



830 S Citrus Ave

AZUSA, CA 91702

**SURGERY CENTER FOR LEASE
PER DIEM OPPORTUNITY**

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CA BRE Lic #01927373

830 S Citrus Ave
Azusa, CA 91702

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The background of the slide is an abstract architectural rendering. It features a series of overlapping, curved, and layered structures that create a sense of depth and movement. The lines are primarily light gray and white, with some darker gray accents. A grid-like pattern is visible in the upper right quadrant, suggesting a structural or spatial framework. The overall aesthetic is modern and geometric.

01 Property & Location

Property Overview

830 S Citrus Ave
Azusa, CA



MBRE Capital, Inc. is pleased to introduce **830 S Citrus Ave Azusa, CA 91702** as a per diem opportunity to lease an ambulatory surgery center.

The Property is a modern, approximately 11,331 SF, two-story surgical center, medical office and rehabilitation facility in great condition. The surgical center is fully accredited for ambulatory care and it is approved for Medicare certification. Landlord owns one of the largest pain management companies on the West Coast and developed the Property for his own use. Property was built in 2006 and updated in 2018.

The building is situated on an approximately 23,780 SF lot on one of the major streets in the area with about 18,000 Average Daily Traffic. The site has convenient patient and employee access with I-110 and I-210 Freeways, two of the busiest highways in the greater Los Angeles area just minutes from the Property.

Ideal Opportunity for a surgical group looking for a 2nd location without start-up cost.

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Property Highlights

- › Recently Updated Two Story Surgical Center, Medical Office and Rehabilitation Facility
- › with two (2) tenants:
- › Azusa Surgery Center on the Ground Floor
- › Synovation Medical Group - A Medical Office and Rehabilitation Center on the 2nd floor

Surgery Center:

- › One Operating Room
- › Recovery Area - 4 Beds
- › Prep Room
- › Reception / Waiting Area
- › Laundry Area – Clean / Dirty / Bio Waste
- › Nurse's Station

Medical Offices:

- › 7 Exam Rooms
- › 4 Doctor's Offices
- › Manager's Office
- › Reception Area
- › Lobby / Waiting Area
- › Staff Lounge
- › 2 ADA Bathrooms

Rehabilitation Area:

