

# Santa Anita Medical Plaza

✚ MEDICAL SUITES FOR LEASE

SANTA ANITA  
MEDICAL PLAZA

**MED  
WEST**  
REALTY

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# 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

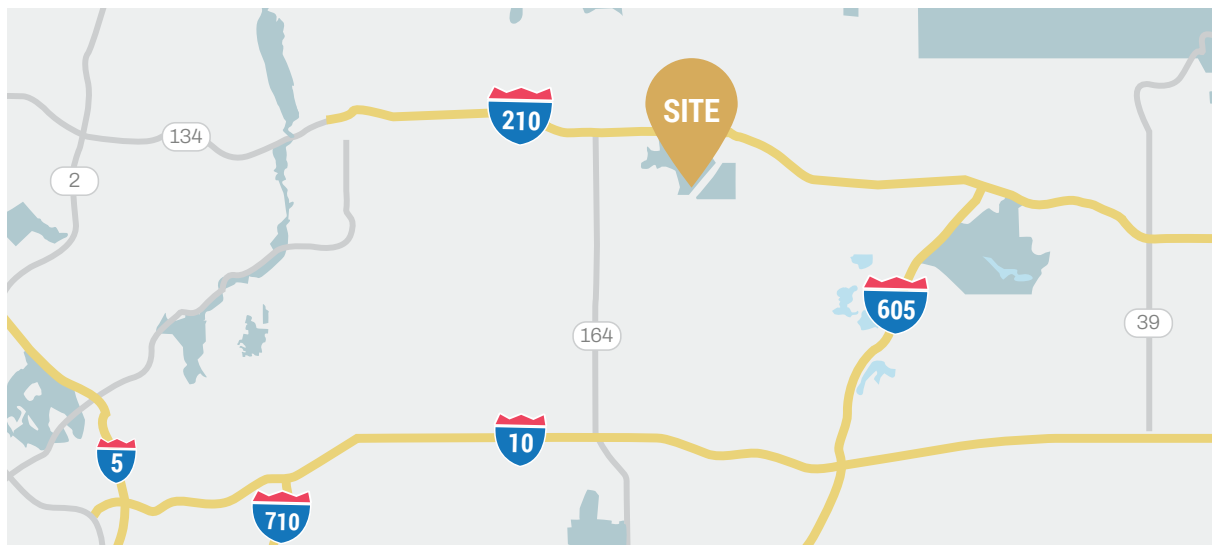






## PROMINENT LOCATION & ACCESSIBILITY

- 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 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



