

# OWNER/USER

3513 E 1ST STREET

LOS ANGELES, CA 90063

**FOR SALE**

**4,600 SF  
Freestanding  
Medical**



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# PROPERTY INFORMATION

SECTION 1

1<sup>st</sup> Street

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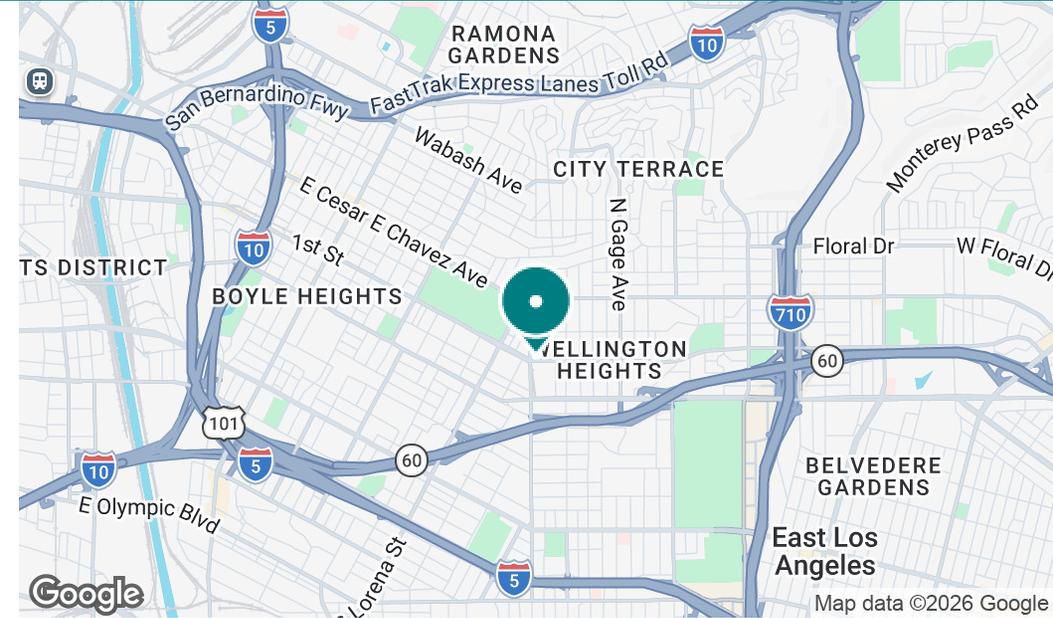
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## PROPERTY HIGHLIGHTS

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**Sale Price**

**\$4,500,000**

### OFFERING SUMMARY

Building Size:	±4,600 SF
Lot Size:	±5,151 SF
Year Built:	1956
Zoning (Buyer to Verify):	SP-ELA-3RD-ST

### PROPERTY HIGHLIGHTS

- ±4,600 SF Freestanding Medical Office Building
- Fully Built-Out 2nd Generation Medical Facility
- Turnkey Layout – Significant Buildout Cost Savings
- Monument & Storefront Signage Opportunities
- On-Site Parking + Ample Surrounding Street Parking
- Located in Dense East Los Angeles Trade Area
- Strong Hispanic Population Demographics
- Excellent Freeway Access (60, 5, 710)
- Ideal for Owner-User or Medical Investment

## PROPERTY DESCRIPTION

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### PROPERTY DESCRIPTION

Rare opportunity for an owner-user to acquire a freestanding ±4,600 SF medical office building in East Los Angeles, fully built out and previously occupied by CareMore Health. This turnkey, second-generation medical facility is ideal for an owner-user seeking immediate occupancy without the cost and time associated with new medical construction. The property features a professional medical layout including a reception area with administrative office, spacious patient waiting room with public restroom, five exam rooms, treatment room, medication dispensary, private physician office, and two additional private restrooms. The functional design supports a wide range of healthcare uses including primary care, urgent care, specialty practice, dental, outpatient services, behavioral health, or dialysis.

### LOCATION DESCRIPTION

Located within a highly visible 7-Eleven-anchored retail center at the corner of East 1st Street and Alma Avenue, the property benefits from strong daily traffic, monument signage, and excellent access from both cross streets. Positioned in Wellington Heights near Boyle Heights and City Terrace, the building is surrounded by dense residential neighborhoods with strong Hispanic demographics and limited competing medical ownership opportunities. With convenient access to the 60, 5, and 710 Freeways and proximity to public transportation, this location offers exceptional accessibility for patients and staff.