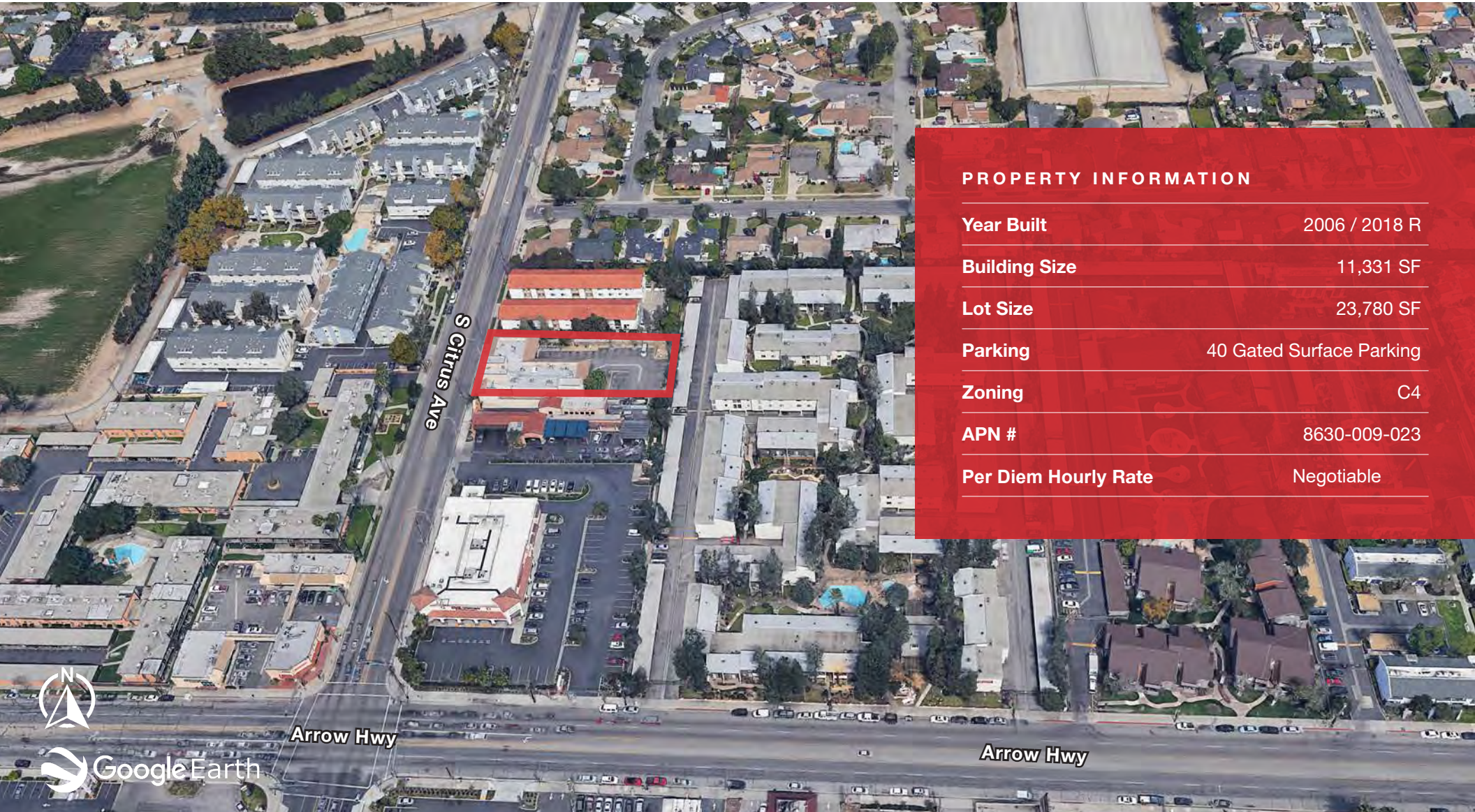
- › Rehab Gym
- › 5 Treatment Rooms
- › Waiting Area
- › 2 Offices

- › Total of Seven (7) Exam Rooms, Five (5) Treatment Room, Four (4) Doctor's Offices, One (1) Operating Room, with Prep Room and Spacious (4 Bed) Recovery Area
- › Six (6) Wheel Chair Access, ADA Bathrooms
- › Convenient Floor Plan with Independent Surgical Center with Nurse's Station, Admin Area, Lobby (Waiting Area) on the First floor
- › Conference Room
- › Seven (7) Balconies
- › High-Quality Building in Good Condition
- › Ample Patient / Staff Parking
- › Security Key Access/ Motion Sensors / Camera



