

MEDICAL OFFICE BUILDING FOR SALE

4-STORY BUILDING
+ 5 PARKING LOTS

6601 RUGBY AVENUE
Huntington Park, CA 90255



BUILDING SIZE:

+/-. 29,029 SF

LOT SIZE:

+/-. 9,106 SF

PARKING LOT SIZE:

+/-. 42,710 SF

SALE PRICE:

\$8,490,000 (\$292/SF)

BUILDING APN: 6322-019-074

PARKING LOT APN: 6322-018-031

PARKING SPACES: 120 parking spaces

OFFERING MEMORANDUM

 COLDWELL BANKER
COMMERCIAL | REALTY

MEDICAL OFFICE BUILDING FOR SALE

6601 RUGBY AVE
Huntington Park, CA 90255



PROPERTY DESCRIPTION

Rare opportunity to purchase a 4-story Medical Office Building located in the heart of Huntington Park. This building boasts +/- 29,029 SF of prime medical office space and ideal for medical practices, clinics, or healthcare offices. Situated in a vibrant area with convenient access to major streets and public transportation, this property is perfect for investors or medical professionals looking for a well-established medical facility. There is an opportunity for the buyer to occupy a portion of the building.

5 Parking Lots

This +/- 29,029 SF medical office building offers more than just prime space—it includes five dedicated parking lots spanning approximately 42,710 SF of land. Adding to its value, there is a potential future development opportunity if the City ever makes changes to their adjacent parking lots. The property is subject to an agreement with the City of Huntington Park, which may allow for future development on the parking lots. Contact the broker for details on this exciting possibility and to explore the full potential of this versatile asset.

OFFERING SUMMARY

Building Size:	+/- 29,029 SF
Lot Size:	+/- 9,106 SF
Parking Lot Size:	+/- 42,710 SF
Sale Price:	\$8,490,000 (\$292/SF)
APN - 6601 Rugby Ave: (Lease as is)	6322-019-074
APN - Parking Lot:	6322-018-031
Parking Spaces:	120 (111 spaces with additional 5 handicap parking spaces 4 gated parking spaces in the building)
Zoning:	HPCN*
Year Built:	1989

MEDICAL OFFICE BUILDING FOR SALE

6601 RUGBY AVE
Huntington Park, CA 90255

LEASED WITHIN PAST 2 YEARS 2-7.5K SF - 4 MILE RADIUS

	<p>1 2,291 SF Medical Lease Signed Aug 2024 for \$2.00 Full Service (Starting) 2675-2677 Zoe Ave - 2nd Floor Direct, Leased by GoundWorks Campaigns Inc Huntington Park, CA 90255 - Mid-Cities Submarket</p>																																									
	<table><tr><td>Asking Rent:</td><td>\$2.00/FS</td><td>Start Date:</td><td>Sep 2024</td><td>Free Rent:</td><td></td><td>Deal Type:</td><td>New Lease</td><td>Property Type:</td><td>Office Class B</td></tr><tr><td>Starting Rent:</td><td>\$2.00/FS</td><td>Term:</td><td>6 Months</td><td>Escalations:</td><td></td><td>On Market:</td><td>17 Mos</td><td>Building Area:</td><td>84,689 SF</td></tr><tr><td>Effective Rent:</td><td></td><td>Exp. Date:</td><td>Mar 2025</td><td>TI Allowance:</td><td></td><td>Build-Out:</td><td>Full Build-Out</td><td>Built/Renov:</td><td>1951/</td></tr><tr><td colspan="10">Amenities:</td></tr></table>	Asking Rent:	\$2.00/FS	Start Date:	Sep 2024	Free Rent:		Deal Type:	New Lease	Property Type:	Office Class B	Starting Rent:	\$2.00/FS	Term:	6 Months	Escalations:		On Market:	17 Mos	Building Area:	84,689 SF	Effective Rent:		Exp. Date:	Mar 2025	TI Allowance:		Build-Out:	Full Build-Out	Built/Renov:	1951/	Amenities:										
Asking Rent:	\$2.00/FS	Start Date:	Sep 2024	Free Rent:		Deal Type:	New Lease	Property Type:	Office Class B																																	
Starting Rent:	\$2.00/FS	Term:	6 Months	Escalations:		On Market:	17 Mos	Building Area:	84,689 SF																																	
Effective Rent:		Exp. Date:	Mar 2025	TI Allowance:		Build-Out:	Full Build-Out	Built/Renov:	1951/																																	
Amenities:																																										

ID# 268118581

	<p>2 5,000 SF Medical Lease Signed Jun 2024 for \$2.25 Modified Gross (Asking) 8511 S Vermont Ave - 1st Floor Direct Los Angeles, CA 90044 - Inglewood/South LA Submarket</p>																																									
	<table><tr><td>Asking Rent:</td><td>\$2.25/MG</td><td>Start Date:</td><td>Jul 2024</td><td>Free Rent:</td><td></td><td>Deal Type:</td><td>New Lease</td><td>Property Type:</td><td>Retail Class C</td></tr><tr><td>Starting Rent:</td><td></td><td>Term:</td><td></td><td>Escalations:</td><td></td><td>On Market:</td><td>0 Mos</td><td>Building Area:</td><td>11,000 SF</td></tr><tr><td>Effective Rent:</td><td></td><td>Exp. Date:</td><td></td><td>TI Allowance:</td><td></td><td>Build-Out:</td><td>Full Build-Out</td><td>Built/Renov:</td><td>1927/</td></tr><tr><td colspan="10">Amenities:</td></tr></table>	Asking Rent:	\$2.25/MG	Start Date:	Jul 2024	Free Rent:		Deal Type:	New Lease	Property Type:	Retail Class C	Starting Rent:		Term:		Escalations:		On Market:	0 Mos	Building Area:	11,000 SF	Effective Rent:		Exp. Date:		TI Allowance:		Build-Out:	Full Build-Out	Built/Renov:	1927/	Amenities:										
Asking Rent:	\$2.25/MG	Start Date:	Jul 2024	Free Rent:		Deal Type:	New Lease	Property Type:	Retail Class C																																	
Starting Rent:		Term:		Escalations:		On Market:	0 Mos	Building Area:	11,000 SF																																	
Effective Rent:		Exp. Date:		TI Allowance:		Build-Out:	Full Build-Out	Built/Renov:	1927/																																	
Amenities:																																										