## ADDITIONAL PHOTOS

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## ADDITIONAL PHOTOS

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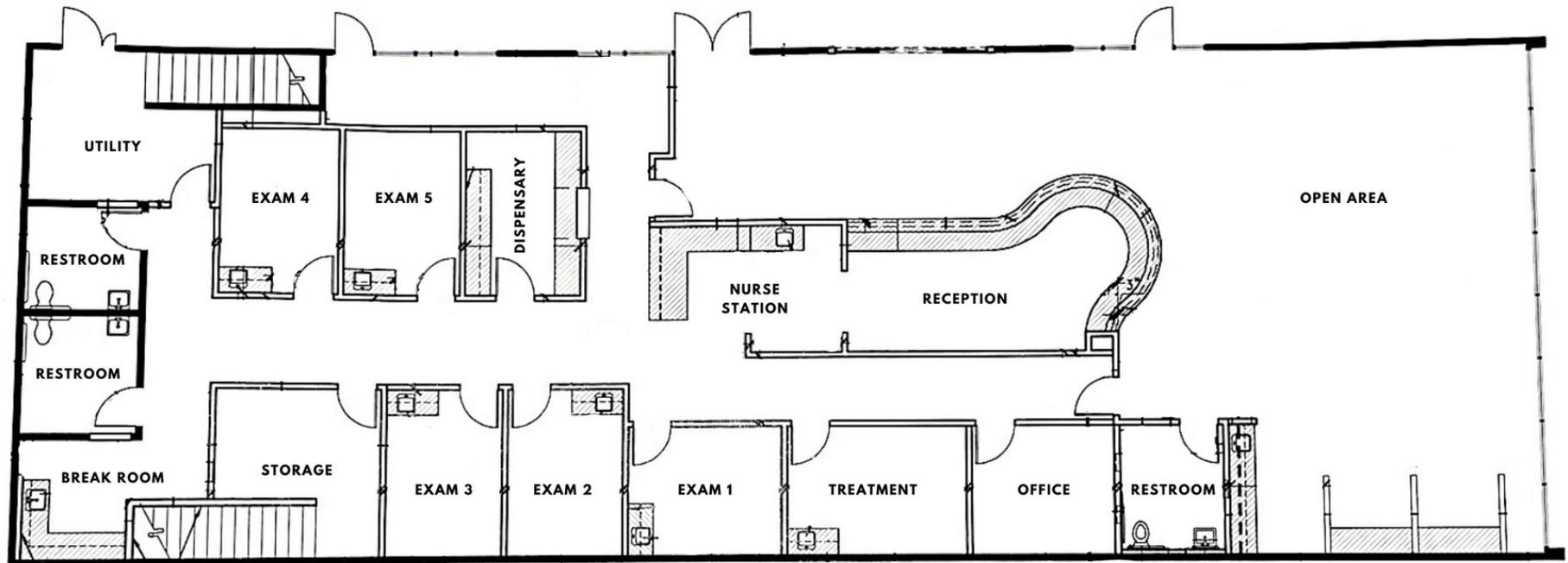