Property Details

830 S Citrus Ave
Azusa, CA



PROPERTY INFORMATION

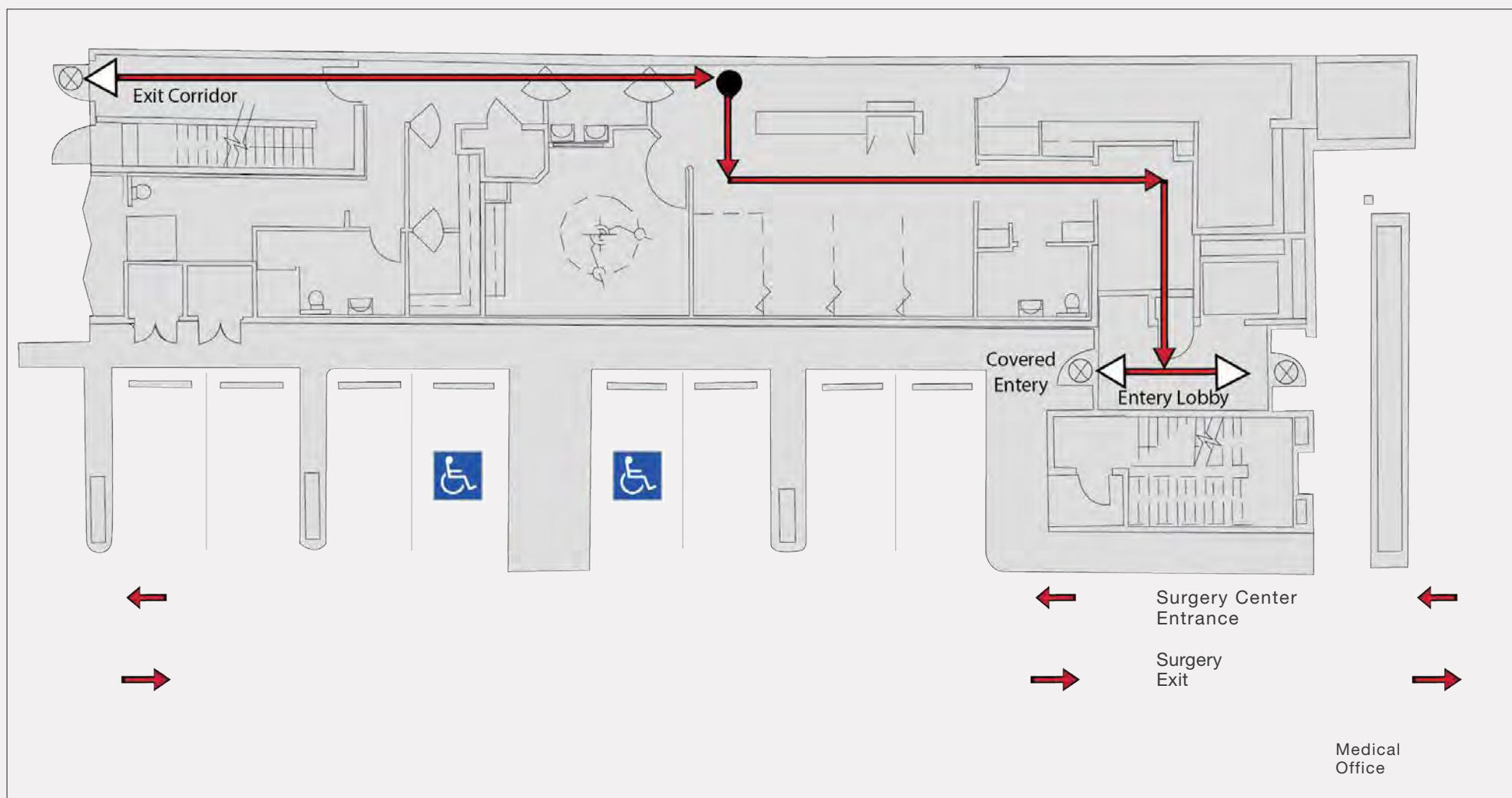
Year Built	2006 / 2018 R
Building Size	11,331 SF
Lot Size	23,780 SF
Parking	40 Gated Surface Parking
Zoning	C4
APN #	8630-009-023
Per Diem Hourly Rate	Negotiable



Google Earth

830 S Citrus Ave
Azusa, CA

Floor Plans | Surgical Center (1st Floor)