	<p>3 2,100 SF Medical Lease Signed Mar 2024 for \$1.90 Triple Net (Starting) 6021 Pacific Blvd - 1st Floor Direct, Leased by Cina Urgent Care Huntington Park, CA 90255 - Mid-Cities Submarket</p>																																									
	<table><tr><td>Asking Rent:</td><td></td><td>Start Date:</td><td>Mar 2024</td><td>Free Rent:</td><td></td><td>Deal Type:</td><td>New Lease</td><td>Property Type:</td><td>Retail Class B</td></tr><tr><td>Starting Rent:</td><td>\$1.90/NNN</td><td>Term:</td><td>5 Years...</td><td>Escalations:</td><td></td><td>On Market:</td><td></td><td>Building Area:</td><td>2,100 SF</td></tr><tr><td>Effective Rent:</td><td></td><td>Exp. Date:</td><td>Nov 2029</td><td>TI Allowance:</td><td></td><td>Build-Out:</td><td></td><td>Built/Renov:</td><td>1990/</td></tr><tr><td colspan="10">Amenities:</td></tr></table>	Asking Rent:		Start Date:	Mar 2024	Free Rent:		Deal Type:	New Lease	Property Type:	Retail Class B	Starting Rent:	\$1.90/NNN	Term:	5 Years...	Escalations:		On Market:		Building Area:	2,100 SF	Effective Rent:		Exp. Date:	Nov 2029	TI Allowance:		Build-Out:		Built/Renov:	1990/	Amenities:										
Asking Rent:		Start Date:	Mar 2024	Free Rent:		Deal Type:	New Lease	Property Type:	Retail Class B																																	
Starting Rent:	\$1.90/NNN	Term:	5 Years...	Escalations:		On Market:		Building Area:	2,100 SF																																	
Effective Rent:		Exp. Date:	Nov 2029	TI Allowance:		Build-Out:		Built/Renov:	1990/																																	
Amenities:																																										

	<p>4 2,007 SF Office/Medical Lease Signed Apr 2023 for \$2.00 Triple Net (Asking) 528 Amalia Ave - 1st Floor Direct Los Angeles, CA 90022 - Southeast Los Angeles Submarket</p>																																									
	<table><tr><td>Asking Rent:</td><td>\$2.00/NNN</td><td>Start Date:</td><td>Jun 2023</td><td>Free Rent:</td><td></td><td>Deal Type:</td><td>New Lease</td><td>Property Type:</td><td>Office Class C</td></tr><tr><td>Starting Rent:</td><td></td><td>Term:</td><td>5 Years</td><td>Escalations:</td><td></td><td>On Market:</td><td>9 Mos</td><td>Building Area:</td><td>2,007 SF</td></tr><tr><td>Effective Rent:</td><td></td><td>Exp. Date:</td><td>Jun 2028</td><td>TI Allowance:</td><td></td><td>Build-Out:</td><td>Full Build-Out</td><td>Built/Renov:</td><td>1937/</td></tr><tr><td colspan="10">Amenities:</td></tr></table>	Asking Rent:	\$2.00/NNN	Start Date:	Jun 2023	Free Rent:		Deal Type:	New Lease	Property Type:	Office Class C	Starting Rent:		Term:	5 Years	Escalations:		On Market:	9 Mos	Building Area:	2,007 SF	Effective Rent:		Exp. Date:	Jun 2028	TI Allowance:		Build-Out:	Full Build-Out	Built/Renov:	1937/	Amenities:										
Asking Rent:	\$2.00/NNN	Start Date:	Jun 2023	Free Rent:		Deal Type:	New Lease	Property Type:	Office Class C																																	
Starting Rent:		Term:	5 Years	Escalations:		On Market:	9 Mos	Building Area:	2,007 SF																																	
Effective Rent:		Exp. Date:	Jun 2028	TI Allowance:		Build-Out:	Full Build-Out	Built/Renov:	1937/																																	
Amenities:																																										

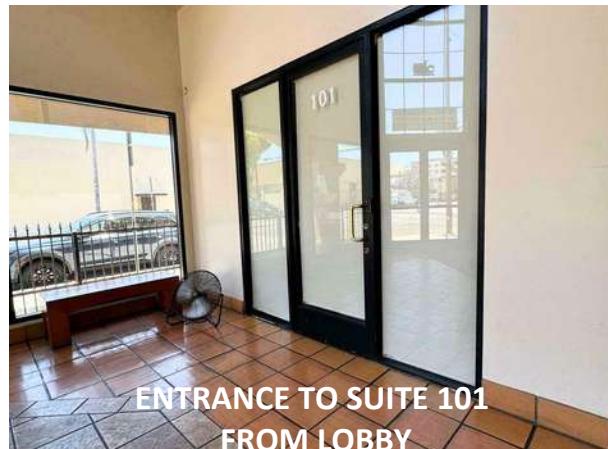
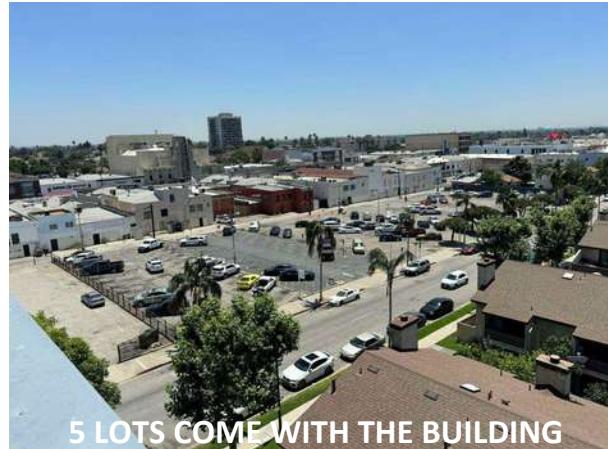
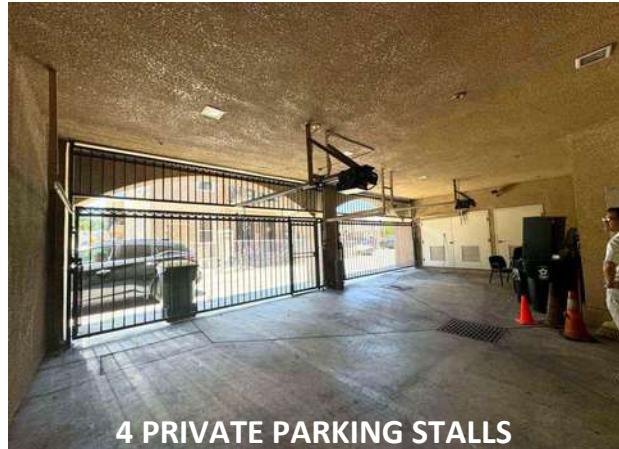


**COLDWELL BANKER
COMMERCIAL
REALTY**

3

MEDICAL OFFICE BUILDING FOR SALE

6601 RUGBY AVE
Huntington Park, CA 90255



Exclusively Marketed by:

KATHI CONSTANZO, CCIM
626.898.2308
Kathi.Constanzo@cbcrrt.com
CalDRE #02067397



**COLDWELL BANKER
COMMERCIAL
REALTY**

MEDICAL OFFICE BUILDING FOR SALE

6601 RUGBY AVE
Huntington Park, CA 90255



EXAMPLES OF INTERIOR MEDICAL OFFICES

Exclusively Marketed by:

KATHI CONSTANZO, CCIM
626.898.2308
Kathi.Constanzo@cbcrrt.com
CalDRE #02067397



**COLDWELL BANKER
COMMERCIAL
REALTY**

MEDICAL OFFICE BUILDING FOR SALE

6601 RUGBY AVE
Huntington Park, CA 90255



EXAMPLES OF INTERIOR

Exclusively Marketed by:

KATHI CONSTANZO, CCIM
626.898.2308
Kathi.Constanzo@cbcrrt.com
CalDRE #02067397



**COLDWELL BANKER
COMMERCIAL
REALTY**

MEDICAL OFFICE BUILDING FOR SALE

6601 RUGBY AVE
Huntington Park, CA 90255



Exclusively Marketed by:

KATHI CONSTANZO, CCIM
626.898.2308
Kathi.Constanzo@cbcrrt.com
CalDRE #02067397

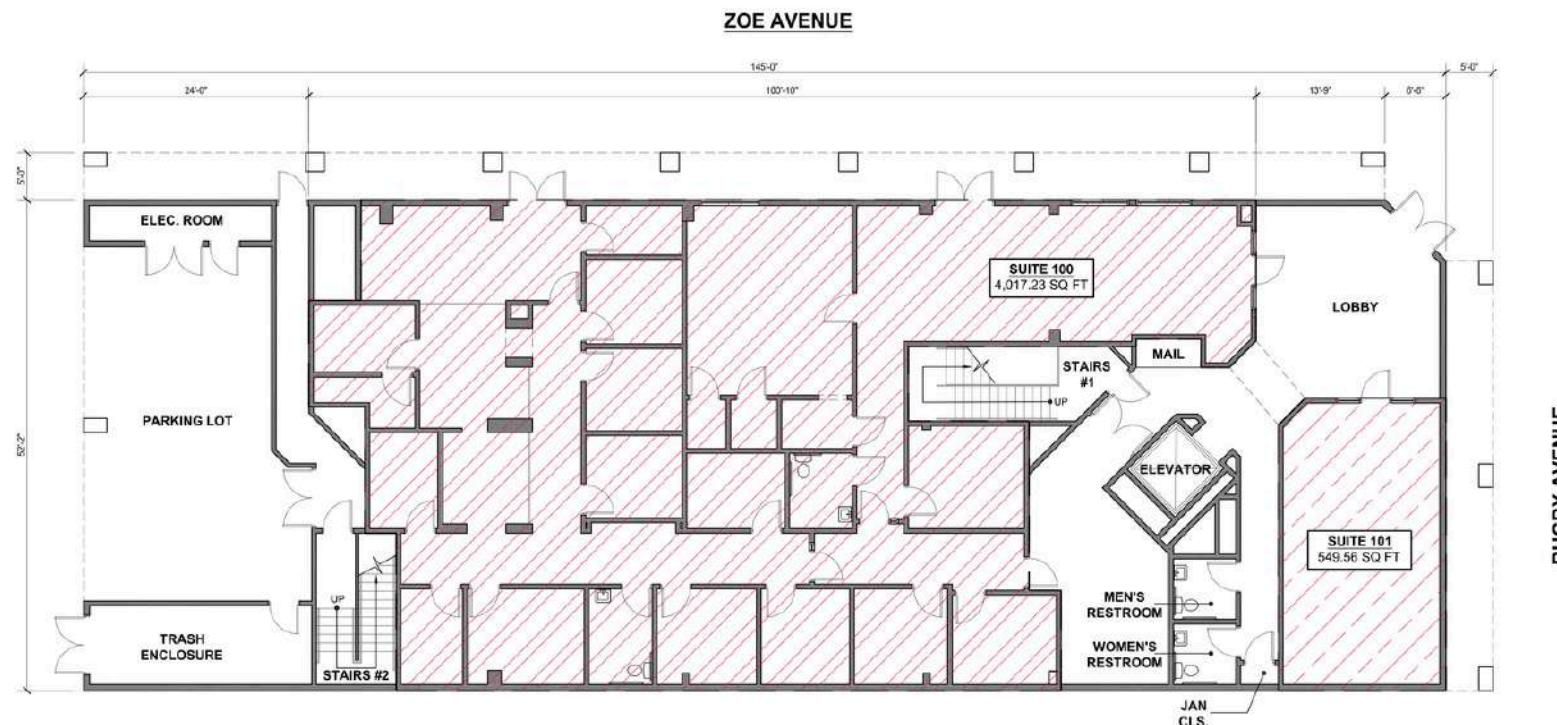


**COLDWELL BANKER
COMMERCIAL
REALTY**

MEDICAL OFFICE BUILDING FOR SALE

6601 RUGBY AVE
Huntington Park, CA 90255

FLOOR PLAN - FIRST FLOOR



AREA TABLE

SPACE NAME	AREA
SUITE 100	4,017.23 SQ FT
SUITE 101	549.56 SQ FT
TOTAL 1ST FLOOR TENANT SPACE (NET ASSIGNABLE)	4,566.79 SQ FT
TOTAL 1ST FLOOR BUILDING SQ FT (GROSS)	7,543.04 SQ FT

NOTE:
THE DIMENSIONS ARE BASED UPON FIELD REVIEW WITH AN INDUSTRY STANDARD MEASURING DEVICE. DIMENSIONS AND SQUARE FOOTAGES WILL VARY.

