

# Santa Anita Medical Plaza

 MEDICAL SUITES FOR LEASE

 SANTA ANITA  
MEDICAL PLAZA

**MED  
WEST**  
REALTY

Lease with Confidence, Choose MedWest

**Bryan McKenney**

Bryan@MedWestRealty.com

(888) 585-6880

LIC#01505792

**Casey Immel**

Casey@MedWestRealty.com

(949) 278-5376

LIC#01312850

**Stacey Hall**

Stacey@MedWestRealty.com

(949) 331-0845

LIC#01924089

**301 W Huntington  
Arcadia, CA**





## SANTA ANITA MEDICAL PLAZA

Santa Anita Medical Plaza is a premier 79,860-square-foot medical office building located in the heart of Arcadia's thriving healthcare district. Strategically positioned directly across from USC Arcadia Hospital, with a convenient pedestrian connector, this facility offers unmatched accessibility for both healthcare providers and their patients.

The building serves as a critical hub for care in Arcadia and the surrounding communities of Pasadena, Monrovia, and Temple City, drawing over 180,000 patient visits annually. Its proximity to affluent residential neighborhoods ensures a steady and diverse patient base, making it an ideal location for growing or established practices.

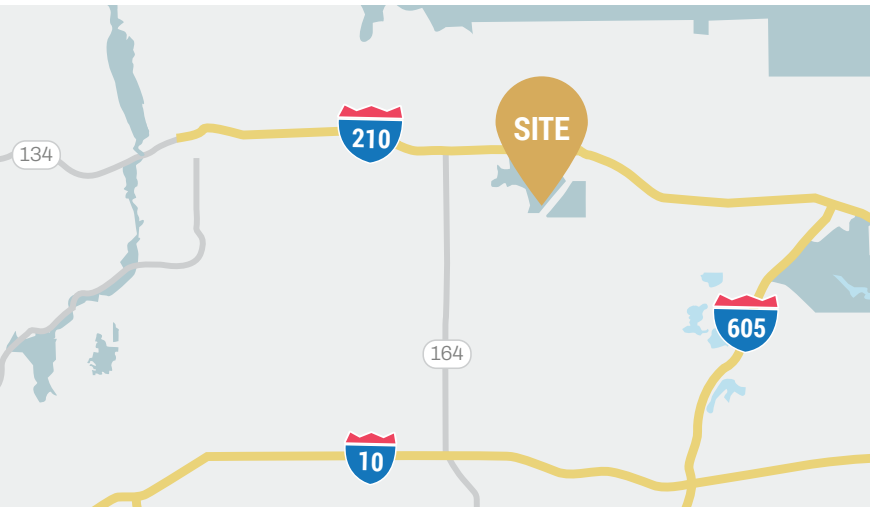
Don't miss the rare leasing opportunity in one of Southern California's most desirable medical markets.

Drone Video

CLICK OR SCAN







## PROMINENT LOCATION & ACCESSIBILITY

- Minutes from I-210 and other major thoroughfares
- Sky bridge to USC Arcadia Hospital Campus
- Strong visibility and easy access from Huntington Dr.



