

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

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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

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

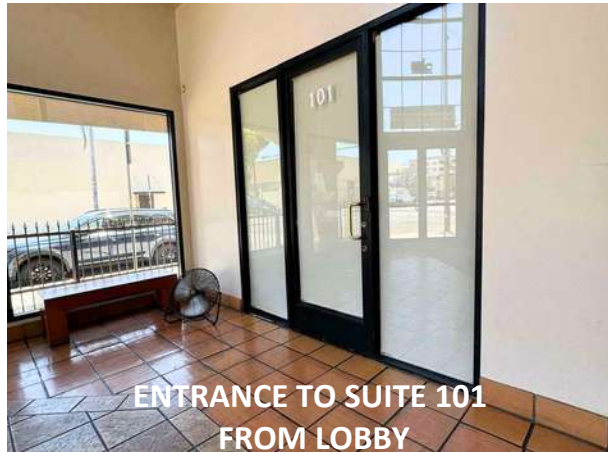
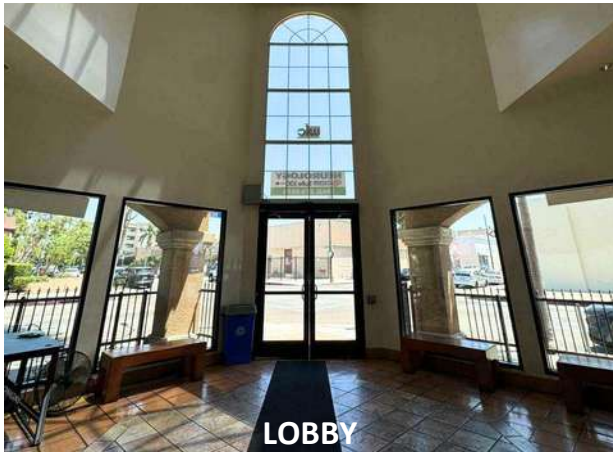
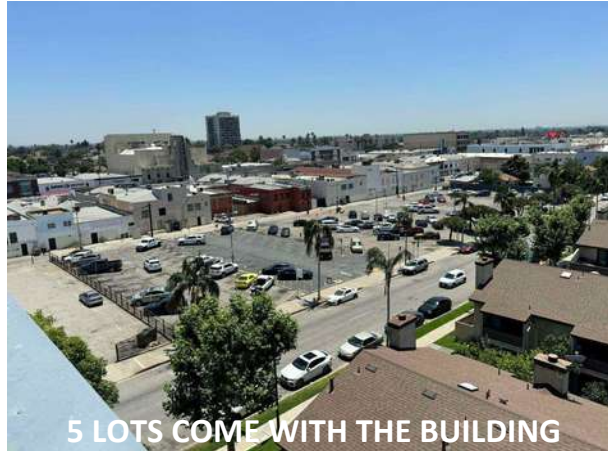
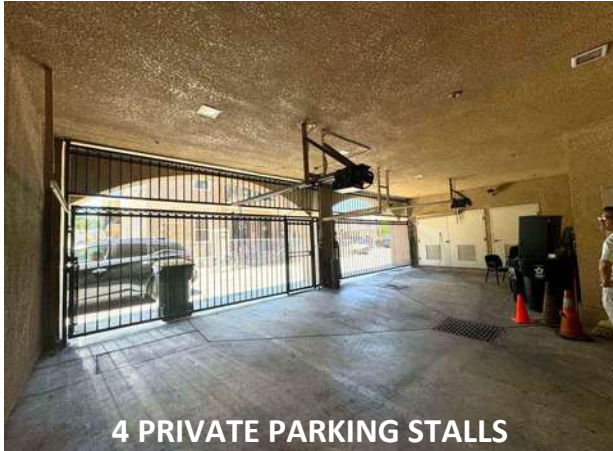
	<p>2,291 SF Medical Lease Signed Aug 2024 for \$2.00 Full Service (Starting) 2675-2677 Zoe Ave - 2nd Floor Direct, Leased by GoundWorks Campaigns Inc Huntington Park, CA 90255 - Mid-Cities Submarket</p> <p>★★★★★</p>
<p>Asking Rent: \$2.00/FS Starting Rent: \$2.00/FS Effective Rent: Amenities:</p>	<p>Start Date: Sep 2024 Term: 6 Months Exp. Date: Mar 2025</p> <p>Free Rent: Escalations: TI Allowance:</p> <p>Deal Type: New Lease On Market: 17 Mos Build-Out: Full Build-Out</p> <p>Property Type: Office Class B Building Area: 84,689 SF Built/Renov: 1951/</p>
<p>ID# 268118581</p>	
	<p>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> <p>★★★★★</p>
<p>Asking Rent: \$2.25/MG Starting Rent: Effective Rent: Amenities:</p>	<p>Start Date: Jul 2024 Term: Exp. Date:</p> <p>Free Rent: Escalations: TI Allowance:</p> <p>Deal Type: New Lease On Market: 0 Mos Build-Out: Full Build-Out</p> <p>Property Type: Retail Class C Building Area: 11,000 SF Built/Renov: 1927/</p>
<p></p>	
	<p>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> <p>★★★★★</p>
<p>Asking Rent: Starting Rent: \$1.90/NNN Effective Rent: Amenities:</p>	<p>Start Date: Mar 2024 Term: 5 Years... Exp. Date: Nov 2029</p> <p>Free Rent: Escalations: TI Allowance:</p> <p>Deal Type: New Lease On Market: Build-Out:</p> <p>Property Type: Retail Class B Building Area: 2,100 SF Built/Renov: 1990/</p>
<p></p>	
	<p>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> <p>★★★★★</p>
<p>Asking Rent: \$2.00/NNN Starting Rent: Effective Rent: Amenities:</p>	<p>Start Date: Jun 2023 Term: 5 Years Exp. Date: Jun 2028</p> <p>Free Rent: Escalations: TI Allowance:</p> <p>Deal Type: New Lease On Market: 9 Mos Build-Out: Full Build-Out</p> <p>Property Type: Office Class C Building Area: 2,007 SF Built/Renov: 1937/</p>