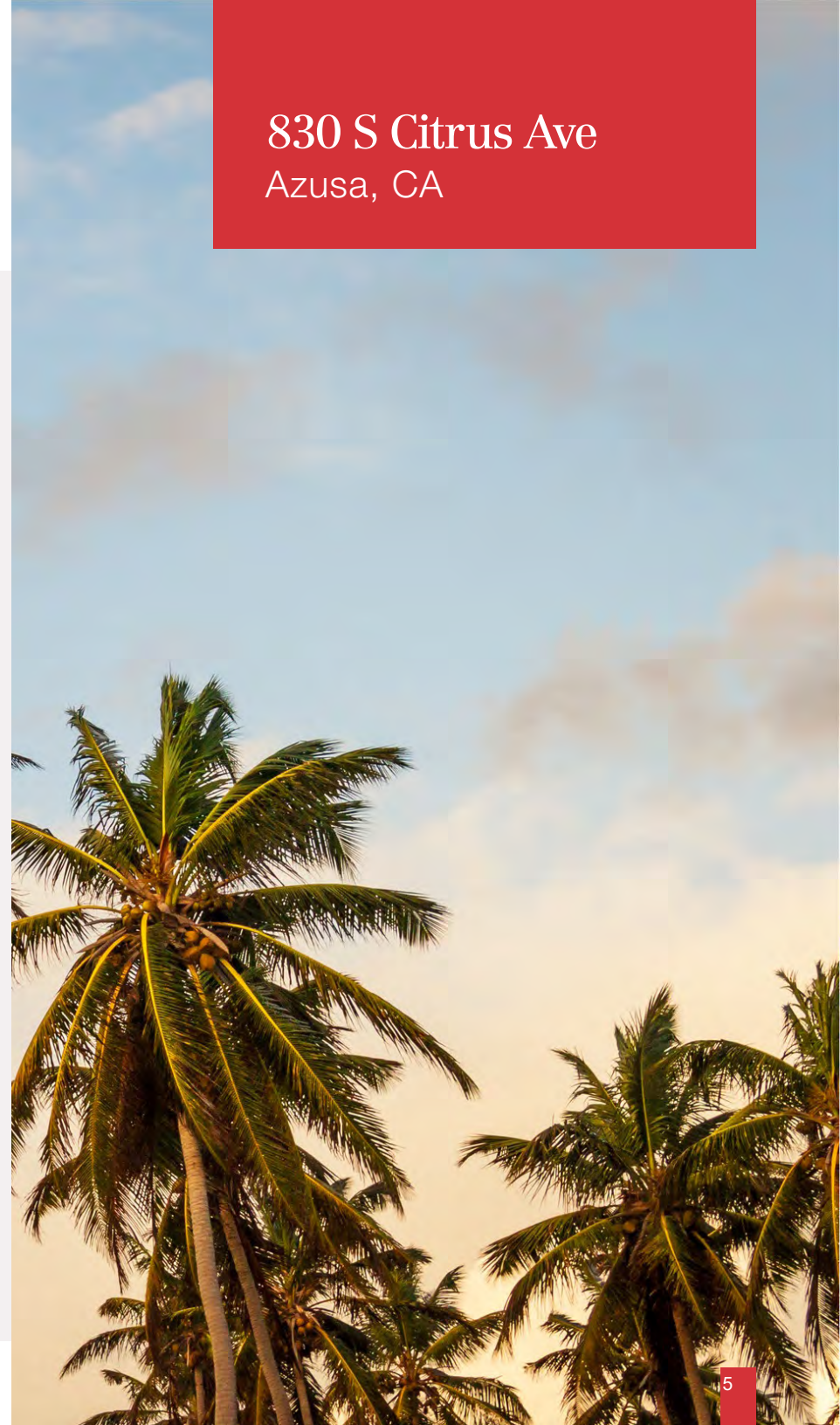
Location Overview

Location Highlights

- **Limited Inventory** - of Ambulatory Surgical Centers / Medical Office
- Direct Access to I-110 and I-210 Freeways Just Minutes Away
- Busy Street with Strong Traffic Count – About 18,000 Cars per Day
- Two Subway Stations within minutes - Gold Line and MetroLink
- Convenient Direct Highway Access for Patient and Employees
- About 367,000 people in the 5 Mile Market Area with a Total Healthcare Spending of \$168,675,000
- Eleven (11) Hospitals and Medical Centers in the Area
- Citrus Promenade – A New 117 Three-Story Townhome Active Adult (55+) Retirement Community is Pre-Selling Just a Block South of the Property. Asking Price Starts in Mid 500's.