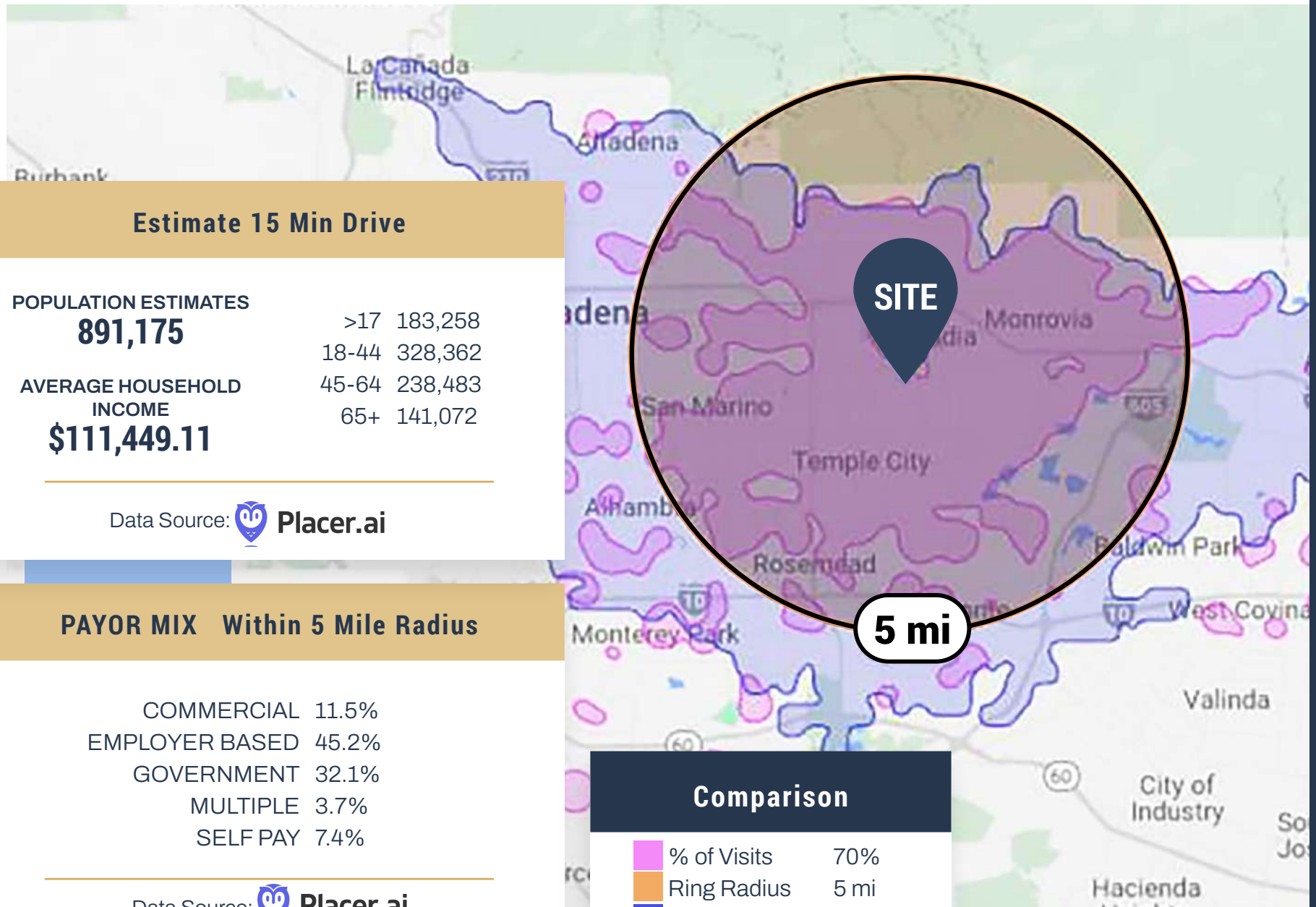
## IDEAL MARKET & SITE LOCATION

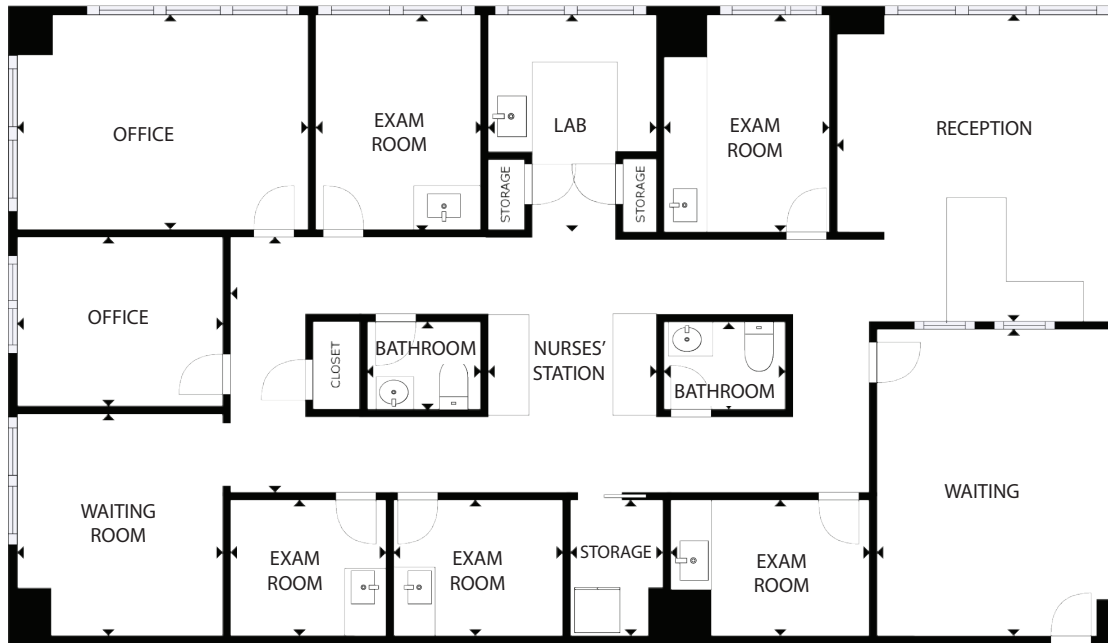
- The proximity to major throughfares enables this location to conveniently serve:
  - ~891,000 patients within a 15-minute drive time
  - A strong patient demographic with a desirable payor mix



## BUILDING HIGHLIGHTS

- 86,762 SF – 6 story medical outpatient building
- Strong tenant mix of employed and independent providers
- Convenient surface parking
- Ease of access and navigation from main roads
- Professional ownership and property management
- Vacancies in this building are rare





## AVAILABLE SUITE

Suite 327 - 1,938 RSF

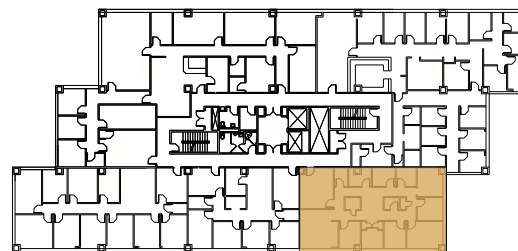
## SUITE DESCRIPTION

Waiting Room, Reception/ Admin, 5 Exam Rooms, 2 Doctor's Offices, Lab, 2 In-Suite Restrooms, Nurses' Station, Breakroom, and Storage

## LEASE RATE

\$4.25 MG

## Explore Space



CLICK





# LOCAL HOSPITAL DISTANCE MAP

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LIC#01924089

**Casey Immel**

Casey@MedWestRealty.com

(949) 278-5376

LIC#01312850

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