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%

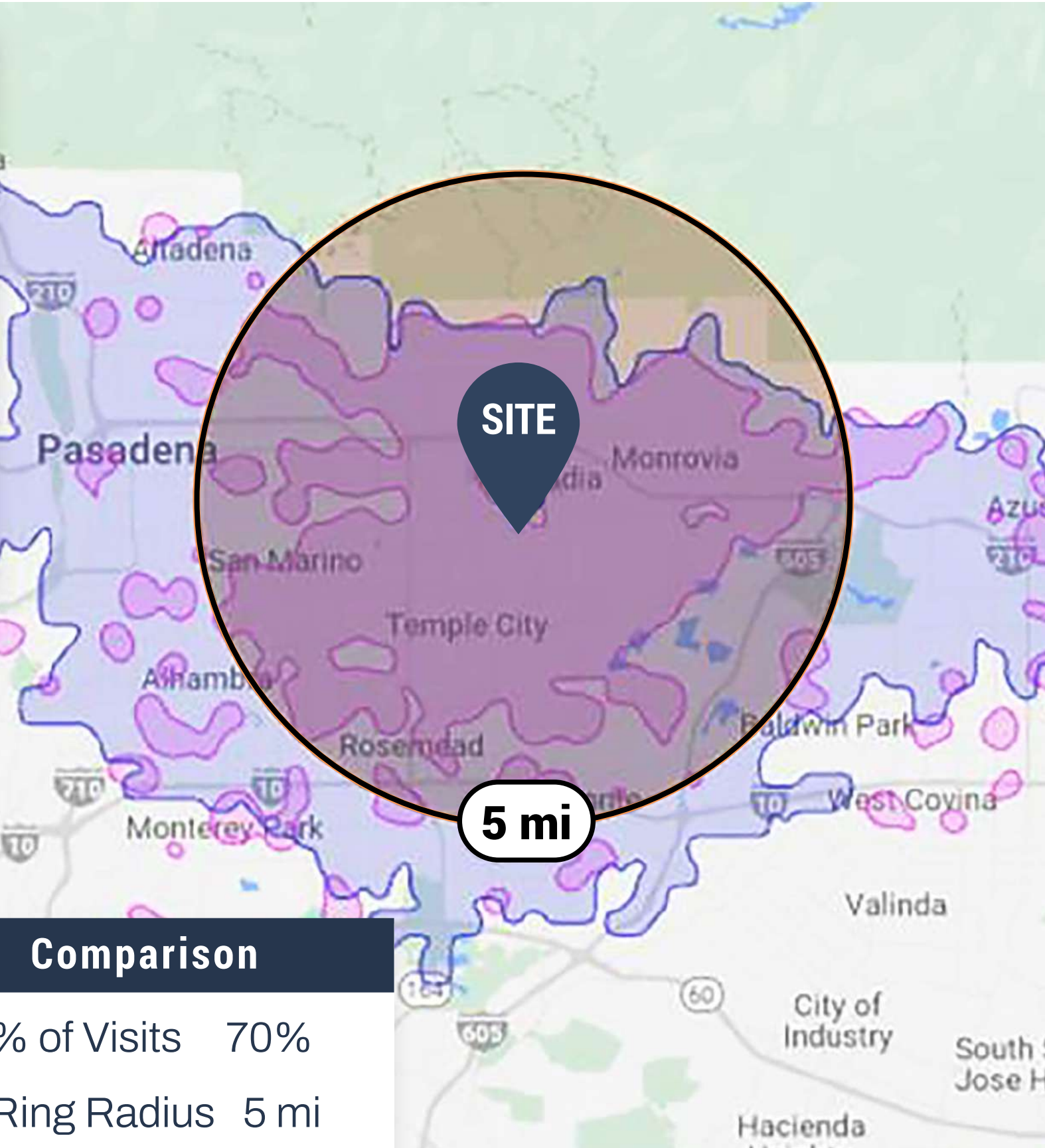
MULTIPLE 3.7%

SELF PAY 7.4%

