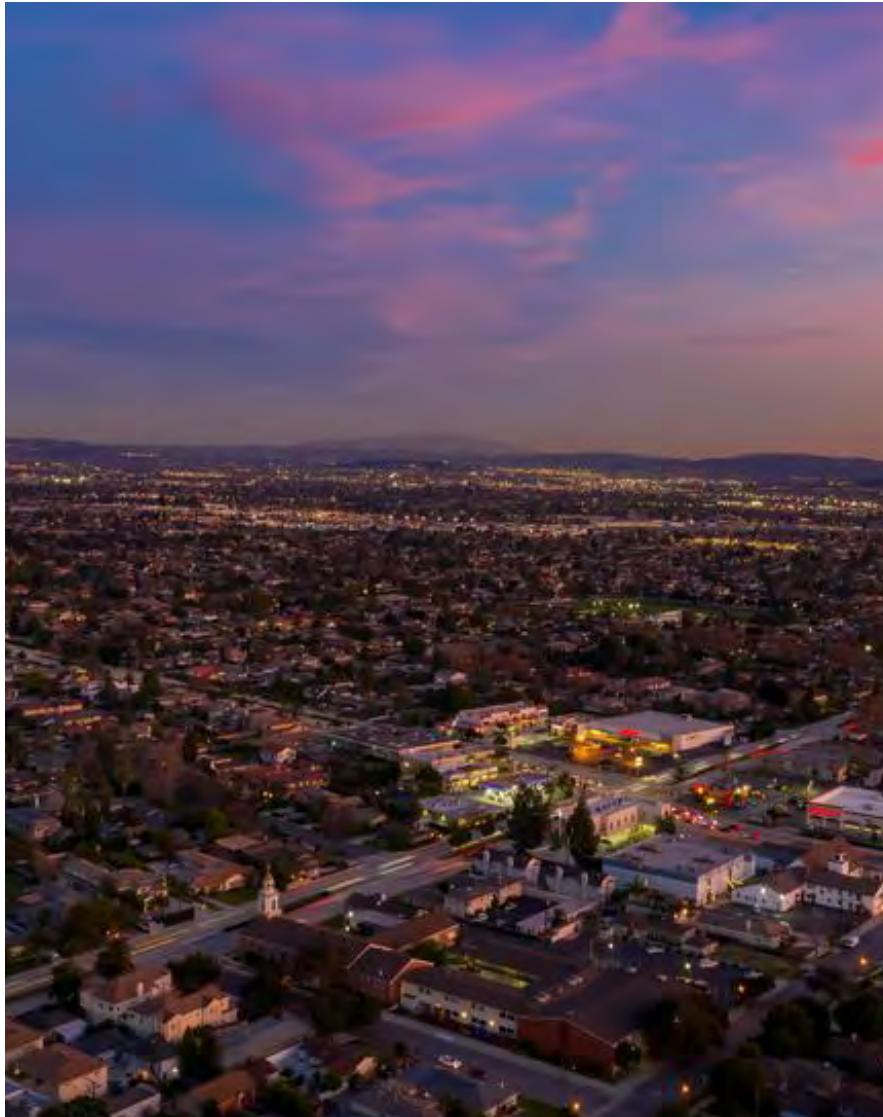


## County Overview

---

**Los Angeles County**, the most populous county in the United States, is a sprawling region of nearly 10 million residents. Encompassing 88 cities, including the city of Los Angeles, this diverse and dynamic area serves as a global epicenter for business, culture, technology, and innovation. With its extensive infrastructure, vibrant economy, and unparalleled quality of life, Los Angeles County offers a wealth of opportunities for commercial real estate investors.

Los Angeles County's commercial real estate market is robust and diverse, offering opportunities across various property types, including office, industrial, retail, and multifamily sectors. The county's economic strength, coupled with its strategic location, drives strong demand for commercial properties. Emerging submarkets, such as Downtown Los Angeles and Silicon Beach, are experiencing significant growth and development. Investors can find a mix of historic buildings, modern office spaces, industrial parks, and prime retail locations, catering to diverse business needs.



## City Overview

Temple City offers stability in a central San Gabriel Valley location—positioned between Arcadia, San Gabriel and Rosemead with convenient access to I-10, I-210 and SR-19 (Rosemead Blvd.). For medical users and investors, the market benefits from a strong family base, an aging population, and proximity to major care hubs including USC Arcadia Hospital, San Gabriel Valley Medical Center, Alhambra Hospital Medical Center, and City of Hope (regional tertiary/oncology). These anchors support steady patient flows, specialist referrals, and healthcare employment.

An infill, largely built-out city, Temple City maintains consistent daytime activity along Las Tunas Drive and Rosemead Boulevard, with neighborhood retail, pharmacies, and service uses that complement outpatient care. Limited new medical construction and high barriers to entry contribute to durable occupancy and sticky tenancy, while the area's well-regarded Temple City Unified schools and community amenities (Temple City Park, Live Oak Park) enhance long-term household stability.