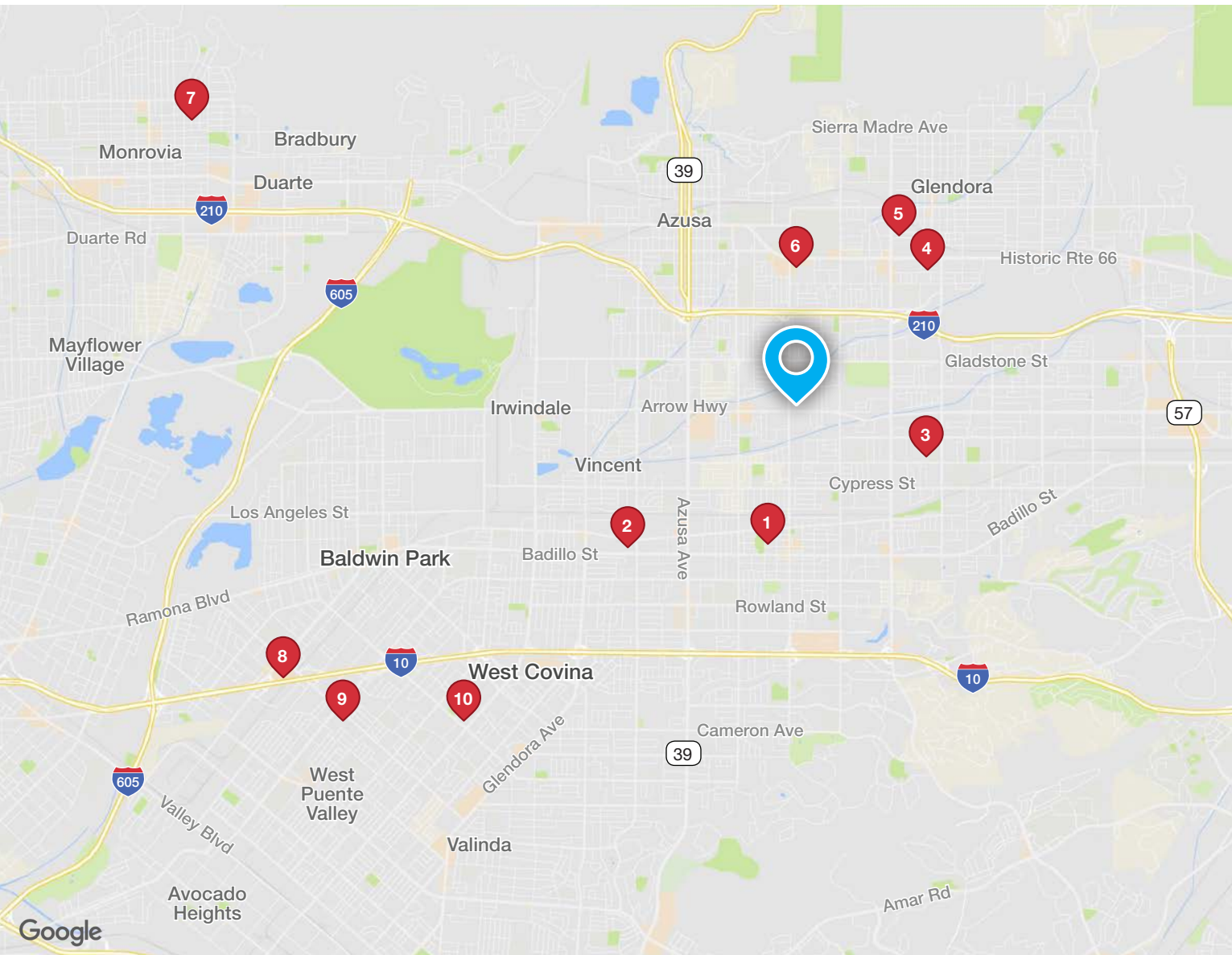


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Area Hospitals & Healthcare Facilities