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Exclusively Marketed by:

KATHI CONSTANZO, CCIM

626.898.2308

Kathi.Constanzo@cbcnrt.com

CalDRE #02067397



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EXAMPLES OF INTERIOR MEDICAL OFFICES

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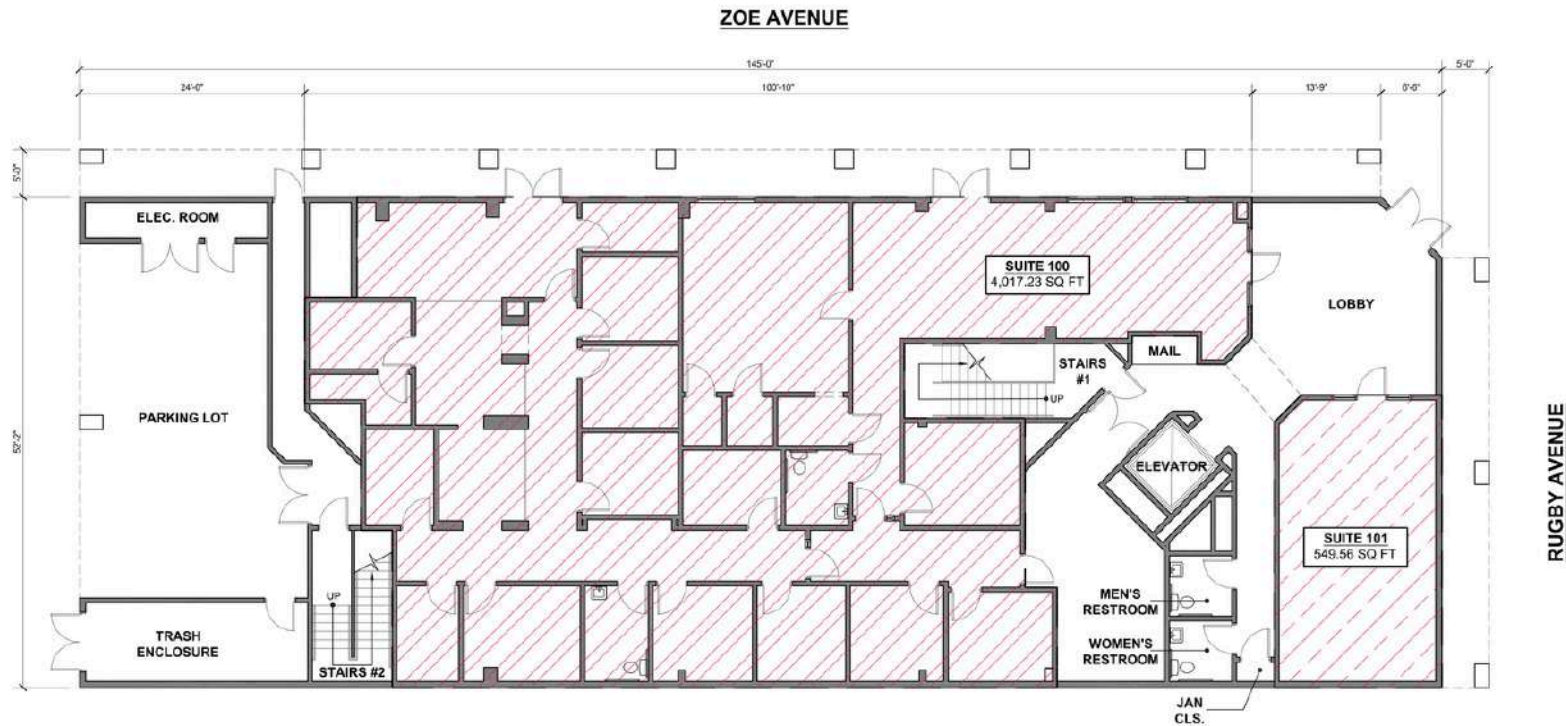
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FLOOR PLAN - FIRST FLOOR