EXISTING TENANT SPACES - 1ST FLOOR



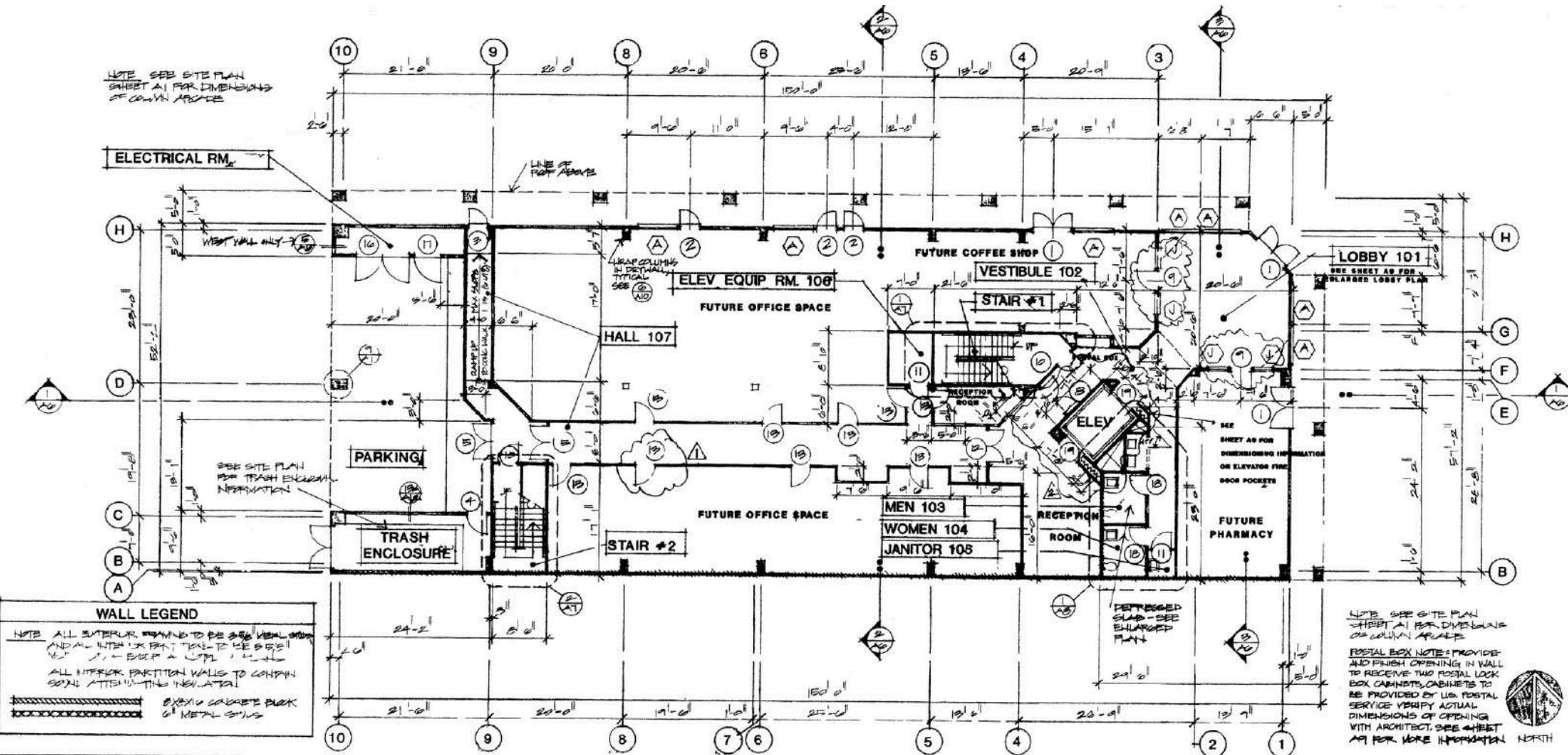
1

SCALE: 3/16" = 1'-0"