 **830 S Citrus Ave**

1 Inter-Community Hospital

**2 Kindred Hospital
San Gabriel Valley**

3 Aurora Charter Oak Hospital

**4 Glendora
Community Hospital**

5 Foothill Presbyterian Hospital

6 Casa Colina

7 Monrovia Memorial

**8 Kaiser Permanente
Baldwin Park**

9 Kindred Hospital Baldwin Pak

10 Queen of the Valley

Azusa, California

830 S Citrus Ave
Azusa, CA

Located in in the foothills of the San Gabriel Mountains just 27 miles northeast of the City of Los Angeles, Azusa is the 36th largest city in Los Angeles County. The name Azusa dates to the Mexican Alta California era, when Azusa referred to the entire San Gabriel Valley and was derived from the native Tongva name for the area. The modern City of Azusa was laid out in 1887 and was incorporated in 1898. The City of Azusa is estimated to have a population of 49,764 residents in 2018. Total population of the surrounding 5 Mile market area of about 367,000 people.

The top employers in the City are involved in the Education sector, including Azusa Unified School District, Azusa Pacific University and Citrus College. Azusa Pacific University employs over 1,440 employees and has an annual enrollment of 10,000 students (5,300 undergraduates and 4,700 postgraduates) with an academic staff of more than 1,200 employees. Northrop Grumman also operates a facility in Azusa that helps develop communications and avionics for its aircraft products. Finally, The City of Azusa is a major manufacturer of food products, with S & S Foods, and Buena Vista Food Products being among the largest employers.

The City has access to the Greater Los Angeles Area through the Interstate 210, Interstate 605 and State Route 57, also known as the Orange Freeway. Azusa Avenue, which runs through the city and is designated as State Route 39. The City of Azusa is served by two Metro lines - the Metro Gold Line light rail service that passes through Downtown Azusa and terminates at Azusa Pacific University; and Metro link San Bernardino Line with a rail station in the adjacent Covina, just minutes from the Property.