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

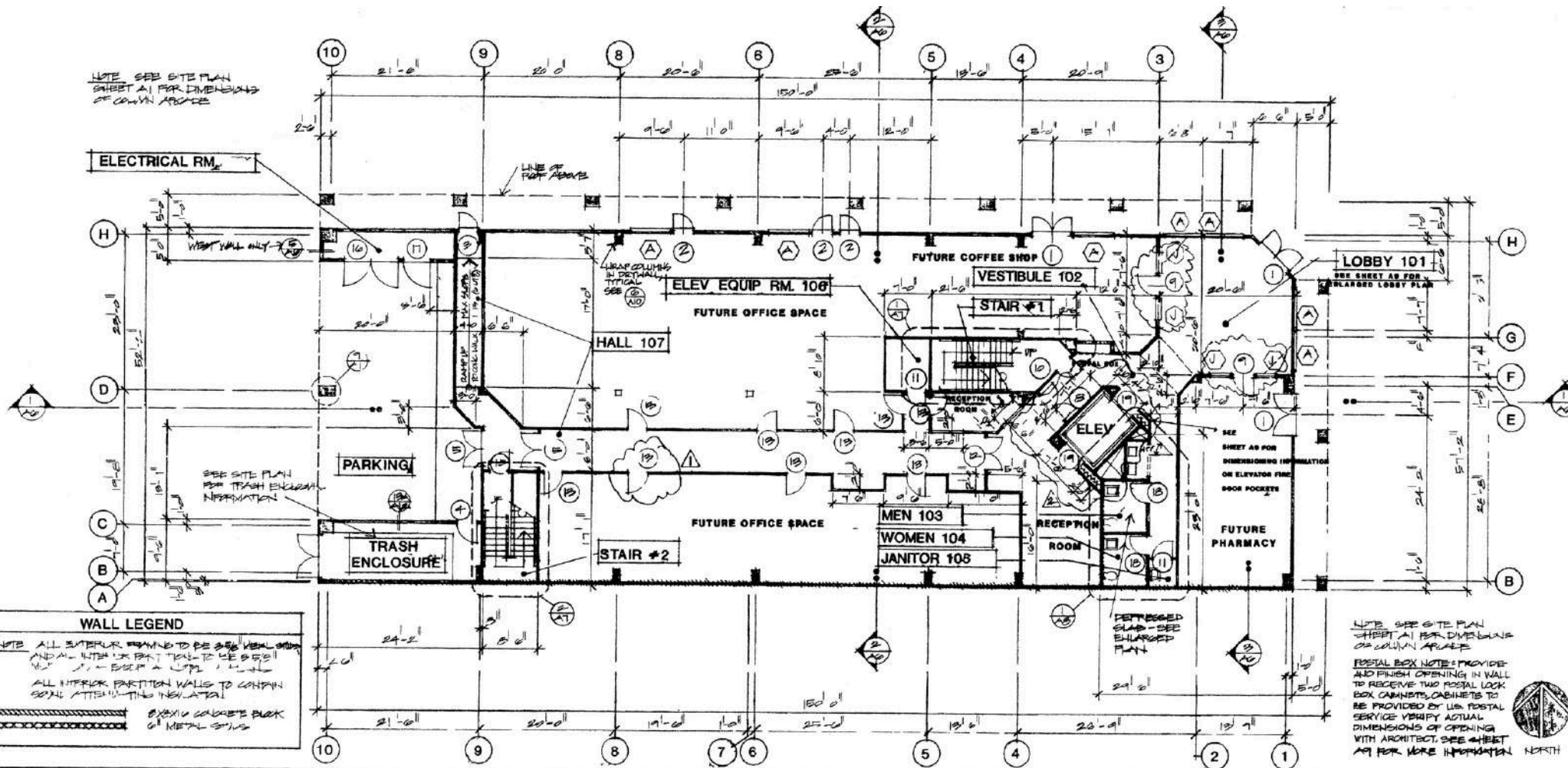
EXISTING TENANT SPACES - 1ST FLOOR

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



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BLUEPRINT - FIRST FLOOR



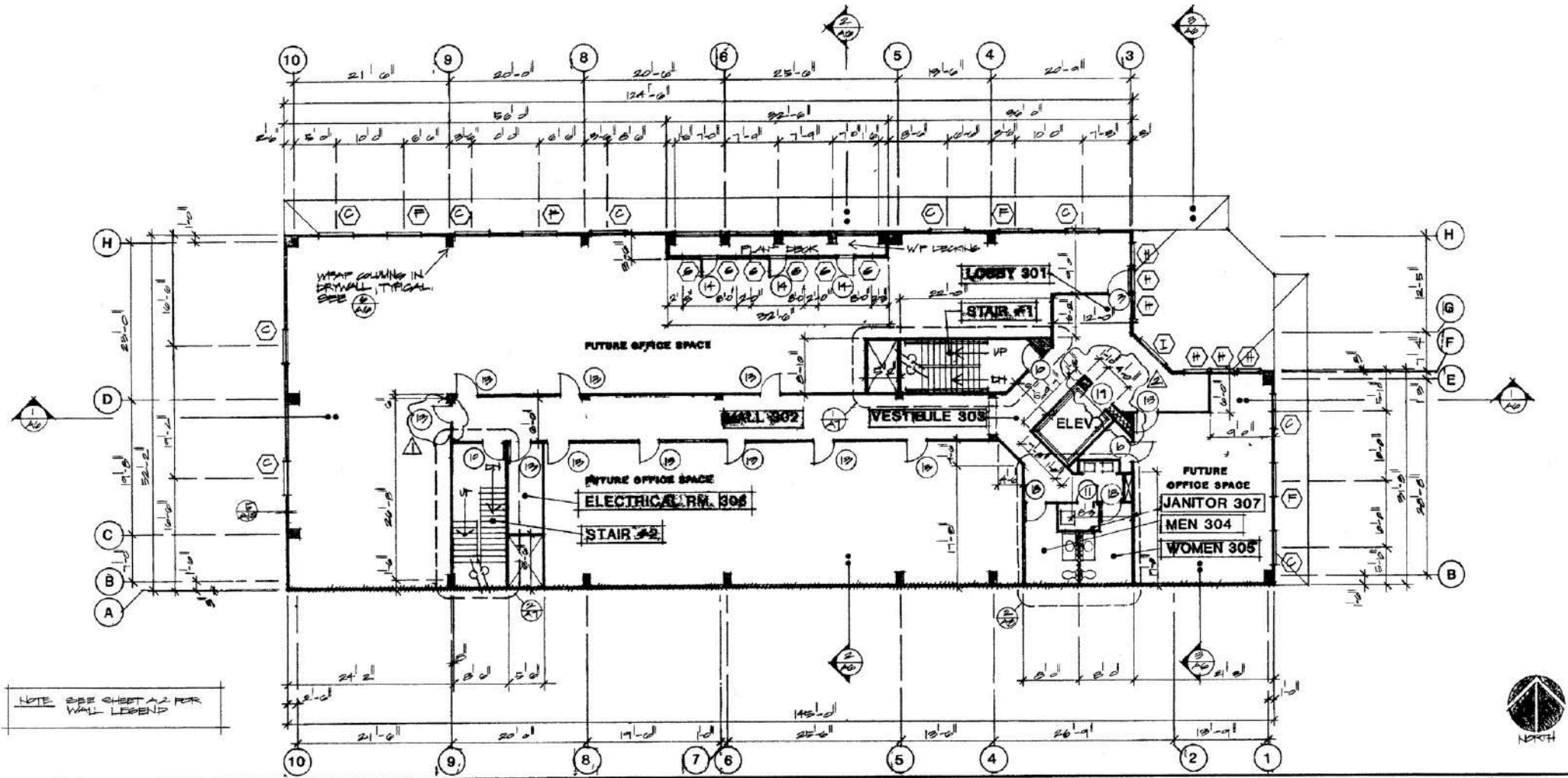
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Architectural floor plan of the 200th floor of the City of Houston. The plan shows a grid system with numbers 1-10 and letters A-H. Key areas labeled include 'FUTURE OFFICE SPACE', 'LOBBY 201', 'STAIR #1', 'HALL 202', 'VESTIBULE 203', 'ELEV', 'JANITOR 204', 'MEN 204', 'WOMEN 205', 'ELECTRICAL RM 206', and 'STAIR #2'. A 'WALL LEGEND' is located in the bottom left corner, and a 'NORTH' arrow is in the bottom right corner. The plan also shows 'WALL COLUMNS IN EXISTING TYP SEE' and 'WEST WALL ONLY'.

