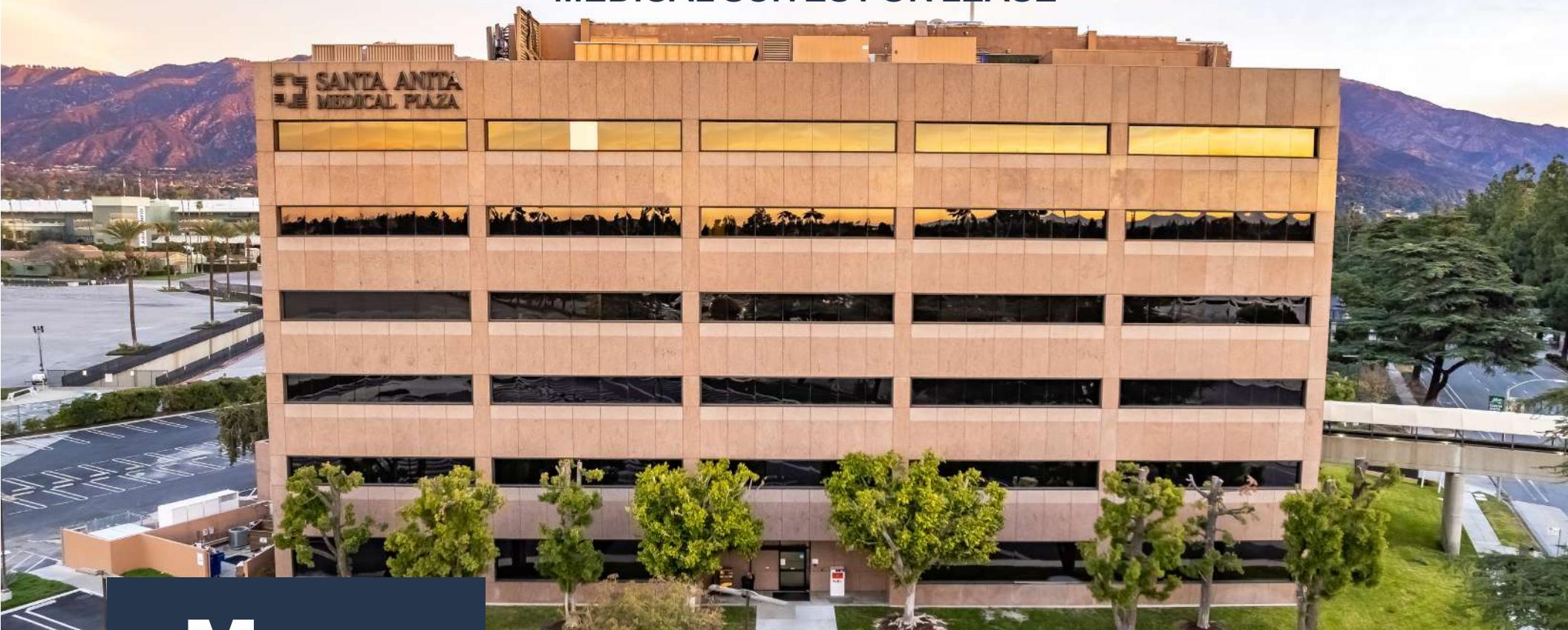


Santa Anita Medical Plaza

 MEDICAL SUITES FOR LEASE



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Lease with Confidence, Choose MedWest

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**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.