Market Area



\$91,007
Average Household Income



12,780
Total Businesses



109,998
Households



367,000 people in the 5 Mile Market Area
Estimated Population



\$168,675,000
Total Healthcare Spending

Source: Costar

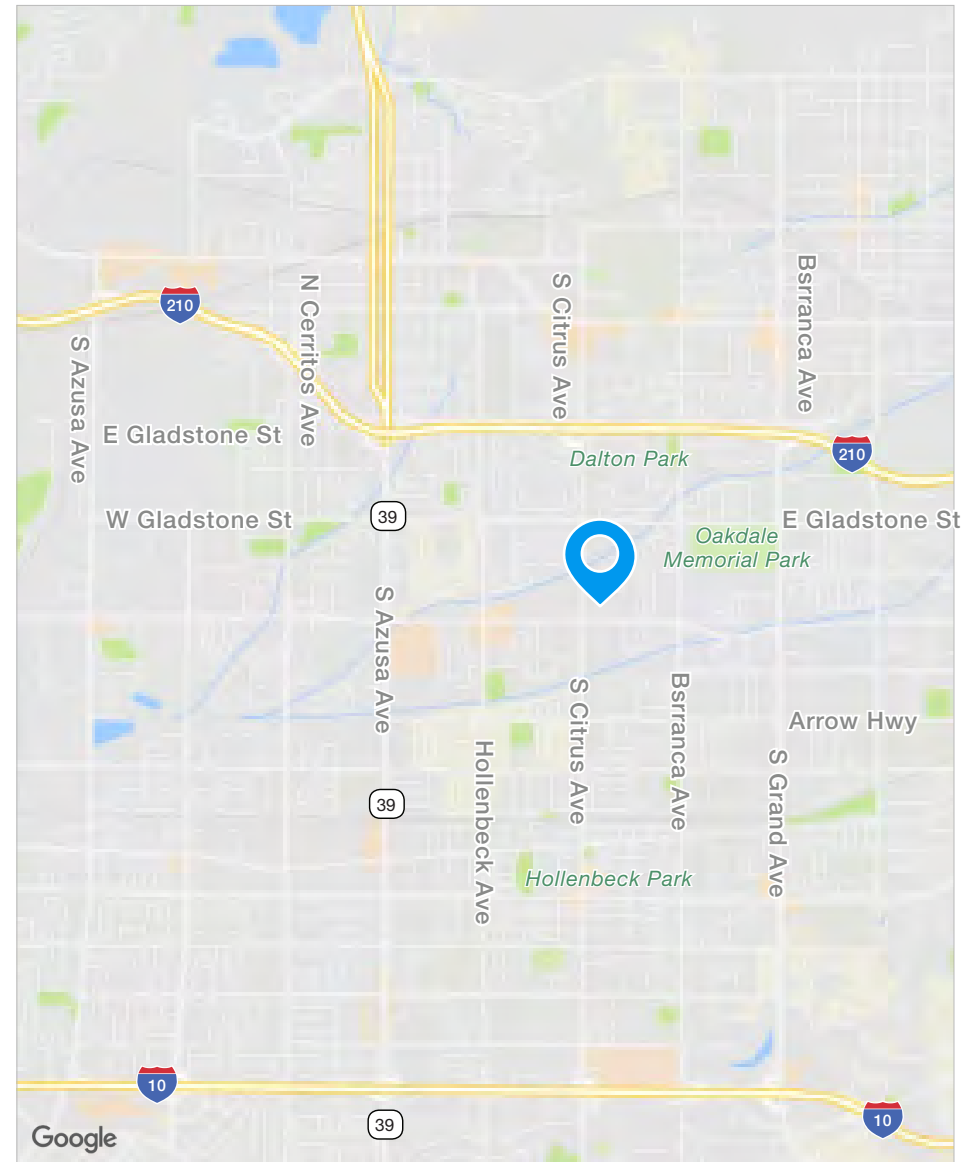
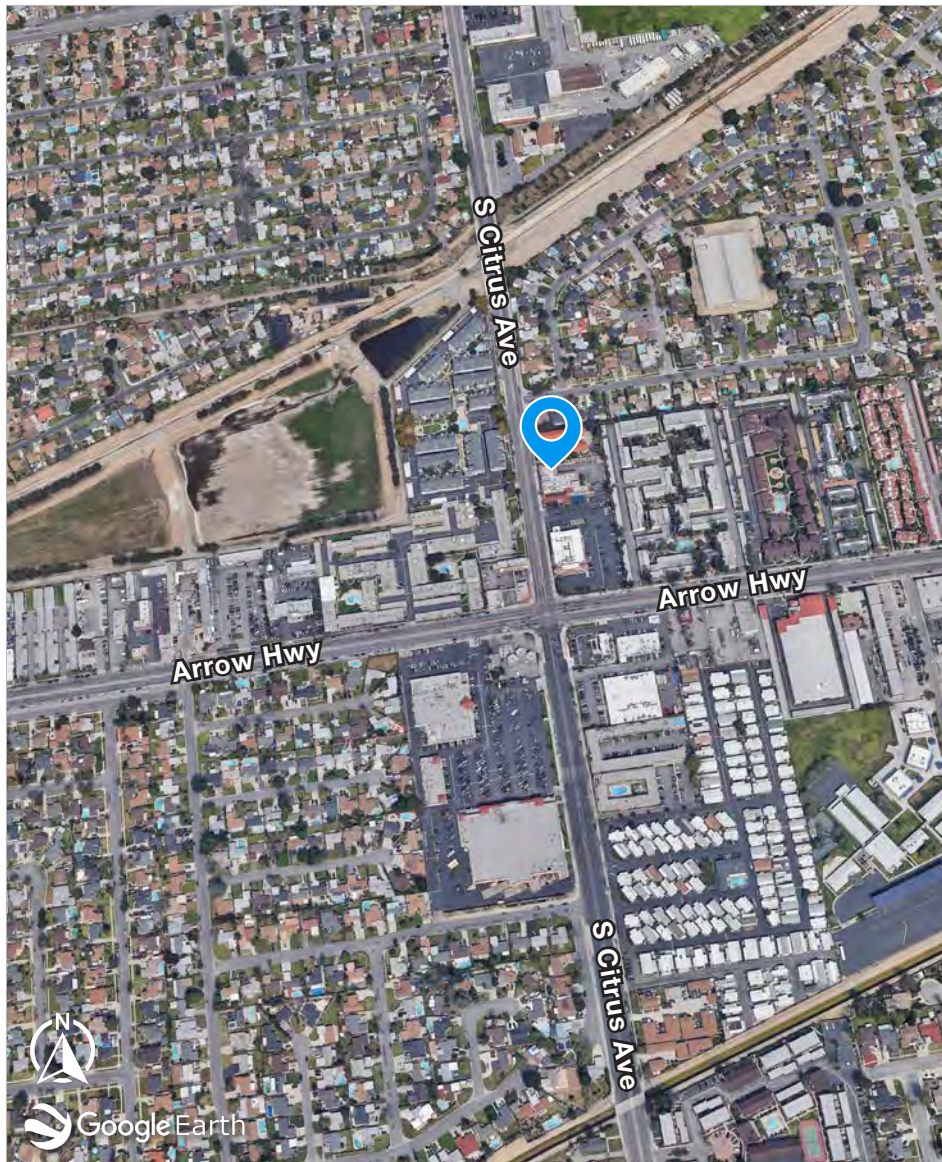
Area Retail Map