MEDICAL OFFICE BUILDING FOR SALE

6601 RUGBY AVE
Huntington Park, CA 90255

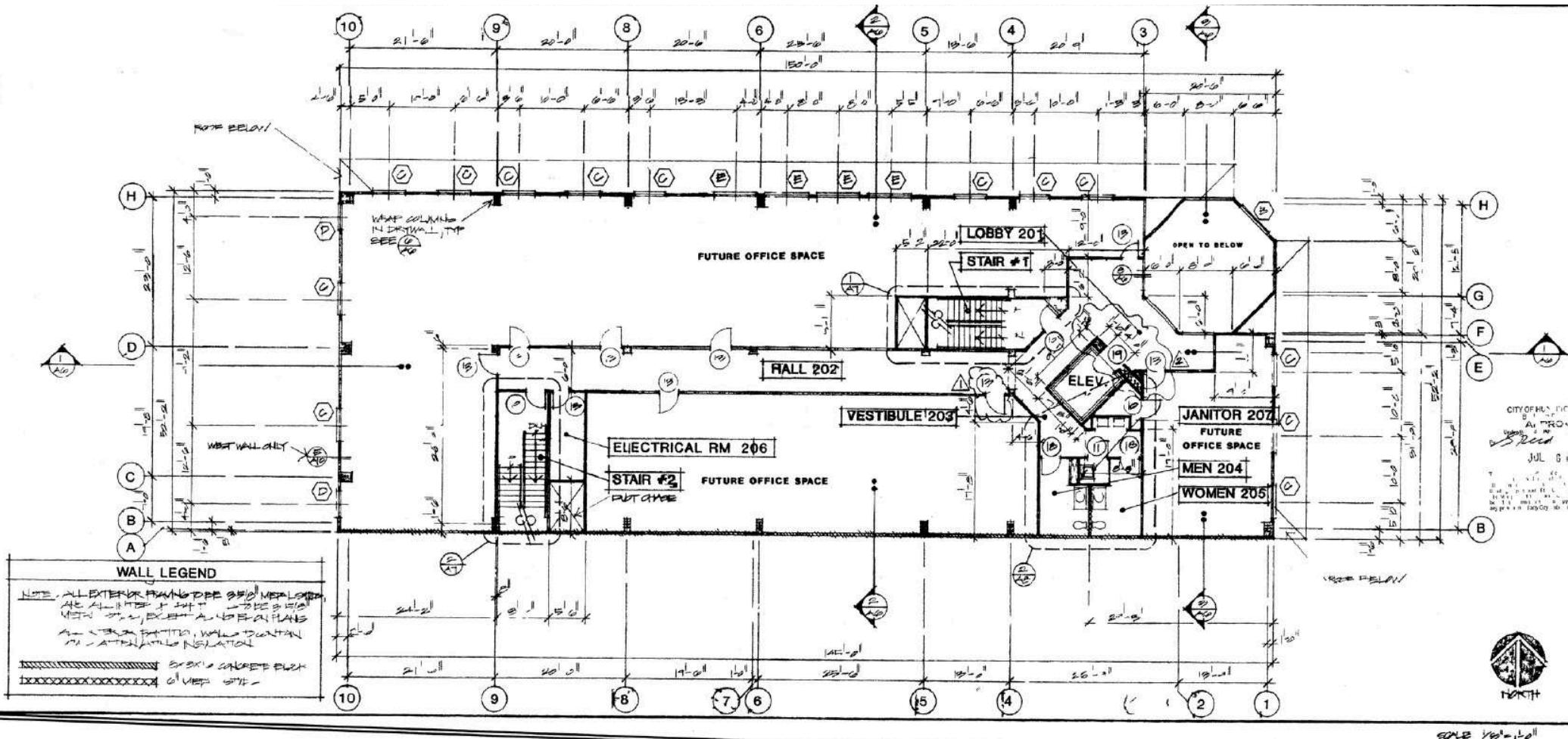
BLUEPRINT - FIRST FLOOR



MEDICAL OFFICE BUILDING FOR SALE

6601 RUGBY AVE
Huntington Park, CA 90255

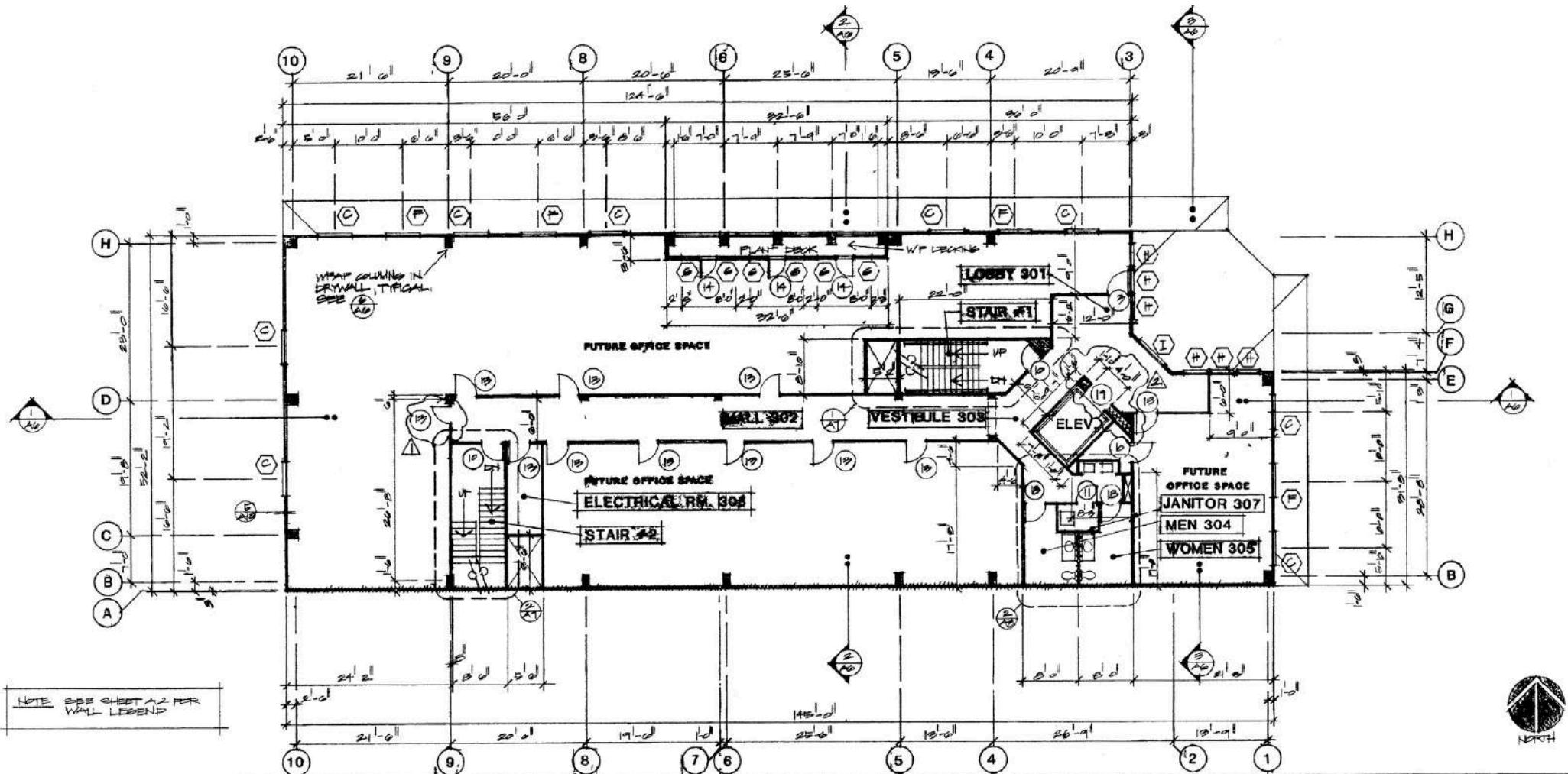
BLUEPRINT - SECOND FLOOR



MEDICAL OFFICE BUILDING FOR SALE

6601 RUGBY AVE
Huntington Park, CA 90255

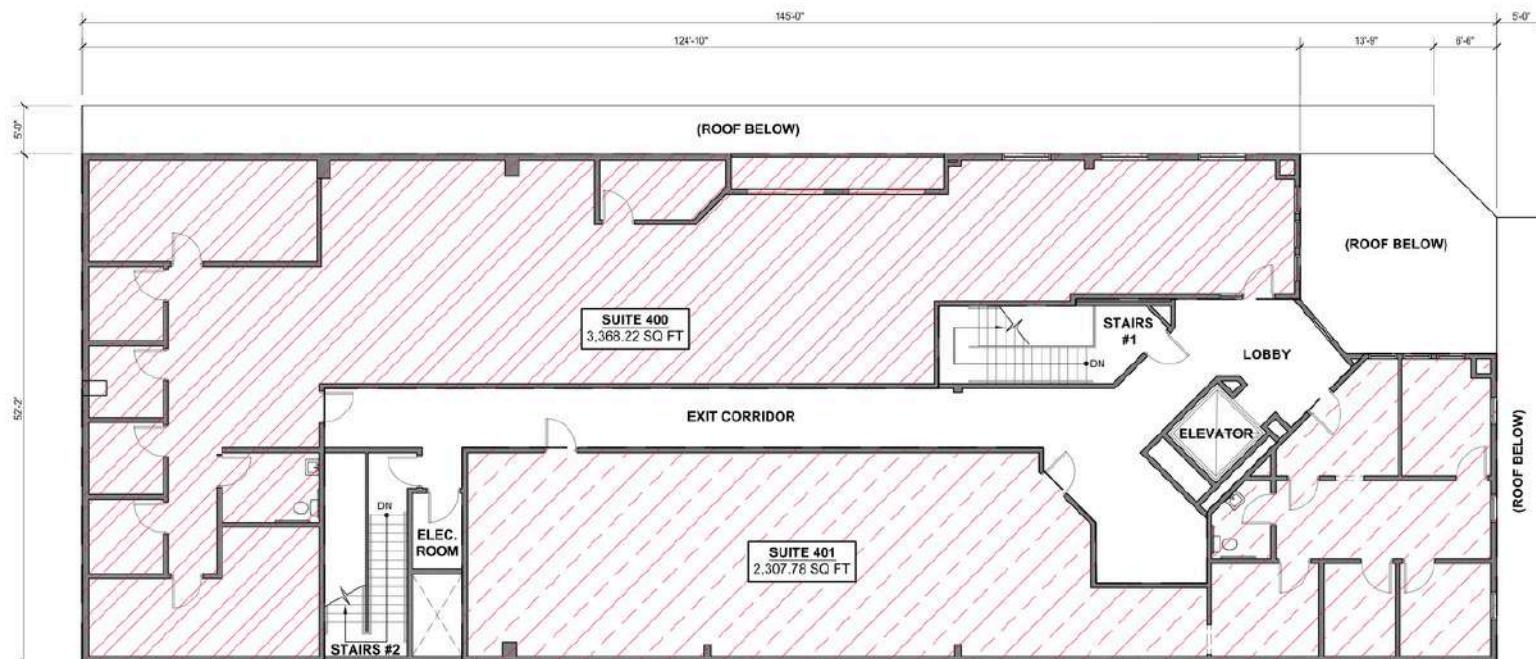
BLUEPRINT - THIRD FLOOR



MEDICAL OFFICE BUILDING FOR SALE

6601 RUGBY AVE
Huntington Park, CA 90255

FLOOR PLAN - FOURTH FLOOR



AREA TABLE

SPACE NAME	AREA
SUITE 400	3,368.22 SQ FT
SUITE 401	2,307.78 SQ FT
TOTAL 4TH FLOOR TENANT SPACE (NET ASSIGNABLE)	5,676.00 SQ FT
TOTAL 4TH FLOOR BUILDING SQ FT (GROSS)	7,162.18 SQ FT

NOTE:
THE DIMENSIONS ARE BASED UPON FIELD REVIEW WITH AN INDUSTRY STANDARD MEASURING DEVICE. DIMENSIONS AND SQUARE FOOTAGES WILL VARY.

