

Santa Anita Medical Plaza

+ MEDICAL SUITES FOR LEASE



MED
WEST
REALTY

Lic # 02161402

Bryan McKenney
(888) 585-6880

Casey Immel
(949) 278-5376

Stacey Hall
(949) 331-0845

301 W Huntington | Arcadia, CA



SANTA ANITA MEDICAL PLAZA

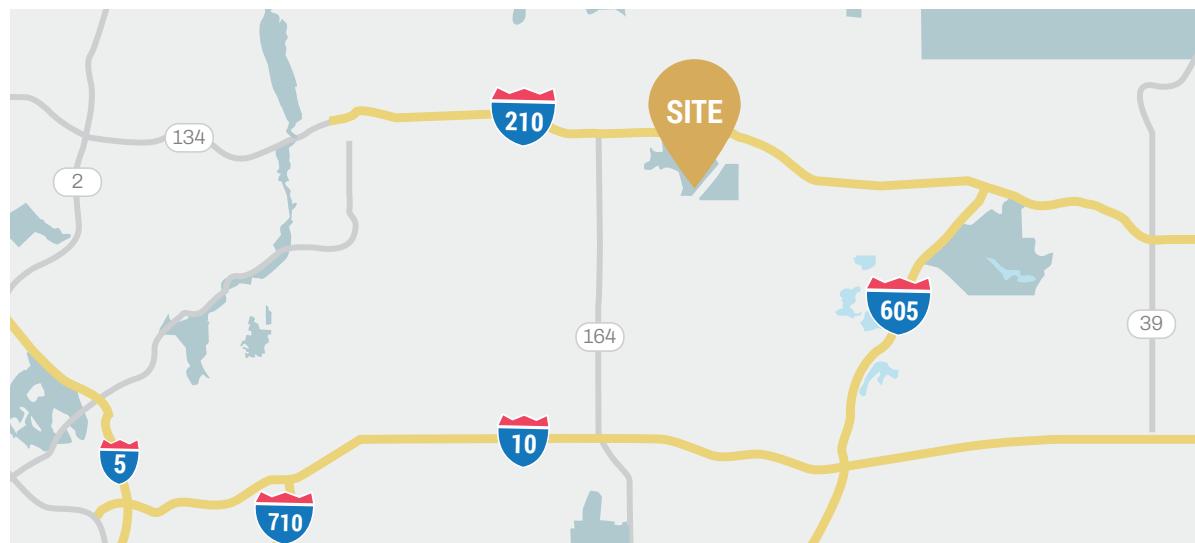
Santa Anita Medical Plaza is a premier 79,860-square-foot medical office building located in the heart of Arcadia's thriving healthcare district. Strategically positioned directly across from USC Arcadia Hospital, with a convenient pedestrian connector, this facility offers unmatched accessibility for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