MEDICAL OFFICE BUILDING FOR SALE

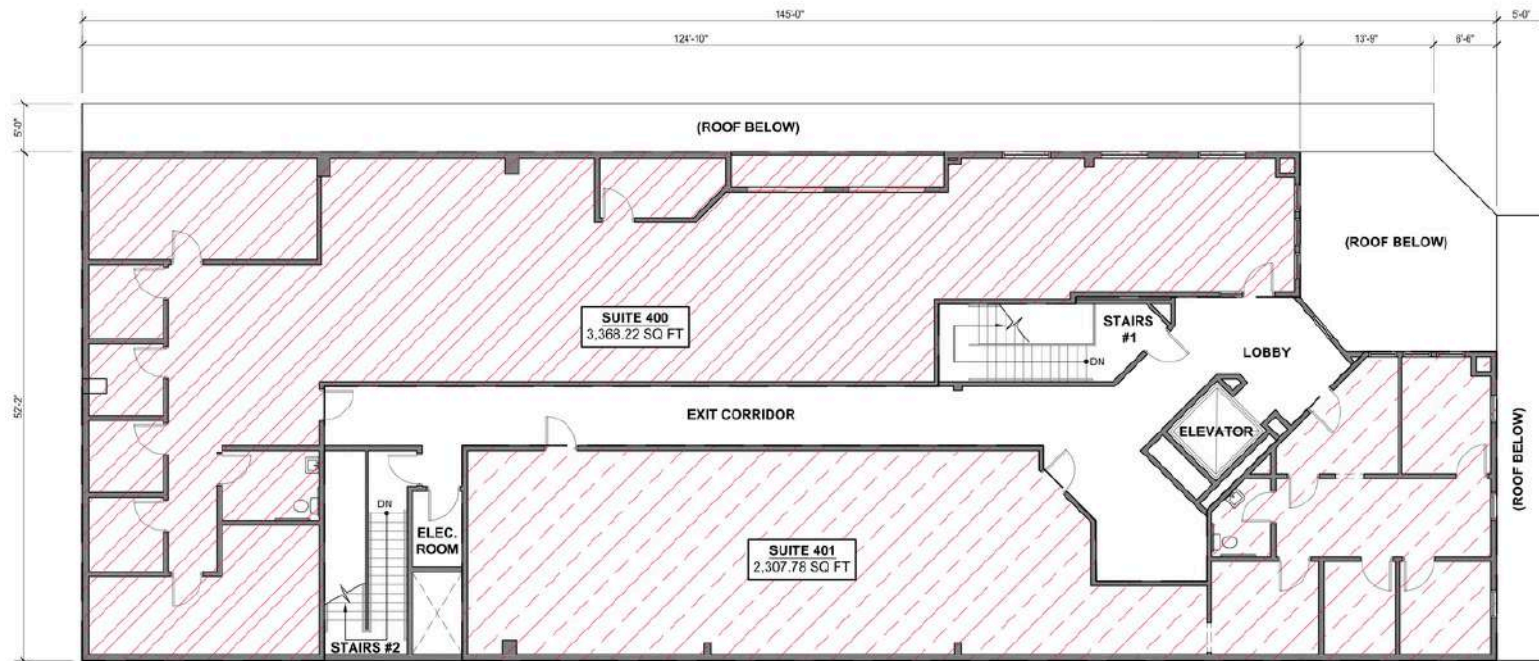
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BLUEPRINT - THIRD FLOOR