EXISTING TENANT SPACES - 4TH FLOOR

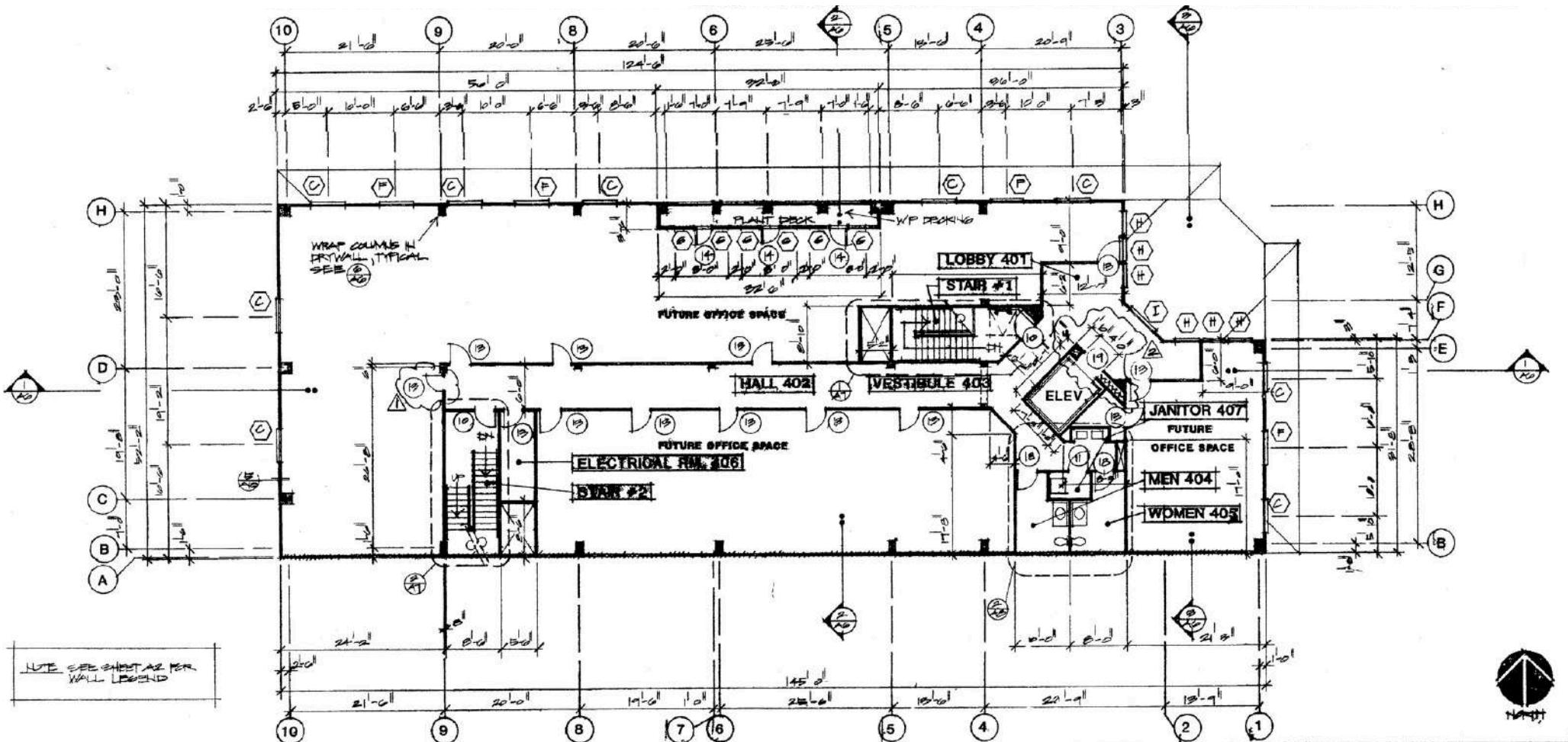


SCALE: 3/16" = 1' - 0"