Estimate 15 Min Drive

POPULATION ESTIMATES

891,175

AVERAGE HOUSEHOLD INCOME

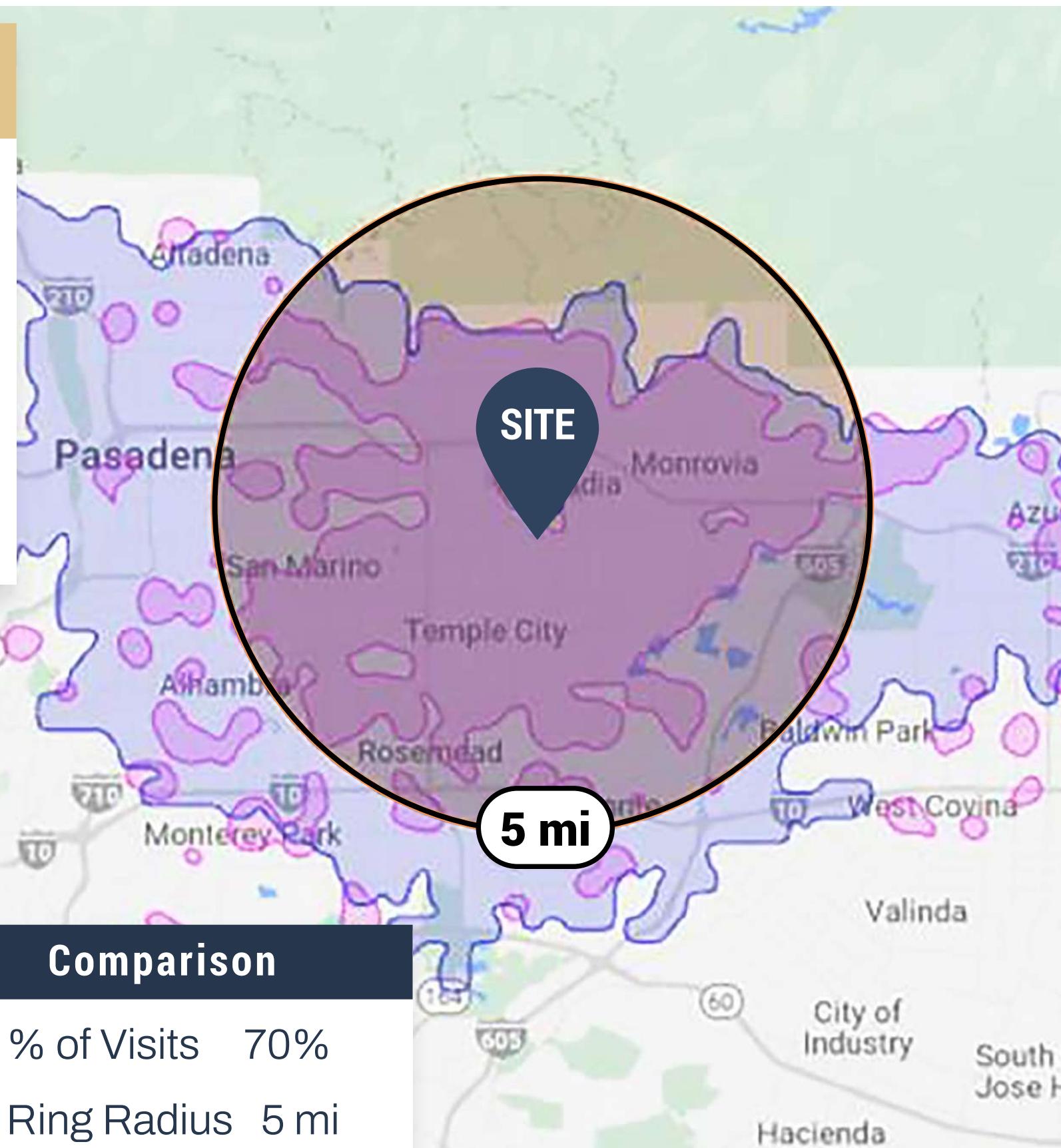
\$111,449.11

>17	183,258
18-44	328,362
45-64	238,483
65+	141,072

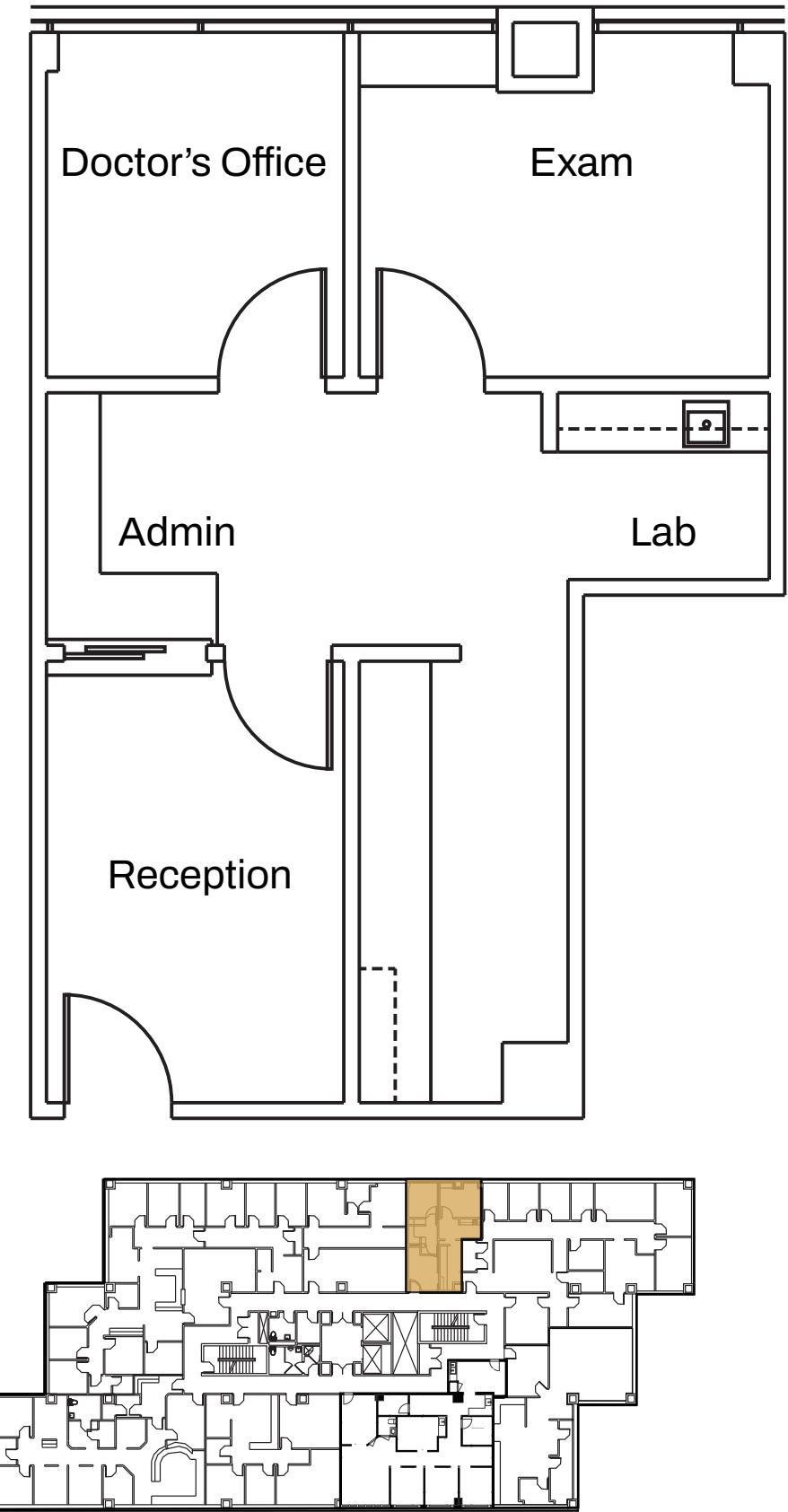
Data Source:  Placer.ai

PAYOR MIX Within 5 Mile Radius

COMMERCIAL	11.5%
EMPLOYER BASED	45.2%
GOVERNMENT	32.1%
MULTIPLE	3.7%
SELF PAY	7.4%

Data Source:  Placer.ai

FLOOR PLAN - FIFTH FLOOR



AVAILABLE SUITE

Suite 514 - 683 RSF

SUITE DESCRIPTION

Small but efficient medical suite featuring a Doctor's Office, Exam Room, Lab, and Reception/Admin Space