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FLOOR PLAN - FOURTH FLOOR



<u>AREA TABLE</u>	
<u>SPACE NAME</u>	<u>AREA</u>
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:
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EXISTING TENANT SPACES - 4TH FLOOR

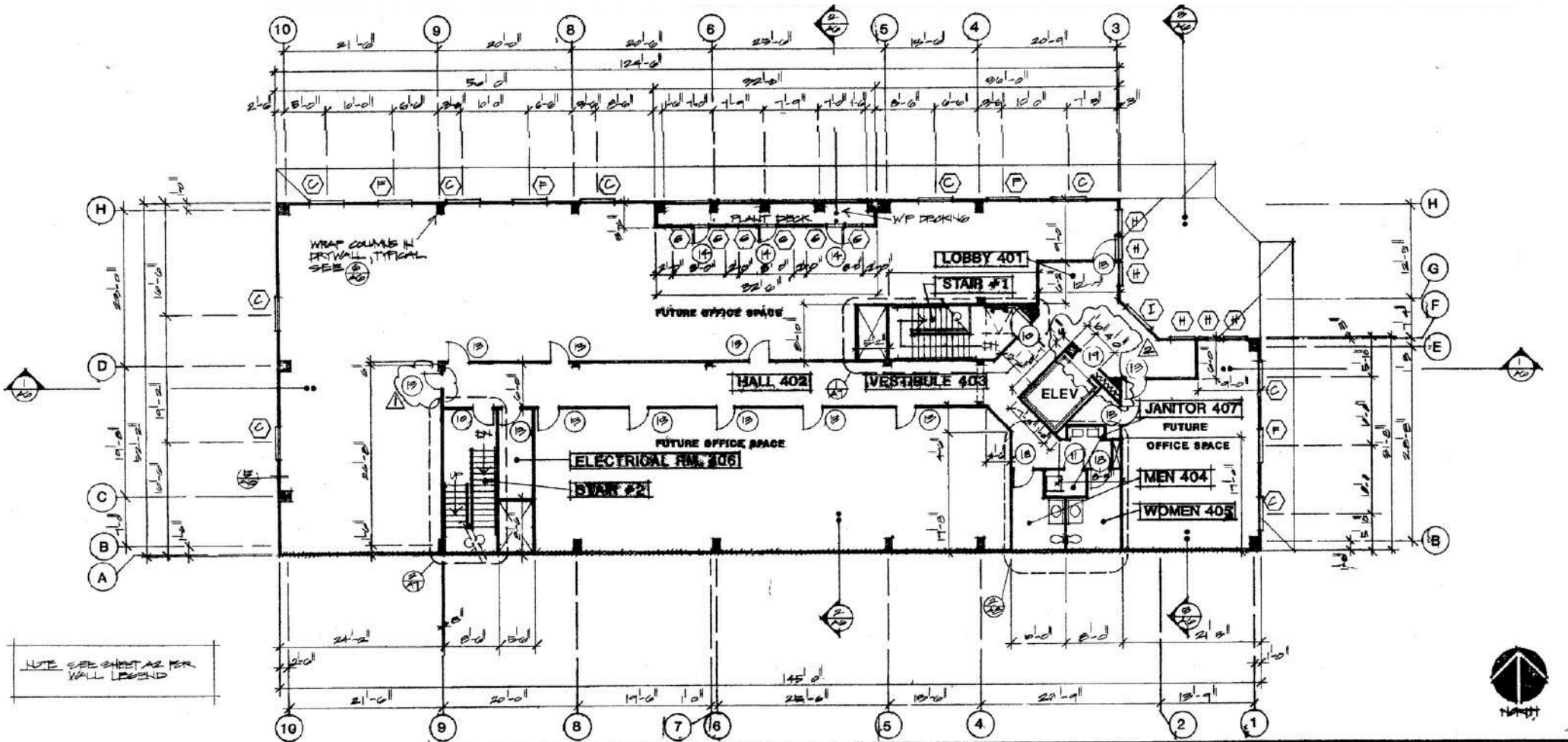
SCALE: 3/16" = 1' - 0"



