

FOR LEASE

# 7,996 SF Fully Built-Out Ambulatory Surgery Center

420 E. 3RD ST., SUITE 110, LOS ANGELES, CA 90013



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Colliers



# Executive Summary

Colliers International is pleased to present a rare leasing opportunity for a fully equipped, 7,996-square-foot ambulatory surgery center (ASC) in a premier Class A medical outpatient building located at 420 E. 3rd Street, Los Angeles. This modern, built-out ASC is available immediately, providing a turnkey surgical environment for healthcare providers seeking a high-quality facility.

Located in the vibrant Little Tokyo neighborhood within downtown LA, the building benefits from recently upgraded common areas, enhancing its high-image aesthetic. Amenities include 24/7 security, ample parking, and an on-site café, ensuring a professional and convenient setting for patients and staff.

Formerly CMS-certified, with patient treatment as recent as December 2024, the center is operationally ready. It is estimated that the center can be fully operational within approximately 3-4 months, allowing time for license renewal and any necessary adjustments to resume full surgical services.

Situated near major hospitals and outpatient clinics, the property offers excellent freeway access via the 110 and 101, ensuring ease of transportation and visibility. With its modern design, top-tier infrastructure, and prime downtown location, this ASC presents a unique opportunity for healthcare providers to establish or expand a presence in one of Los Angeles's most accessible and thriving medical corridors.



# Property & Space Overview

## Space:

- $\pm 7,996$  SF
- Includes medical gas hookups
- Dedicated utilities, including separate power and HVAC with backup systems
- State-of-the-art medical infrastructure
- Private entrance on ground floor
- Optimized layout designed for efficient workflow
- 4 ORs, dedicated prep and recovery areas
- Direct access to loading dock for easy equipment loading and deliveries

## Property:

- Class A medical outpatient building
- 24/7 on-site security
- Ample on-site parking in 4-story structure
- On-site café & pharmacy
- Convenient location with easy access to public transportation
- Notable other tenants include Concentra, Quest Diagnostics, U.S. Renal Care, Select Physical Therapy, and more















420 E. 3RD ST.

EAST 3RD ST.

SAN PEDRO ST.

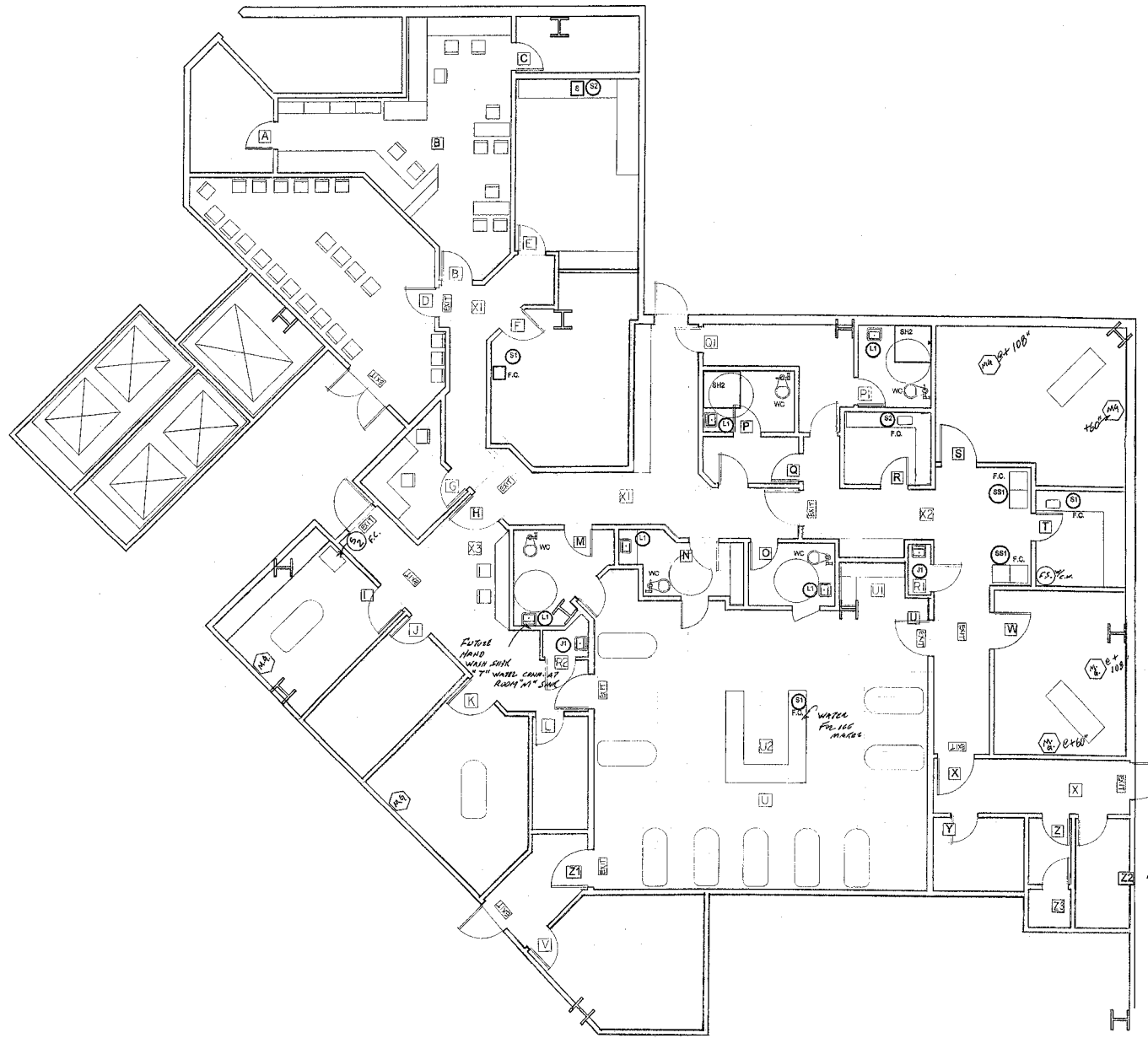
CROCKER ST.