MEDICAL OFFICE BUILDING FOR SALE

6601 RUGBY AVE
Huntington Park, CA 90255

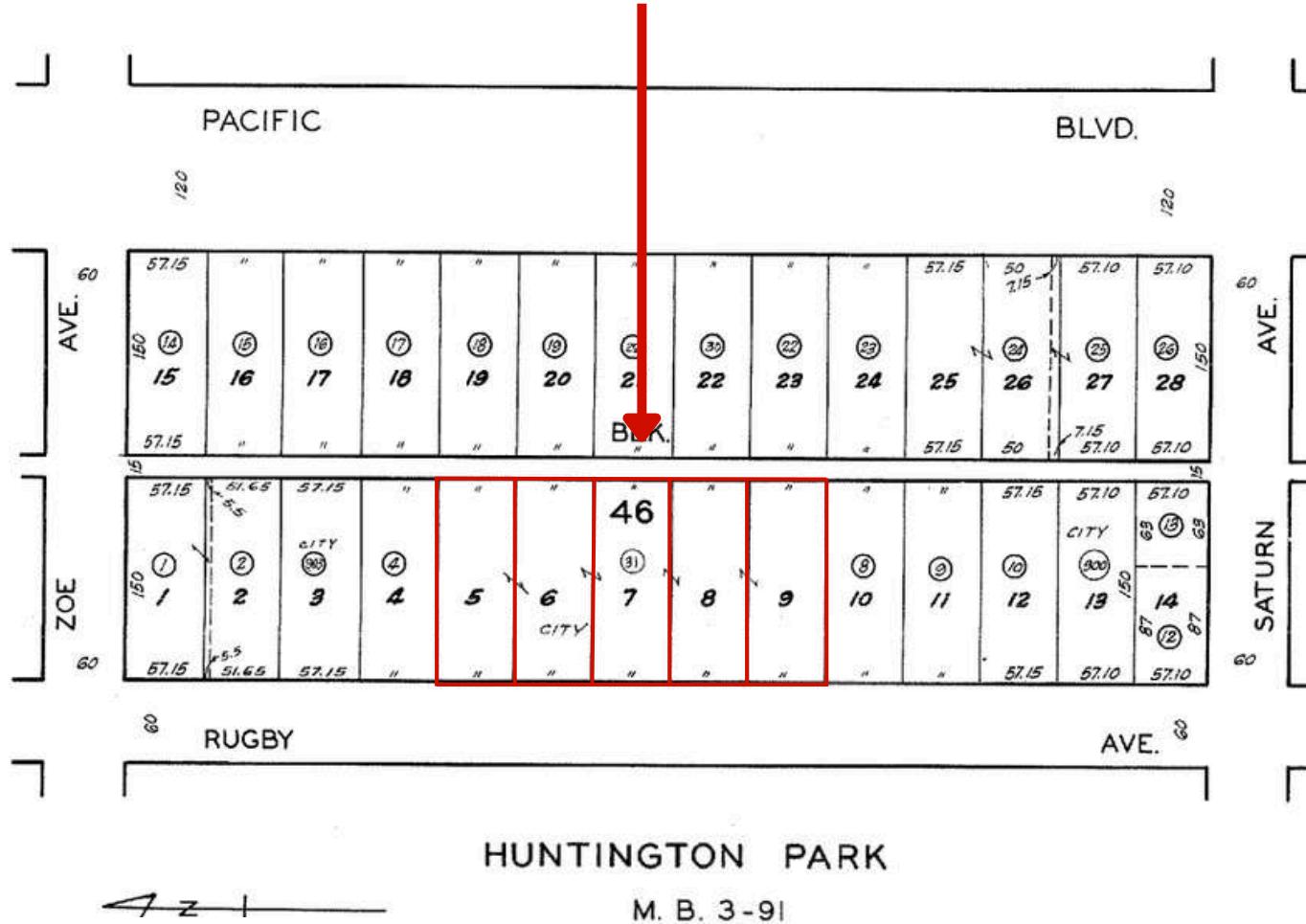
BLUEPRINT - FOURTH FLOOR



MEDICAL OFFICE BUILDING FOR SALE

6601 RUGBY AVE
Huntington Park, CA 90255

INCLUDED PARKING LOTS - BLOCK 46, PARKING LOTS, 5, 6, 7, 8 AND 9



Exclusively Marketed by:

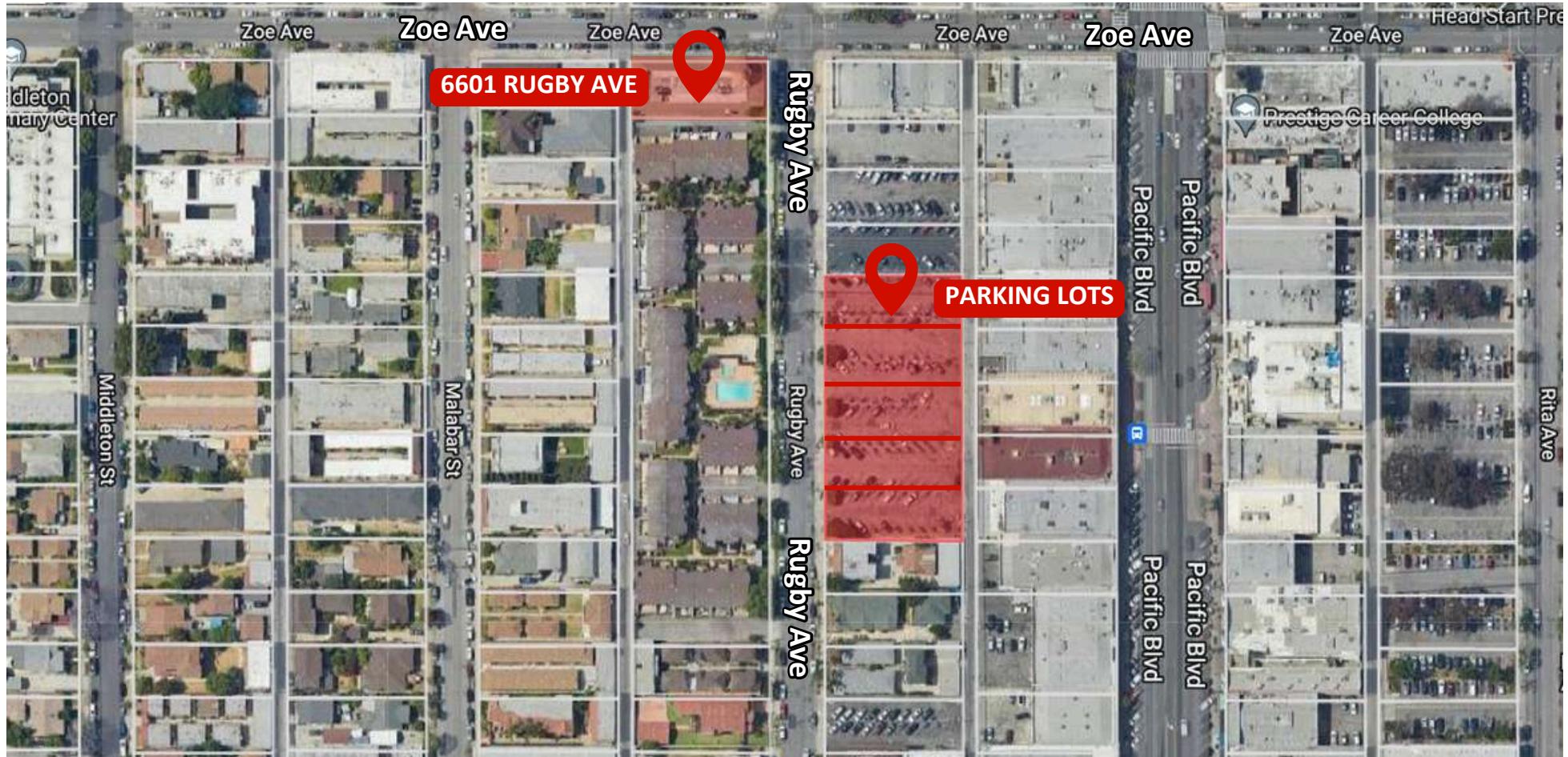
KATHI CONSTANZO, CCIM
626.898.2308
Kathi.Constanzo@cbcrrt.com
CalDRE #02067397



