

EXCLUSIVE OPPORTUNITY

Marcus & Millichap

FOR LEASE

MEDICAL OFFICE

1344 Granada Ave
San Marino, California

- ±1,022 SF remodeled medical office suite
- Recently renovated with high-end finishes
- 2 exam rooms plus private office, reception, and waiting area
- New HVAC, tankless water heater, and upgraded electrical
- 8 on-site parking spaces plus additional street parking
- ADA accessibility features, including accessible restroom and ramp access
- Excellent visibility and convenient access to Huntington Drive
- Affluent San Marino location with strong surrounding demographics



FOR LEASE

Exclusively listed by



Nora Hoyos, MBA

Investment Associate

CA License: 02105907

O: 818-212-2718

C: 626-657-8118

nora.hoyos@marcusmillichap.com

Broker of Record:
Marcus & Millichap
16830 VENTURA BLVD STE 100
ENCINO, CA 91436

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2022 Marcus & Millichap. All rights reserved.

THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS OF VALUE AND SHOULD NOT BE CONSIDERED AN APPRAISAL. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2022 Marcus & Millichap. All rights reserved.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

FOR LEASE

OFFERING INFORMATION

- Excellent visibility and convenient access to Huntington Drive
- Asking Rate \$4.00 PSF MG
- Unit B Size $\pm 1,022$ SF
- Monthly Rent: \$4,088
- Approved Use: Medical Office
- Zoning: SOR109
- Parking: 8 on-site spaces
- Year Built 1949 / Renovated 2022
- Cross Streets E Huntington Dr and Granada Ave
- Traffic Count: $\pm 56,000$ Vehicles Per Day