LEASE RATE

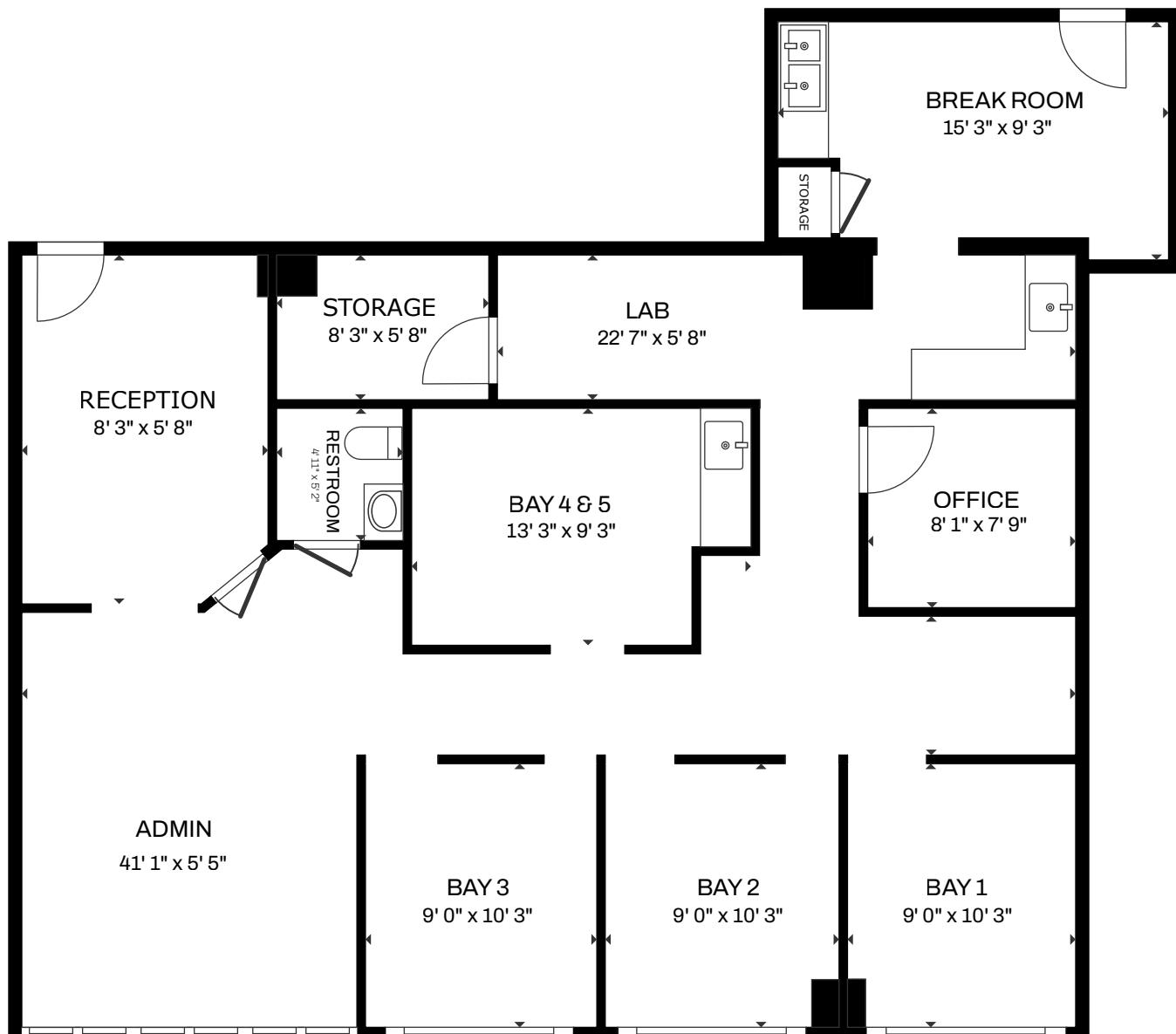
\$4.25 MG

Explore Space



CLICK

FLOOR PLAN - FIFTH FLOOR



AVAILABLE SUITE

Suite 517 - 1,657 RSF

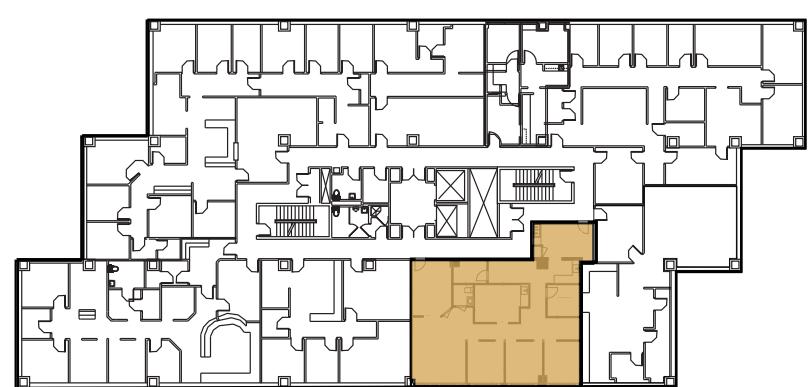
SUITE DESCRIPTION

Previous Use: Dental
5 Dentist Bays, Doctor's Office,
X-Ray, Lab, Storage, Break Room,
Reception / Waiting Room