## SIMPLE FLOOR PLAN

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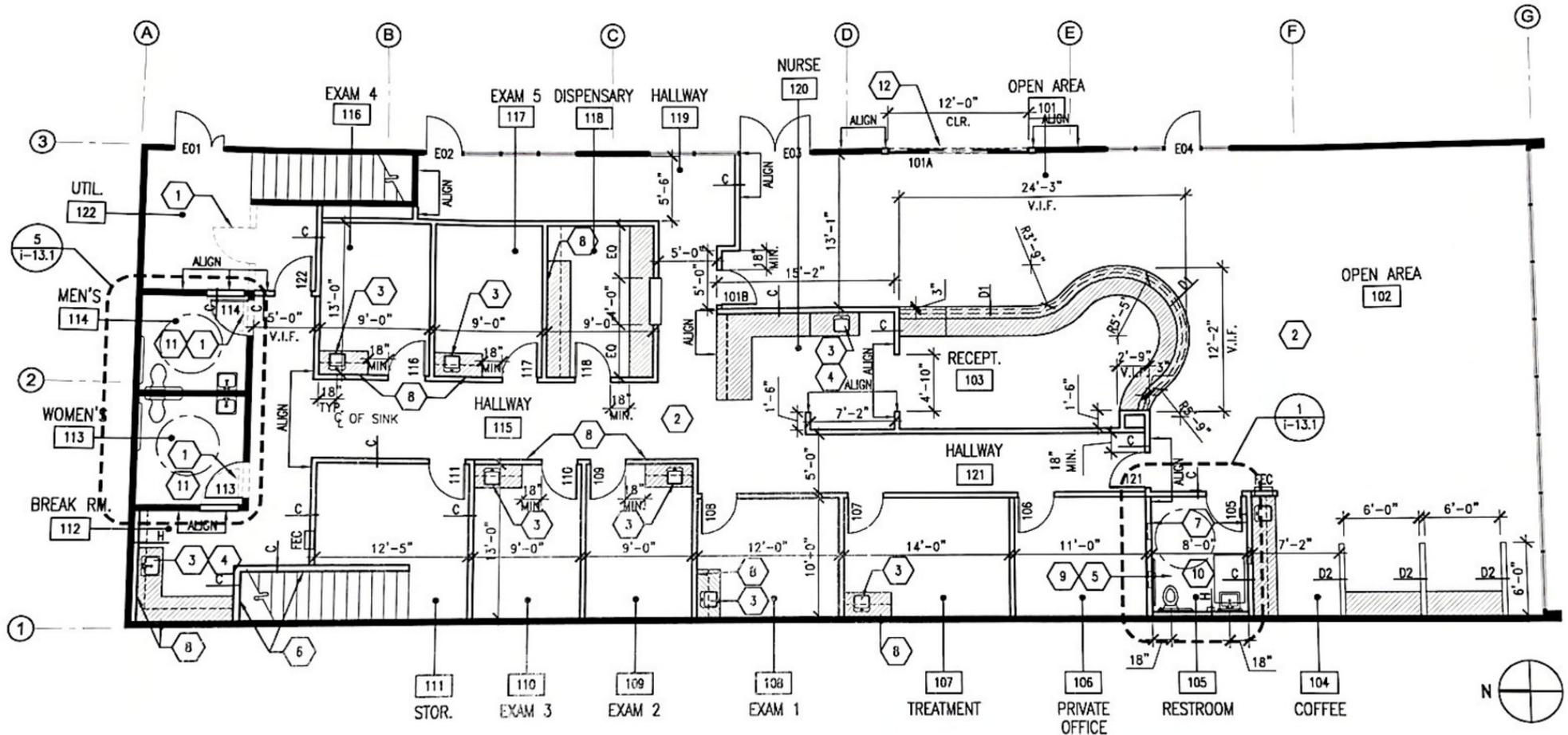
### PARKING