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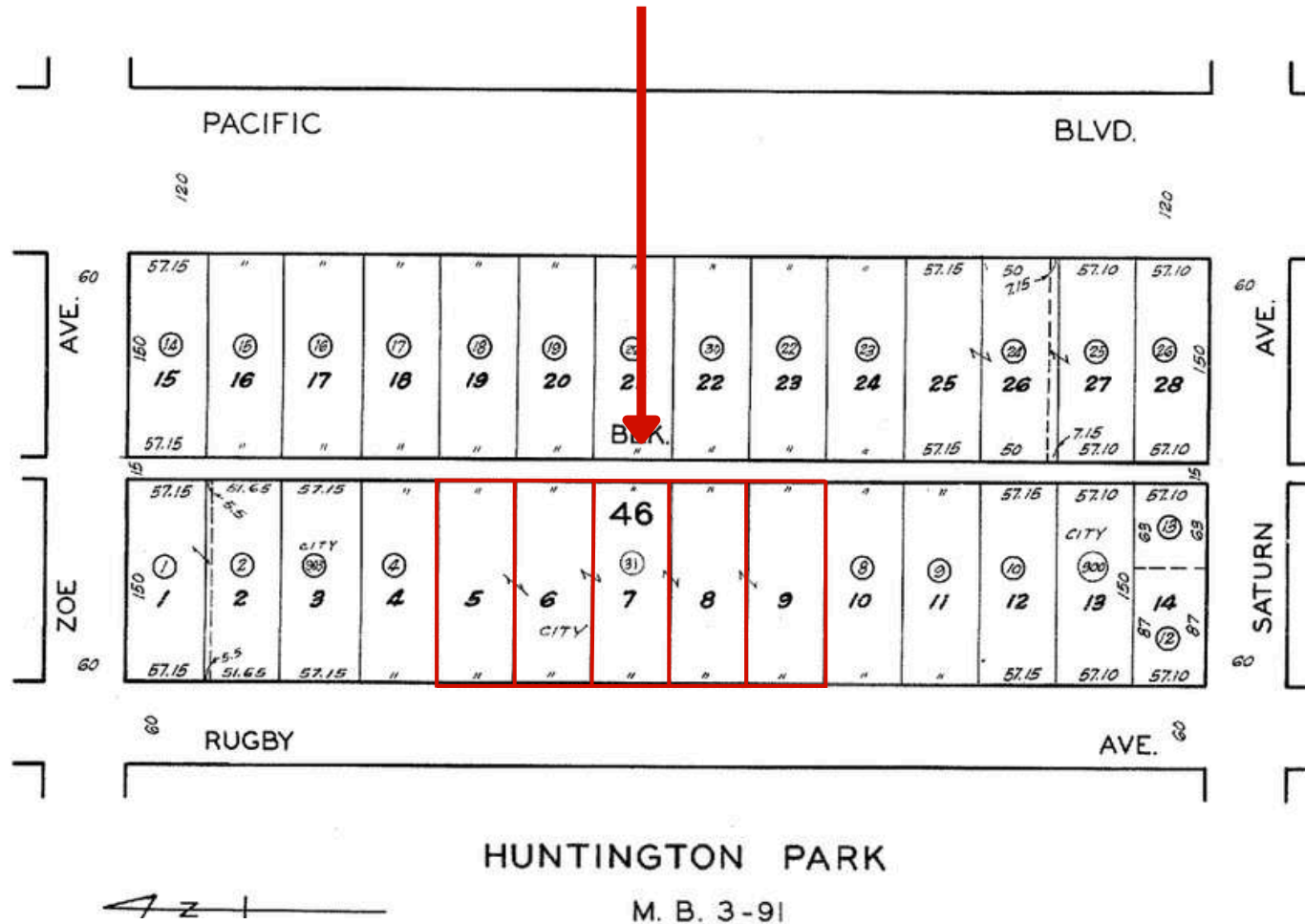
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BLUEPRINT - FOURTH FLOOR