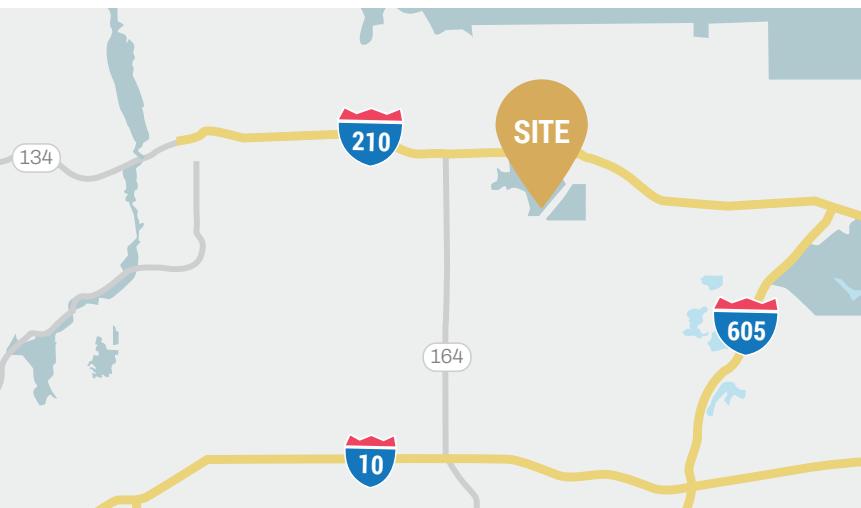
The building serves as a critical hub for care in Arcadia and the surrounding communities of Pasadena, Monrovia, and Temple City, drawing over 180,000 patient visits annually. Its proximity to affluent residential neighborhoods ensures a steady and diverse patient base, making it an ideal location for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