## DETAILED FLOOR PLAN

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# LOCATION INFORMATION

SECTION 2

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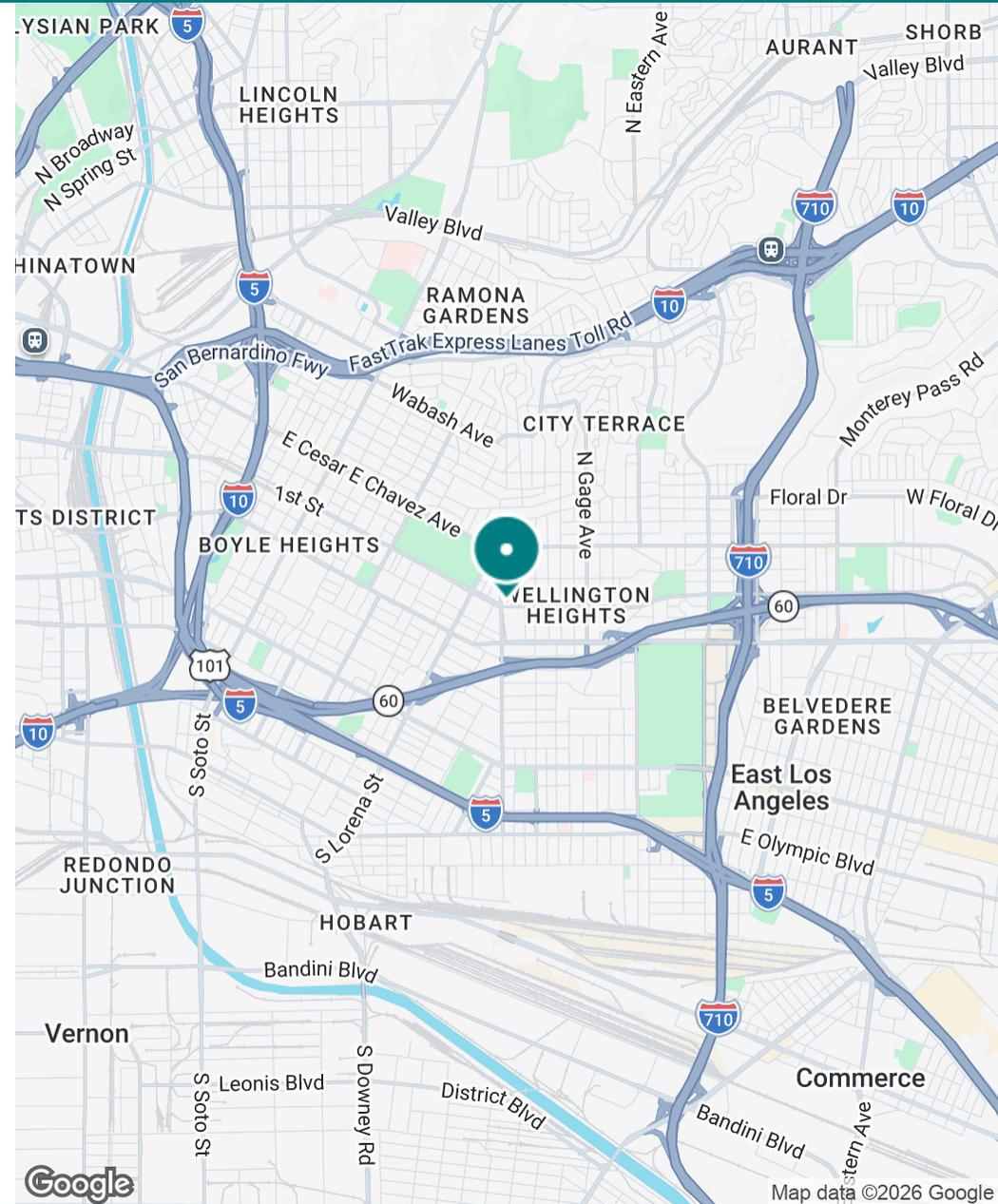
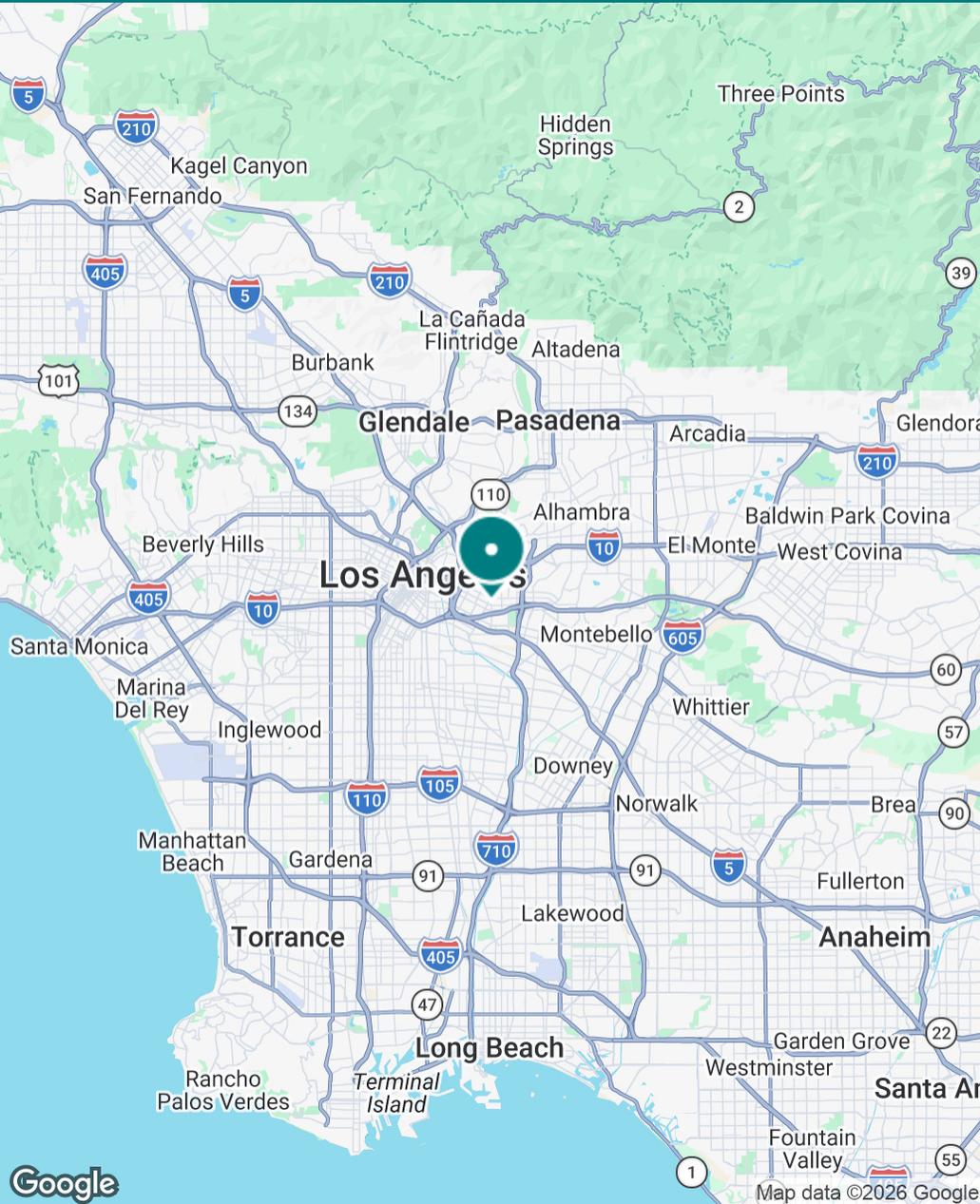
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## REGIONAL MAP