LEASE RATE

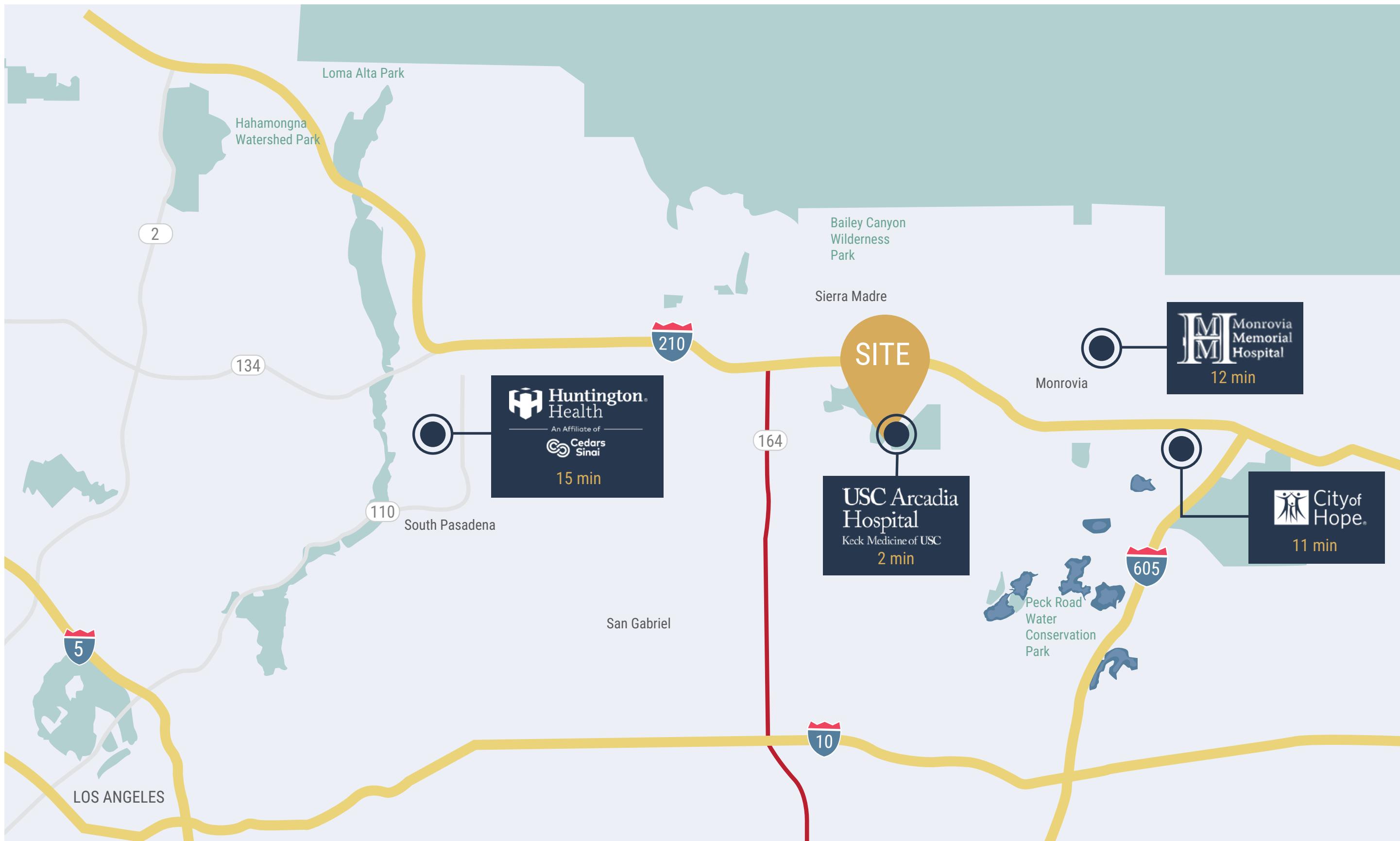
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Explore Space