PROPERTY FEATURES



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

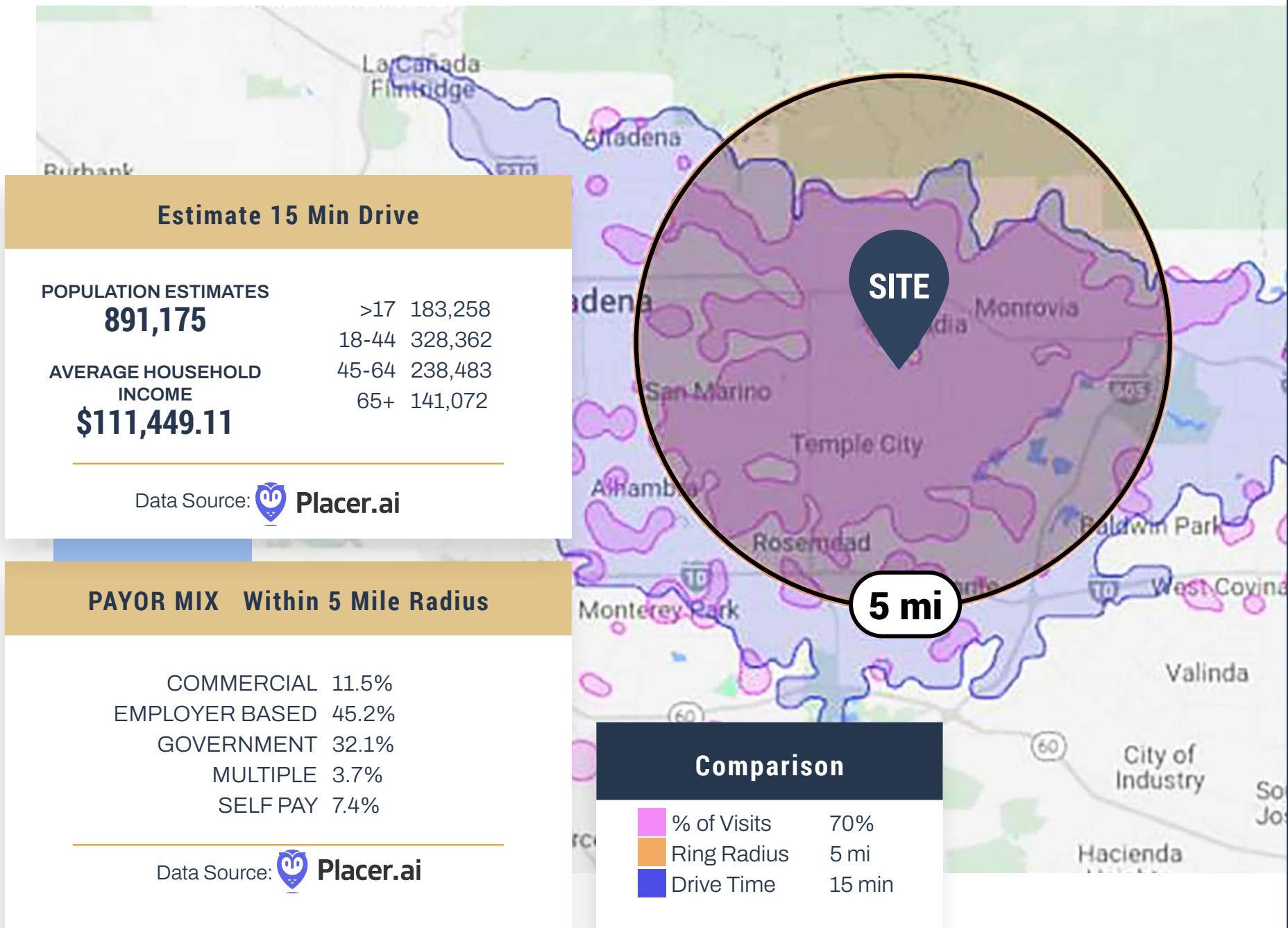


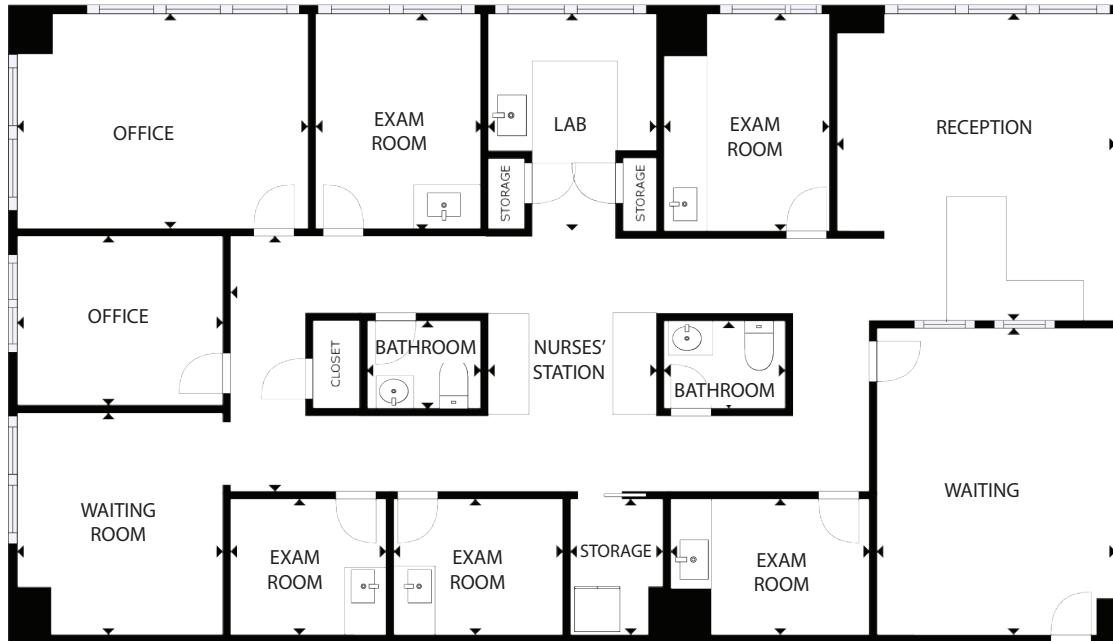
BUILDING HIGHLIGHTS

- 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

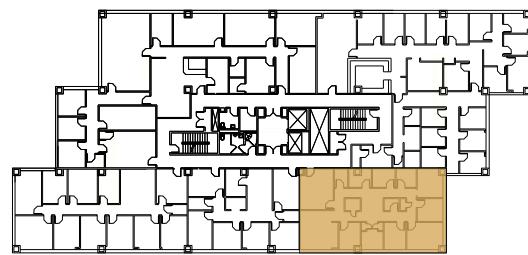