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## HEALTHCARE MAP

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## AREA OVERVIEW

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### Immediate Location

The property is strategically positioned at the corner of East 1st Street and Alma Avenue, just east of the signalized intersection at Indiana Street. This location benefits from strong vehicular traffic along 1st Street, one of the primary commercial corridors serving Wellington Heights, Boyle Heights, and City Terrace. The surrounding area consists of dense residential housing, neighborhood-serving retail, schools, churches, and essential services. The immediate trade area supports consistent daily foot and vehicle traffic driven by local residents and commuter flow. The site is anchored by 7-Eleven, providing steady daily traffic and convenience-driven visits throughout the day.

### Healthcare Ecosystem

The property sits within close proximity to major healthcare infrastructure, including:

- LAC+USC Medical Center (approximately 2 miles west)
- Multiple urgent care clinics and neighborhood medical providers
- Pharmacies including Walgreens and independent operators
- Dense patient base within walking and short-drive distance

This concentration of medical activity strengthens the viability of the subject as an owner-user medical facility and provides built-in referral and patient flow dynamics.

### Access & Transportation

The property offers exceptional regional connectivity:

- Immediate access to Interstate 60
- Close proximity to Interstate 5 and Interstate 710
- Approximately 4 miles east of Downtown Los Angeles
- Metro access at Indiana Station
- Bus stop located at Indiana Street and 1st Street

The combination of freeway, transit, and pedestrian access enhances convenience for both patients and employees.

### Demographic Profile (1-Mile Radius)

The surrounding neighborhood is characterized by:

- Dense infill residential population
- Strong Hispanic/Latino demographic concentration
- Established multigenerational households
- Stable workforce-driven daytime population

The area supports a strong demand base for neighborhood medical services, primary care, specialty clinics, and outpatient care providers.

### Regional Positioning

Located in Wellington Heights, adjacent to Boyle Heights and just south of City Terrace, the property benefits from:

- Proximity to Downtown Los Angeles employment centers
- High residential density with limited new medical ownership inventory
- Established commercial corridors along 1st Street, Whittier Boulevard, and Indiana Street
- Strong neighborhood identity with limited available freestanding medical buildings

The subject represents a rare opportunity to own medical real estate in a mature, supply constrained East Los Angeles submarket.