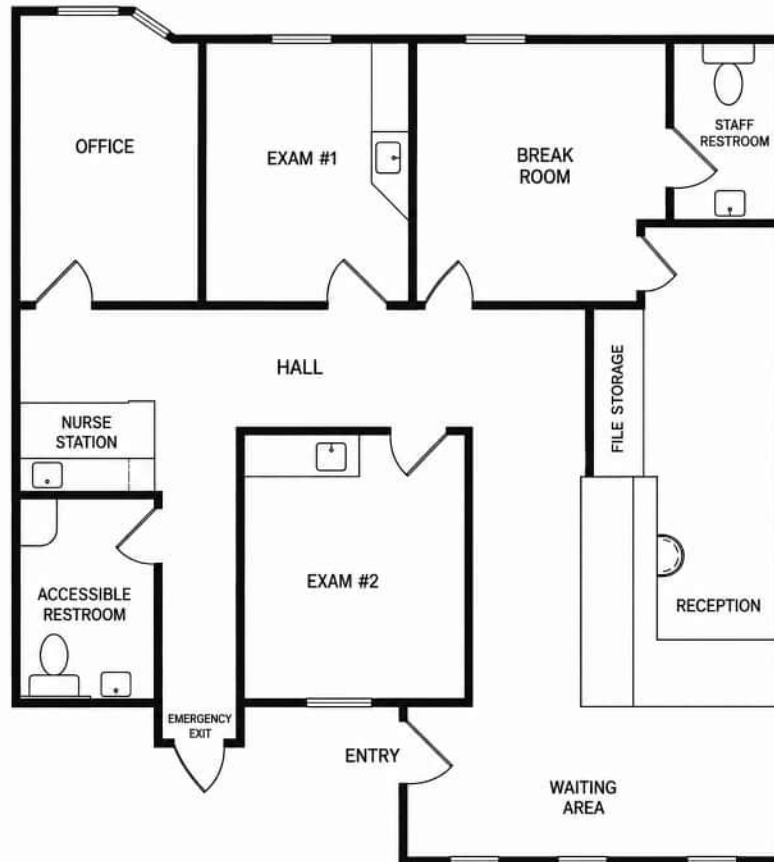
EXCLUSIVE OPPORTUNITY

Marcus & Millichap

FOR LEASE

FLOOR PLAN

UNIT B | ±1,022 SF



EXCLUSIVE OPPORTUNITY

Marcus & Millichap

FOR LEASE

PROPERTY PHOTOS



EXCLUSIVE OPPORTUNITY

Marcus & Millichap

FOR LEASE



EXCLUSIVE OPPORTUNITY

Marcus & Millichap

FOR LEASE



EXCLUSIVE OPPORTUNITY

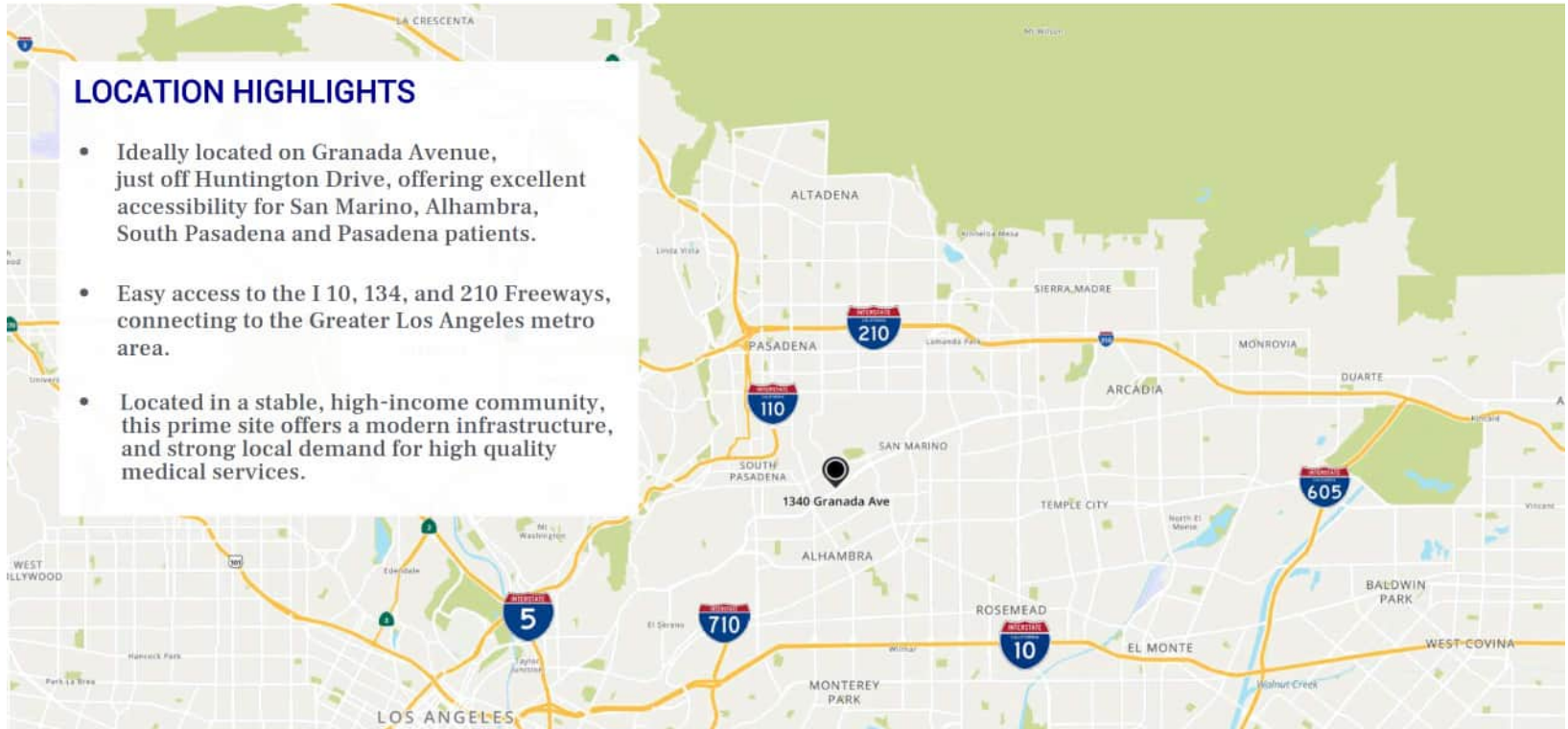
FOR LEASE

Marcus & Millichap



LOCATION HIGHLIGHTS

- Ideally located on Granada Avenue, just off Huntington Drive, offering excellent accessibility for San Marino, Alhambra, South Pasadena and Pasadena patients.
- Easy access to the I 10, 134, and 210 Freeways, connecting to the Greater Los Angeles metro area.
- Located in a stable, high-income community, this prime site offers a modern infrastructure, and strong local demand for high quality medical services.



EXCLUSIVE OPPORTUNITY

FOR LEASE

Marcus & Millichap