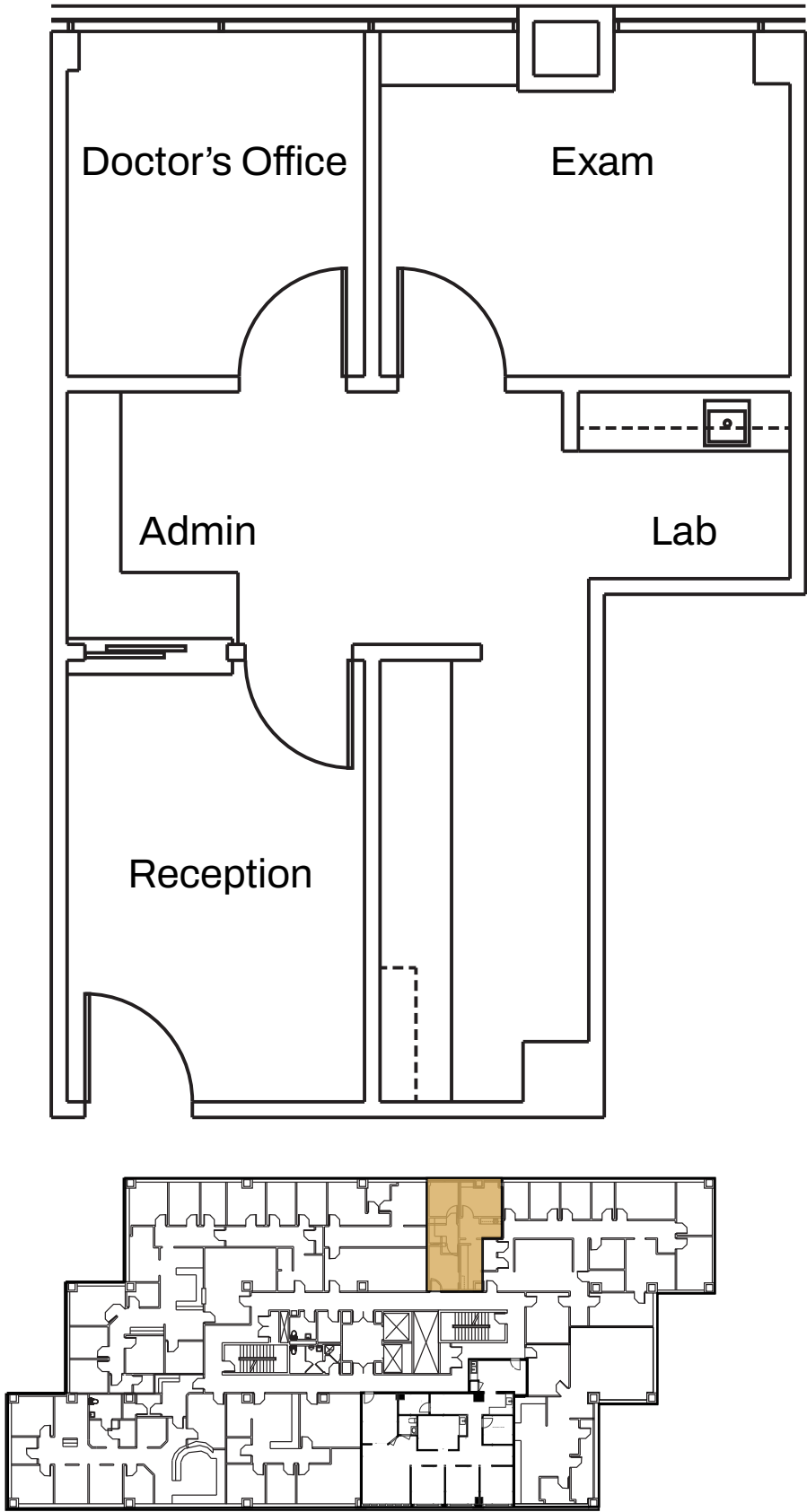
Data Source:  Placer.ai

**Comparison**

	% of Visits	70%
	Ring Radius	5 mi
	Drive Time	15 min