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# DEMOGRAPHICS

SECTION 3

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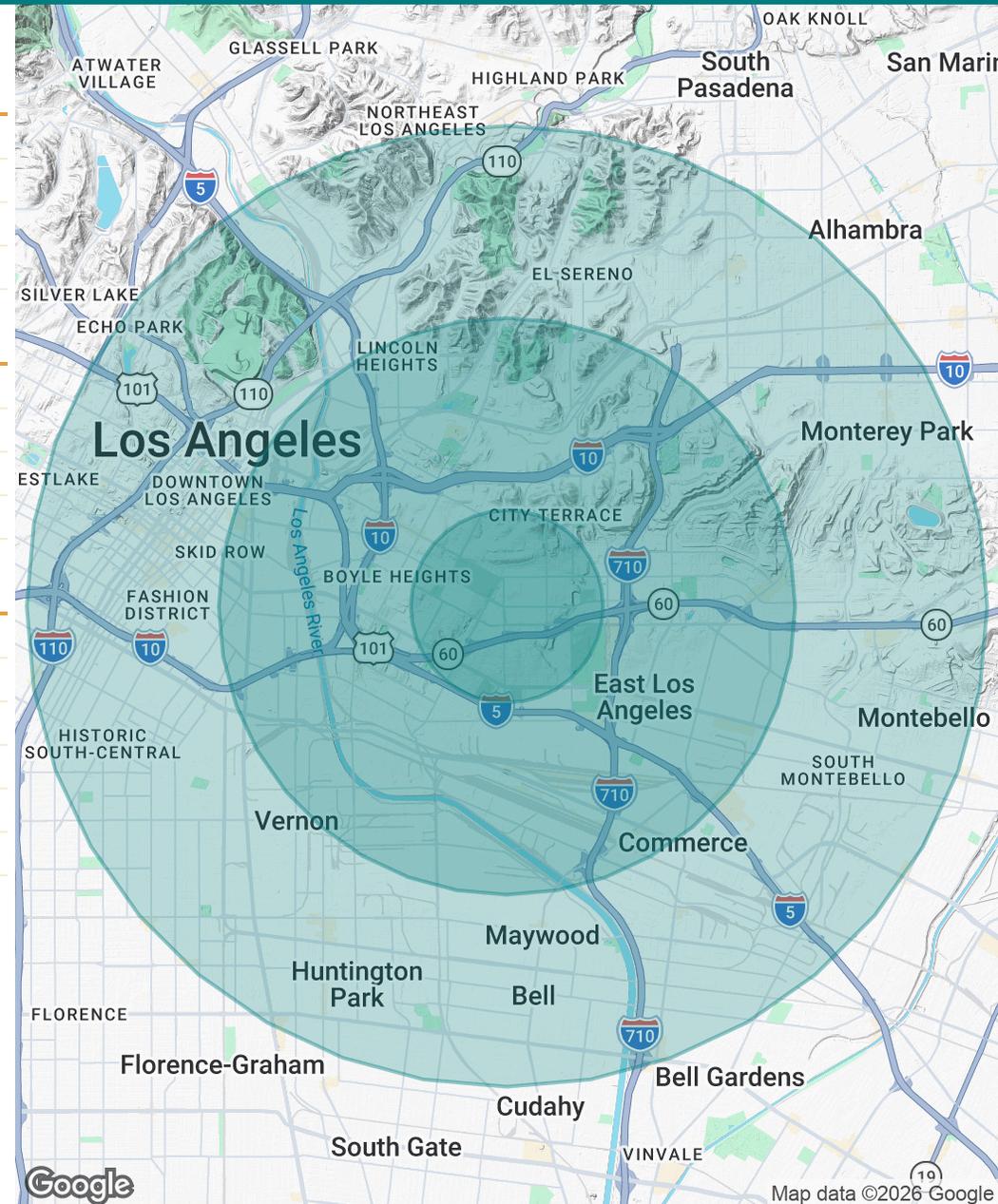
## DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	55,247	255,217	848,490
Average Age	36	38	38
Average Age (Male)	35	37	37
Average Age (Female)	38	39	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	14,905	73,123	274,093
# of Persons per HH	3.7	3.5	3.1
Average HH Income	\$74,233	\$82,227	\$85,532
Average House Value	\$743,444	\$770,403	\$825,499
RACE	1 MILE	3 MILES	5 MILES
% White	15.3%	16.1%	17.4%
% Black	0.9%	2.4%	4.4%
% Asian	1.3%	7.9%	13.8%
% Hawaiian	0.1%	0.1%	0.1%
% American Indian	3.2%	2.7%	2.7%
% Other	60.2%	52.4%	45.1%

Demographics data derived from AlphaMap



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# ADVISORS

SECTION 4

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## MEET THE TEAM

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