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



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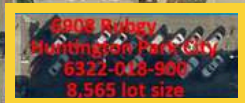
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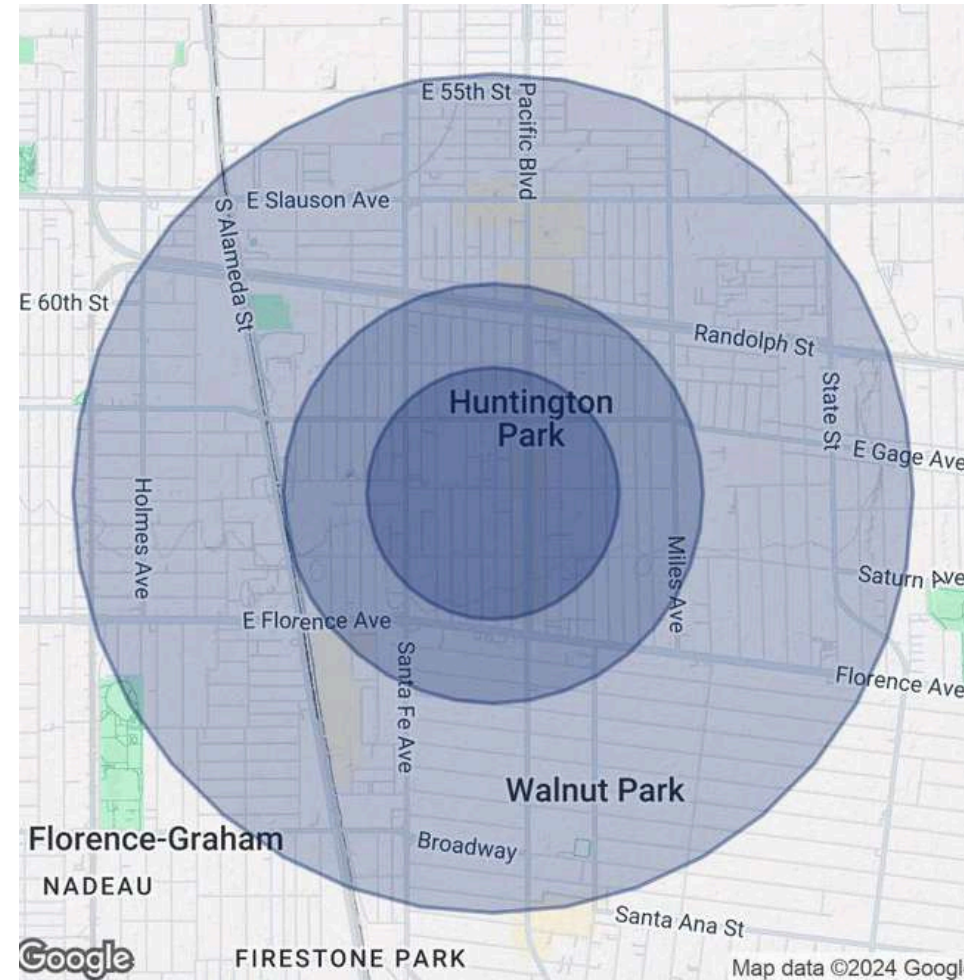
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DEMOGRAPHICS

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



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