EAST 4TH ST.

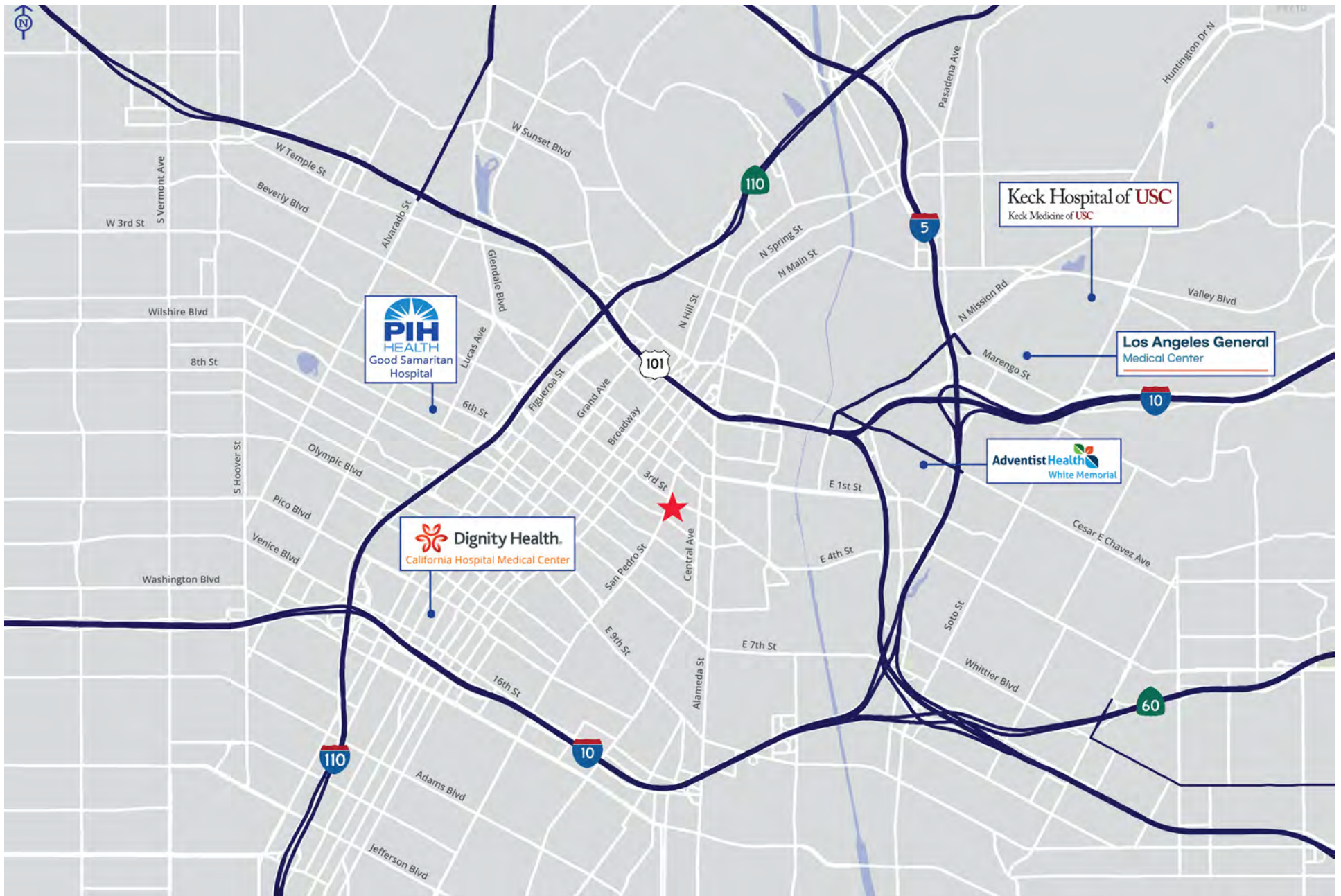


# FLOOR PLAN

7,996 SF



# HOSPITAL PROXIMITY MAP









## Payor Mix

69%

Private/Self Pay

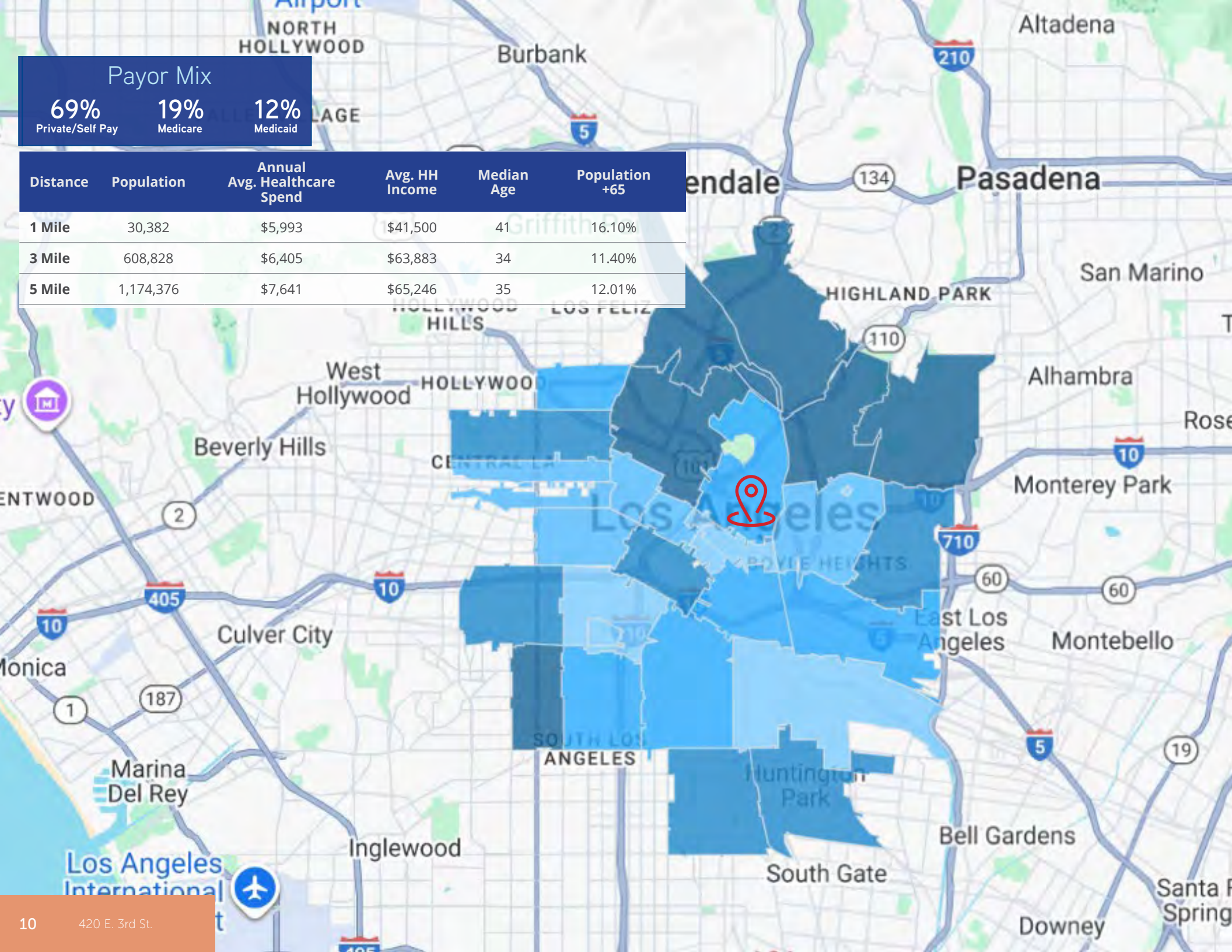
19%

Medicare

12%

Medicaid

Distance	Population	Avg. Annual Healthcare Spend	Avg. HH Income	Median Age	Population +65
1 Mile	30,382	\$5,993	\$41,500	41	16.10%
3 Mile	608,828	\$6,405	\$63,883	34	11.40%
5 Mile	1,174,376	\$7,641	\$65,246	35	12.01%





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