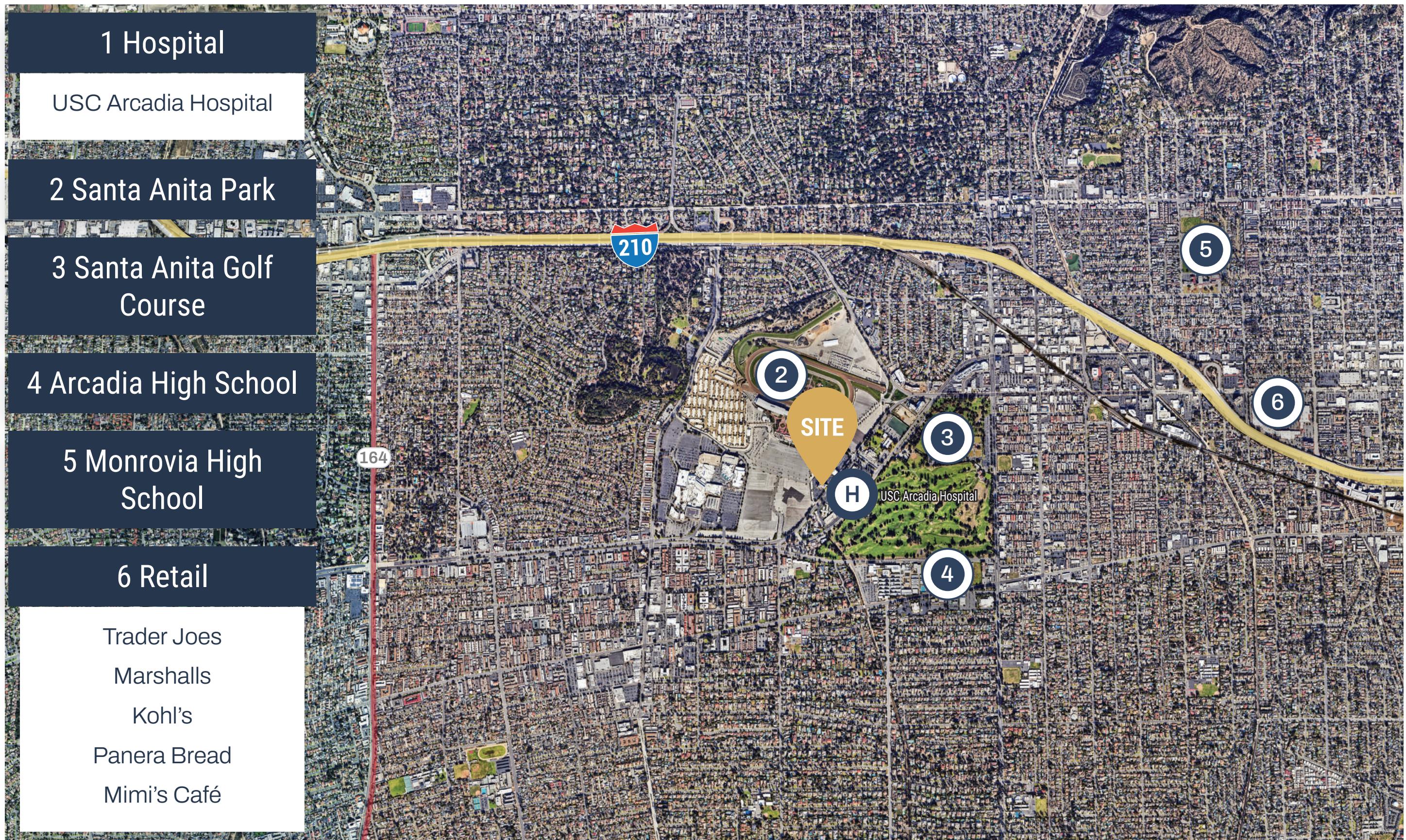




LOCAL HOSPITAL DISTANCE MAP



AMENITIES AROUND THE PROPERTY





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MedWestRealty.com

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

Lease with Confidence, Choose MedWest

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tower