Connectivity is straightforward for patients and staff—multiple east–west and north–south arterials, nearby Metro A Line stations in Arcadia/Monrovia for regional access, and strong visibility/signage opportunities on key corridors.

Diverse, needs-driven healthcare demand, constrained supply, and central SGV accessibility make Temple City a compelling location for outpatient medical investment and long-term income stability.



## Transportation

Temple City benefits from a well-connected, multimodal network ideal for patients, staff, and residents.

**Airports:** Hollywood Burbank (BUR), LAX, and Ontario (ONT) are all viable options for regional/national travel; BUR and ONT typically offer the quickest SGV access.

**Rail (Metro A Line):** The nearest light-rail access is the A Line at Arcadia Station and Monrovia Station (short drive north), providing direct service to Pasadena and Downtown Los Angeles.

**Bus service:** Frequent Metro and Foothill Transit routes operate along Temple

City Blvd., Las Tunas Dr., and Rosemead Blvd., linking to nearby A Line stations, the El Monte Transit Center/Busway, and surrounding SGV cities.

**Highways/Bike:** Quick connections to I-10, I-210, and SR-19 (Rosemead Blvd.). Complete-streets improvements and bike lanes on key corridors, with easy access to regional paths (e.g., Rio Hondo and San Gabriel River trails).

**Commuting patterns:** Temple City is predominantly drive-oriented with short east-west and north-south arterial options; rail and bus links broaden access for car-light employees and patients traveling from Pasadena, Arcadia/Monrovia, San Gabriel/Alhambra, and El Monte.



## Area Attractions & Economic Drivers

Located in the heart of the San Gabriel Valley, 5817 Temple City Boulevard benefits from proximity to a wide range of area attractions and amenities that enhance its long-term appeal. The property is minutes from popular shopping and dining destinations such as Temple City Plaza, The Shops at Santa Anita, and Old Town Pasadena. Nearby recreational highlights include the Los Angeles

County Arboretum, Santa Anita Park, and the scenic Eaton Canyon trails. With convenient access to major thoroughfares and top-rated Temple City schools, the location offers a balanced mix of business activity, community charm, and lifestyle convenience—making it an ideal setting for both investors and tenants.



Engel & Völkers offers one of the strongest global referral networks in the industry, with over 11,000 real estate professionals in more than 30 countries, actually working collaboratively to help our clients find their dream home. Drawing on a rich European heritage, the Engel & Völkers brand and iconic signature shops are recognized, respected, and renowned the world over for delivering exceptional listings and bespoke client experiences. With each shop led by experts in their local market, Engel & Völkers delivers specialized, boutique customer care and attention—on a global scale. Whether buying or selling a home, Engel & Völkers ensures an experience of the highest caliber and competence, exclusive expertise, and passion for all that we do, from Miami to Majorca, Boston to Belize, and everywhere in between.



The yachting industry is utterly unique; it revolves around pure luxury and the feelings that come from creating incredible once in a lifetime moments with those closest to you. That's why it needs to be done right, in partnership with true yachting professionals with access to an unrivaled network of partners in real estate and private aviation. Use the power of the Engel & Völkers brand to your advantage when you are buying or selling a luxury yacht in the Americas: there is no other brokerage company who can offer more exposure or who access to as large a network of potential clients as Engel & Völkers Yachting.



The developments that Engel & Völkers represents around the world vary greatly in scale and scope. Our experience includes residential towers, new home communities, the redesign or re-launch of existing buildings, mixed use lifestyle developments and resort residences. Global recognition and respect for our brand, coupled with the quality of our marketing strategy and the reach of our programs, gives the projects that we represent a distinct advantage. So does the level of local knowledge and international insights that our Development Services teams offer. Through every phase in the process, we provide the level of service that our brand is known for, optimizing the experience for builders, developers and buyers.

ENGEL&VÖLKERS  
COMMERCIAL



## Medical Office | Prime Temple City Location | Ideal for Owner-User

PRESENTED BY JUAN CARLOS ARGUETA & NATASHA AASADORE

JUAN CARLOS ARGUETA

DIRECTOR, COMMERCIAL REAL ESTATE GESTALT GROUP

214 E. Magnolia Blvd., Burbank, CA 91502

DRE# 01467906

(818) 307-2817

[juancarlos.argueta@evrealestate.com](mailto:juancarlos.argueta@evrealestate.com)



NATASHA AASADORE

SENIOR COMMERCIAL ADVISOR

214 E. Magnolia Blvd., Burbank, CA 91502

DRE# 01366646

(818) 388-5202

[natasha.aasadore@evrealestate.com](mailto:natasha.aasadore@evrealestate.com)



©2025 Engel & Völkers. All rights reserved. Each brokerage is independently owned and operated. All information provided is deemed reliable but is not guaranteed and should be independently verified. If your property is currently represented by a real estate broker, this is not an attempt to solicit your listing. Engel & Völkers and its independent License Partners are Equal Opportunity Employers and fully support the principles of the Fair Housing Act.