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

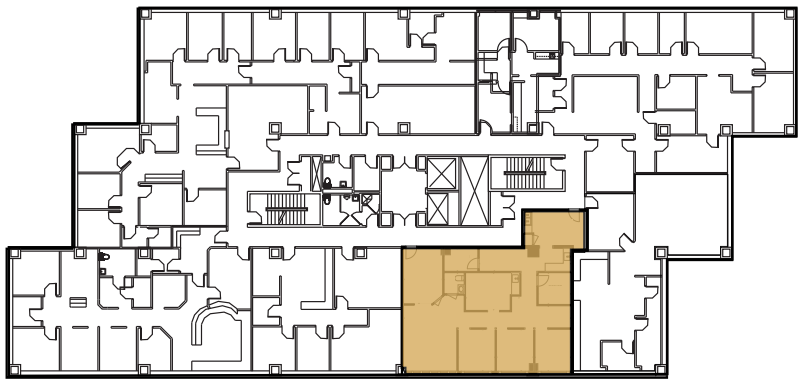
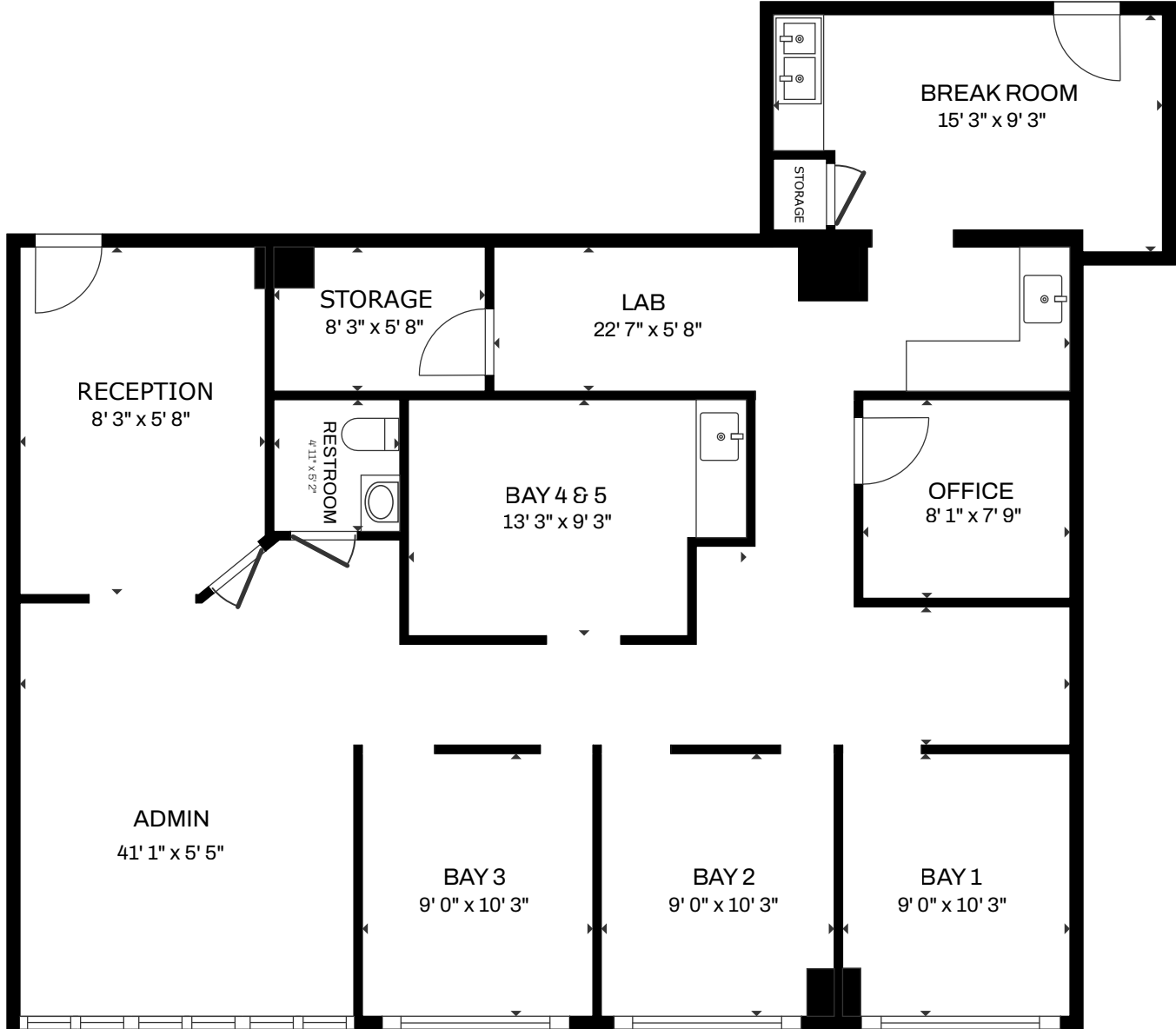
LEASE RATE