SUITE DESCRIPTION

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



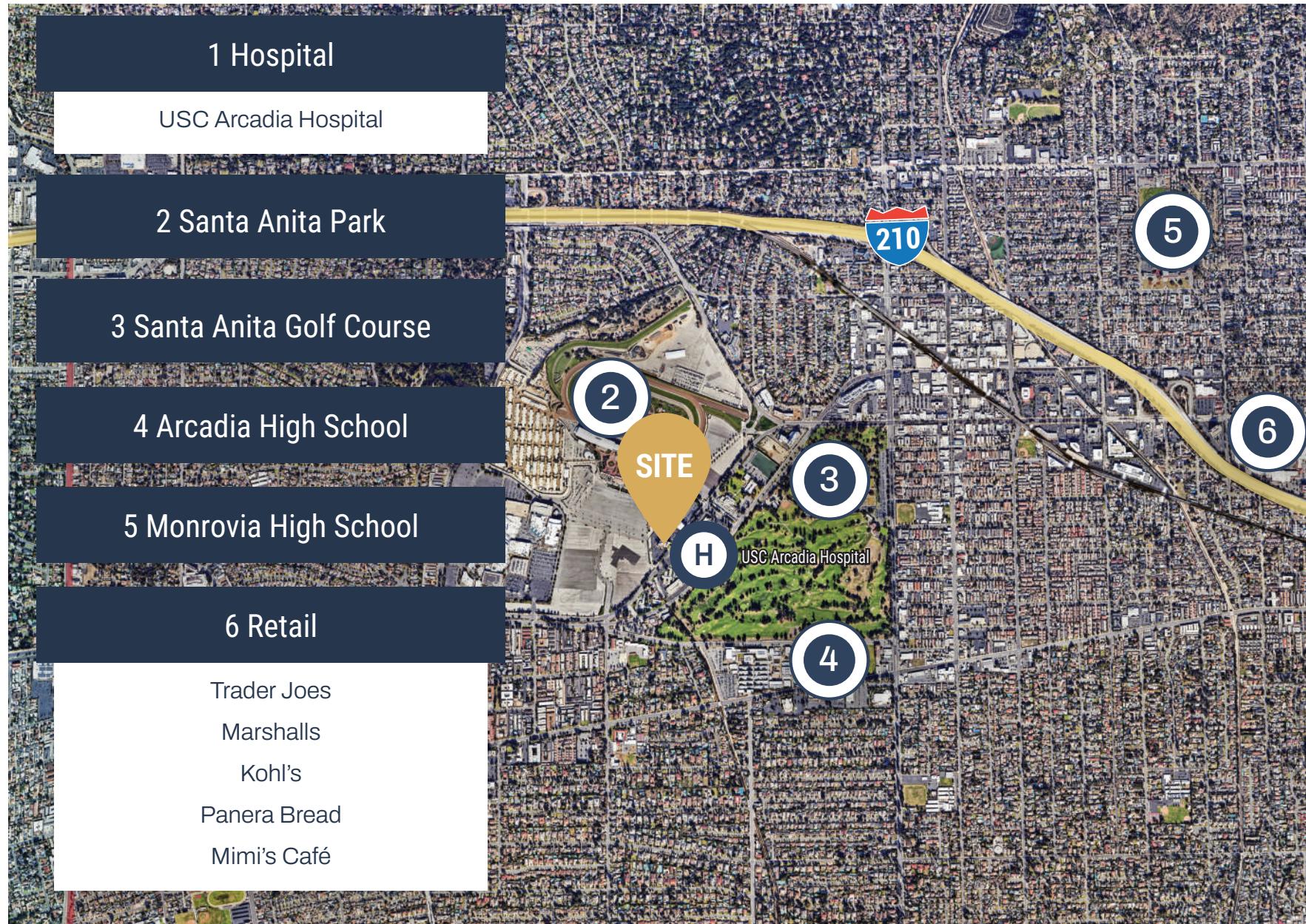
LOCAL HOSPITAL DISTANCE MAP

7



AMENITIES AROUND THE PROPERTY

8





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