830 S Citrus Ave
Azusa, CA



830 S Citrus Ave
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Location Maps





03 Property Photos

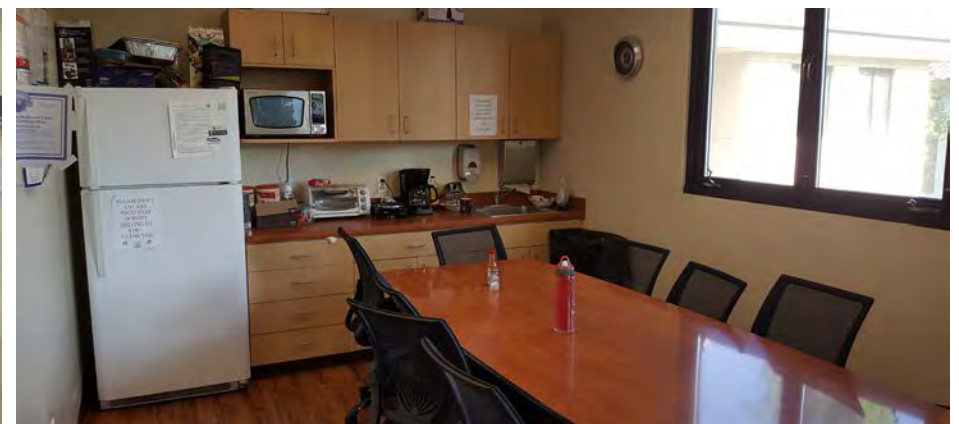
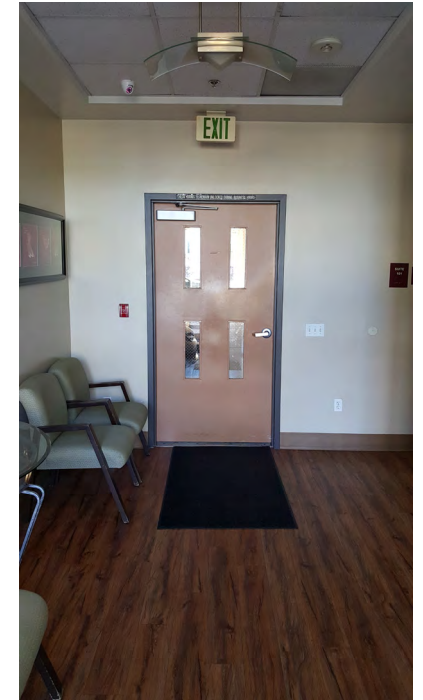
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