COLDWELL BANKER COMMERCIAL REALTY

MEDICAL OFFICE BUILDING FOR SALE

6601 RUGBY AVE
Huntington Park, CA 90255

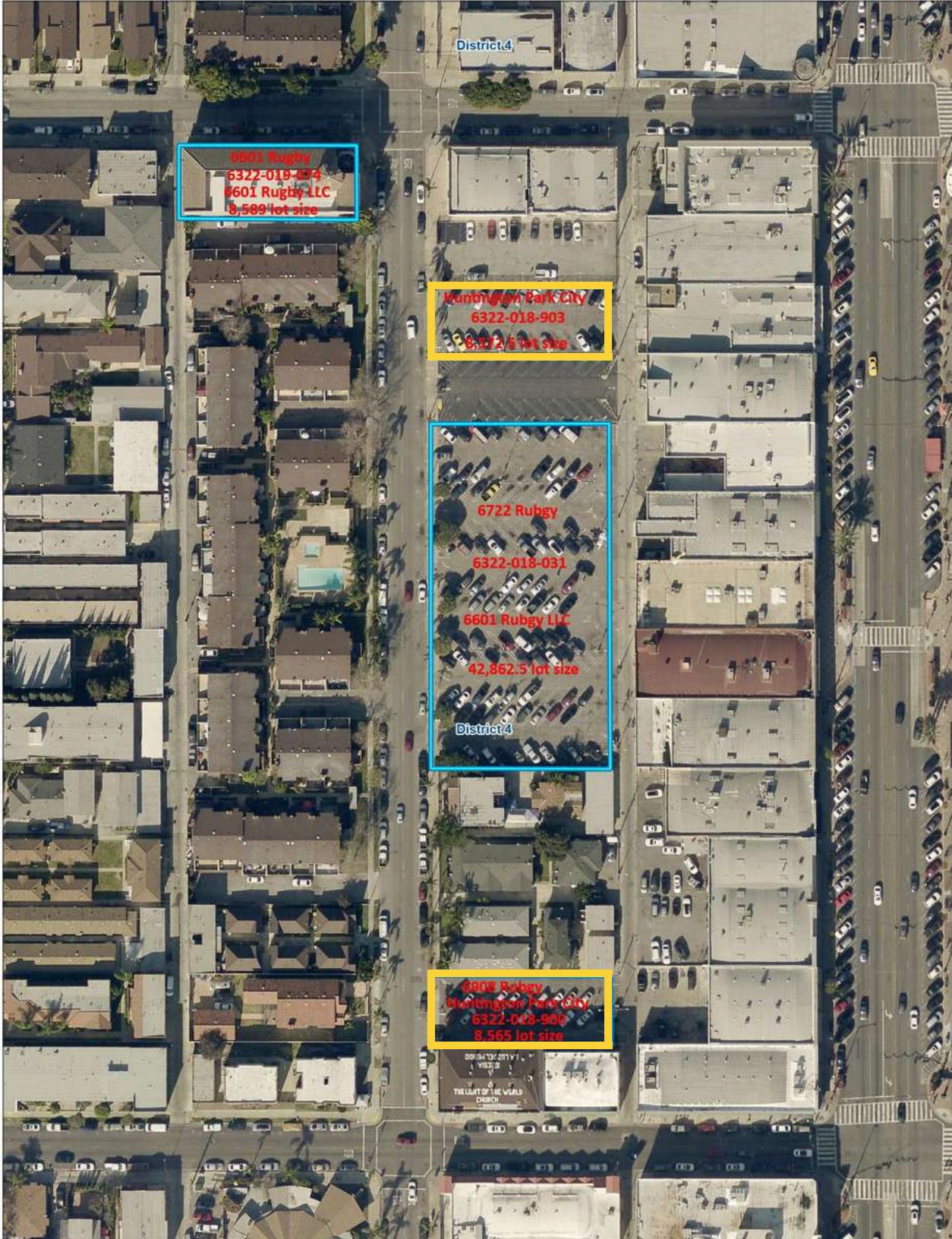


Exclusively Marketed by:

KATHI CONSTANZO, CCIM
626.898.2308
Kathi.Constanzo@cbcrt.com
CalDRE #02067397



**COLDWELL BANKER
COMMERCIAL
REALTY**



LEGEND:



Parking Lots for the City of Huntington Park



Parking Lots for the Building

*The property is subject to an agreement with the City of Huntington Park, which may allow for future development on the parking lots. Contact the broker for details on this exciting possibility and to explore the full potential of this versatile asset.



COLDWELL BANKER
COMMERCIAL
REALTY

MEDICAL OFFICE BUILDING FOR SALE

6601 RUGBY AVE
Huntington Park, CA 90255



Exclusively Marketed by:

KATHI CONSTANZO, CCIM
626.898.2308
Kathi.Constanzo@cbcrrt.com
CalDRE #02067397



**COLDWELL BANKER
COMMERCIAL
REALTY**

MEDICAL OFFICE BUILDING FOR SALE

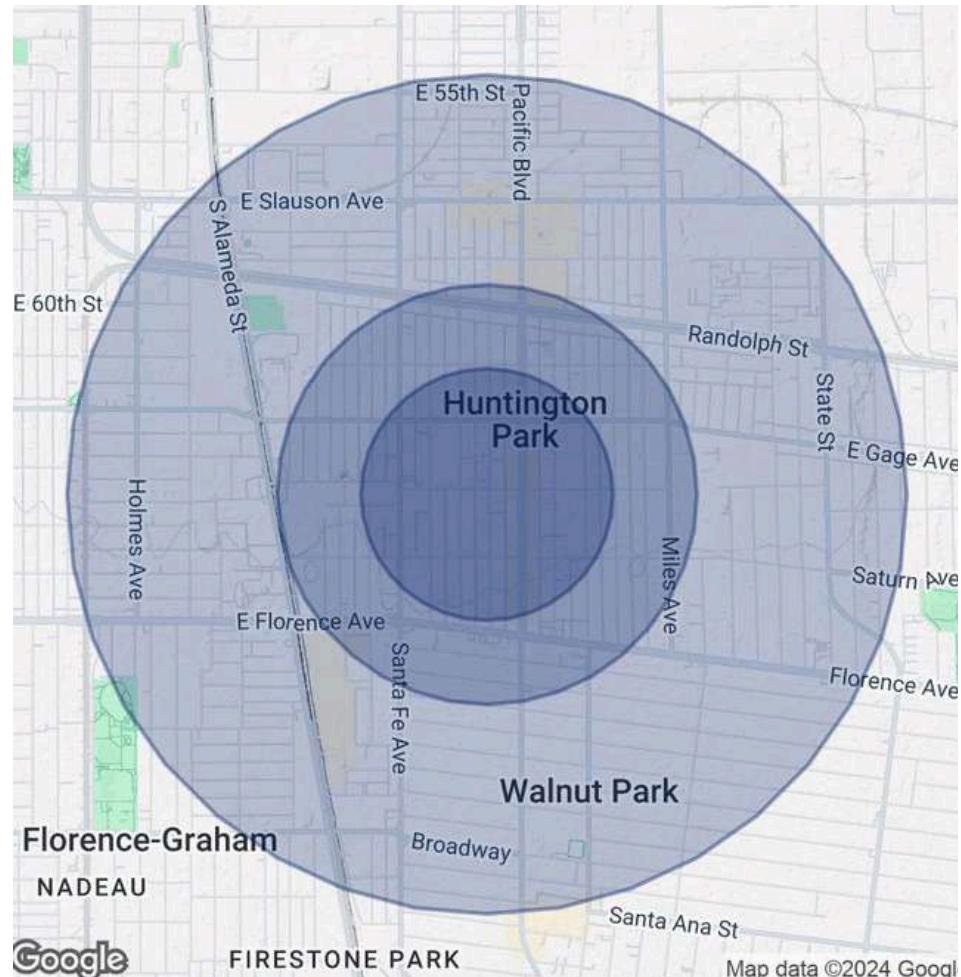
6601 RUGBY AVE
Huntington Park, CA 90255

DEMOGRAPHICS

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	7,240	19,856	53,450
Average Age	37	37	37
Average Age (Male)	36	35	36
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,194	5,796	14,579
# of Persons per HH	3.3	3.4	3.7
Average HH Income	\$65,457	\$65,760	\$74,281
Average House Value	\$680,686	\$693,257	\$671,133

Demographics data derived from AlphaMap



Exclusively Marketed by:

KATHI CONSTANZO, CCIM
626.898.2308
Kathi.Constanzo@cbcrt.com
CalDRE #02067397



**COLDWELL BANKER
COMMERCIAL
REALTY**