\$4.25 MG

Explore Space



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

\$4.25 MG

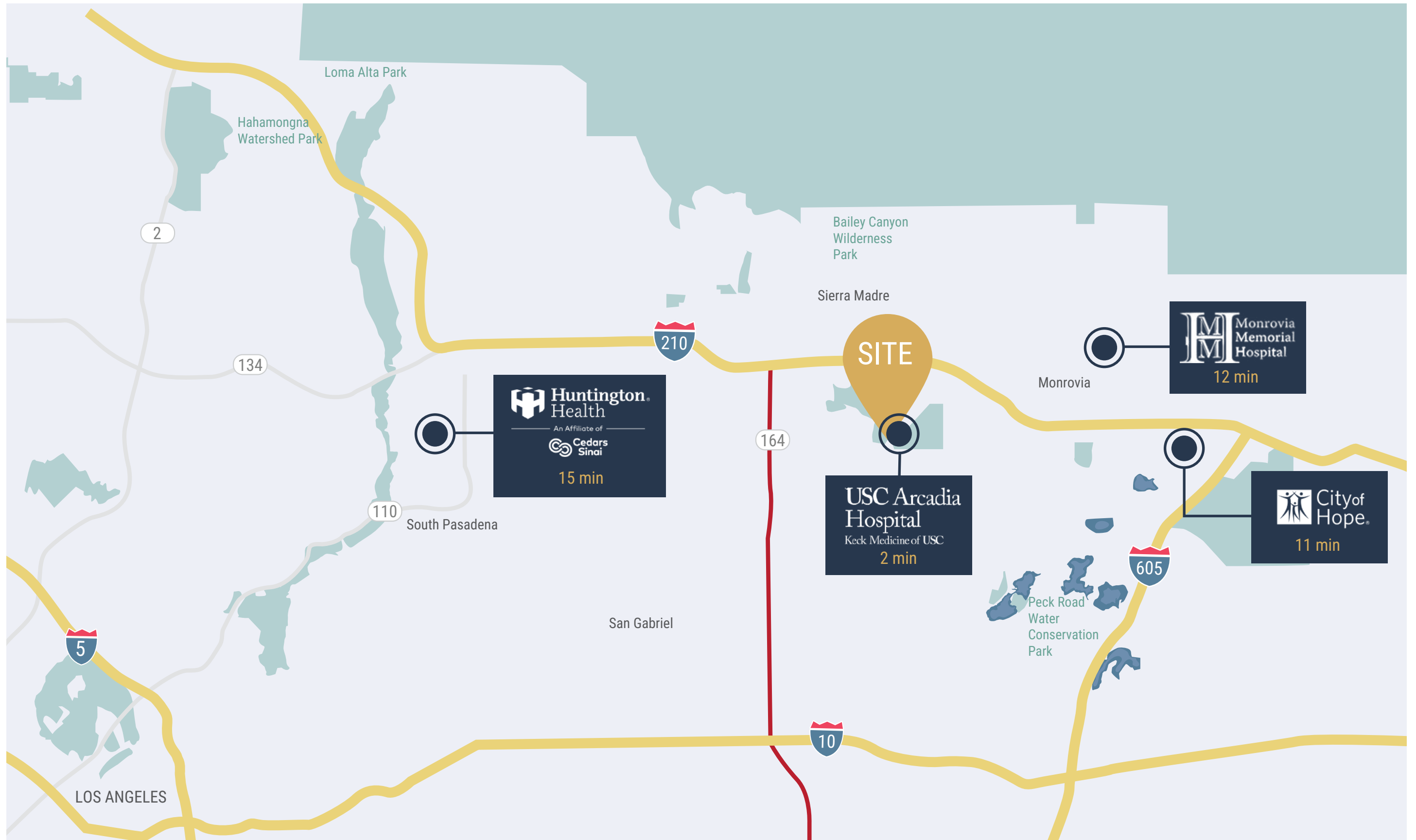
Explore Space





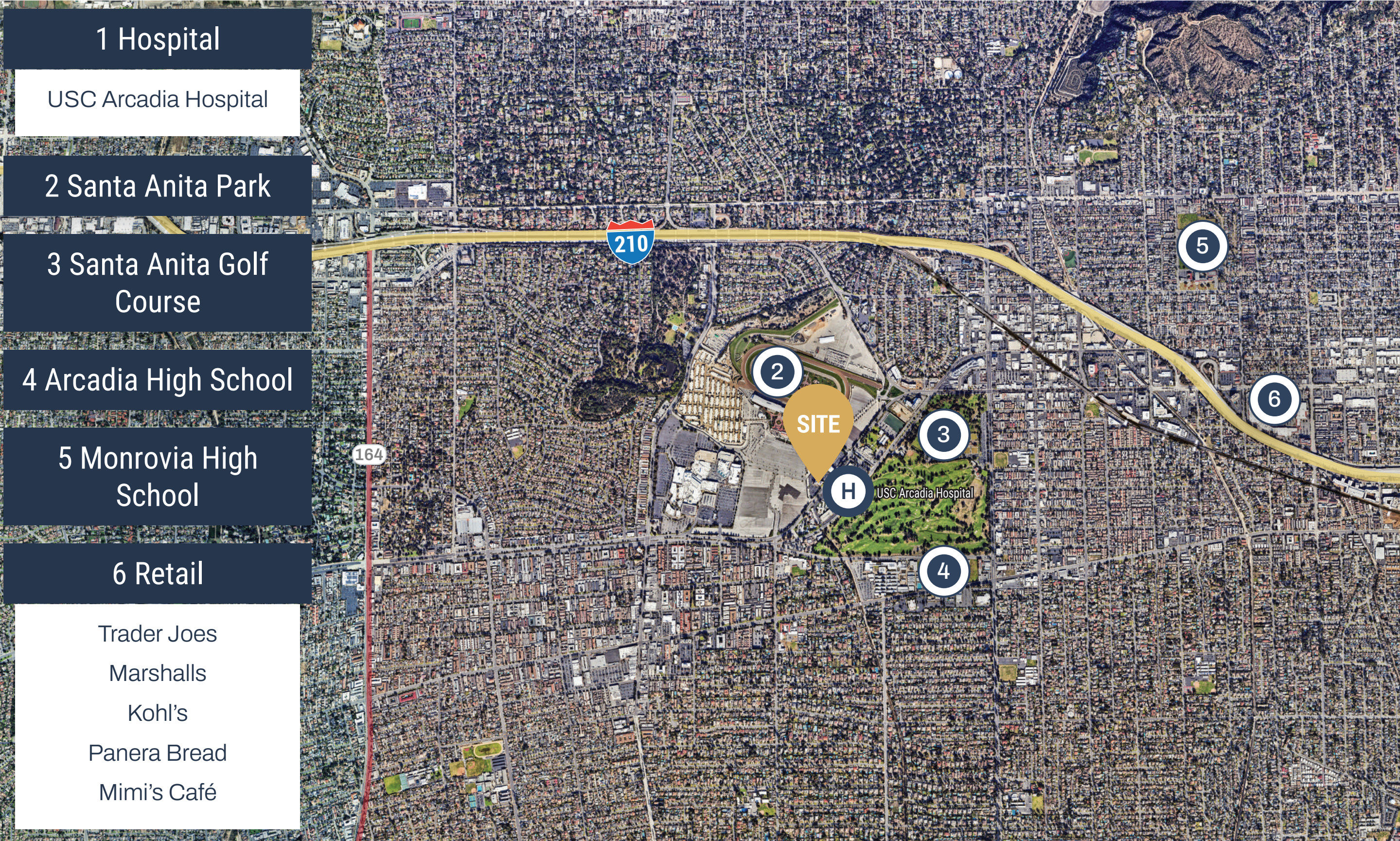


## LOCAL HOSPITAL DISTANCE MAP





AMENITIES AROUND THE PROPERTY







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**Well  
tower**

Lease with Confidence, Choose MedWest