

SAN GABRIEL VALLEY MEDICAL PLAZA

207 S. Santa Anita Street
San Gabriel, CA 91776



**58,000 SF MEDICAL
OFFICE BUILDING**

**ON THE SAN GABRIEL
MEDICAL CENTER
HOSPITAL CAMPUS**

SURFACE PARKING



For leasing information contact:

TREY TRASK, Vice President, Leasing
LESLIE PRICE, Director, Leasing

858.794.1900 | TTrask@pmbres.com
858.704.7366 | LPrice@pmbres.com

PMBRES.COM

HIGHLIGHTS



- Build-to-Suit and Move-In Ready space available
- Prime ground floor space available
- 58,000 SF, four-story medical office building
- Located at the San Gabriel Medical Center Hospital
- Surface parking adjacent to building
- Local professional property management
- Convenient access to the 10 & 210 freeways
- Lab & pharmacy located in building

LOCATION

**SAN GABRIEL VALLEY
MEDICAL CENTER
207 South Santa Anita**

**SAN GABRIEL MEDICAL
CENTER HOSPITAL**



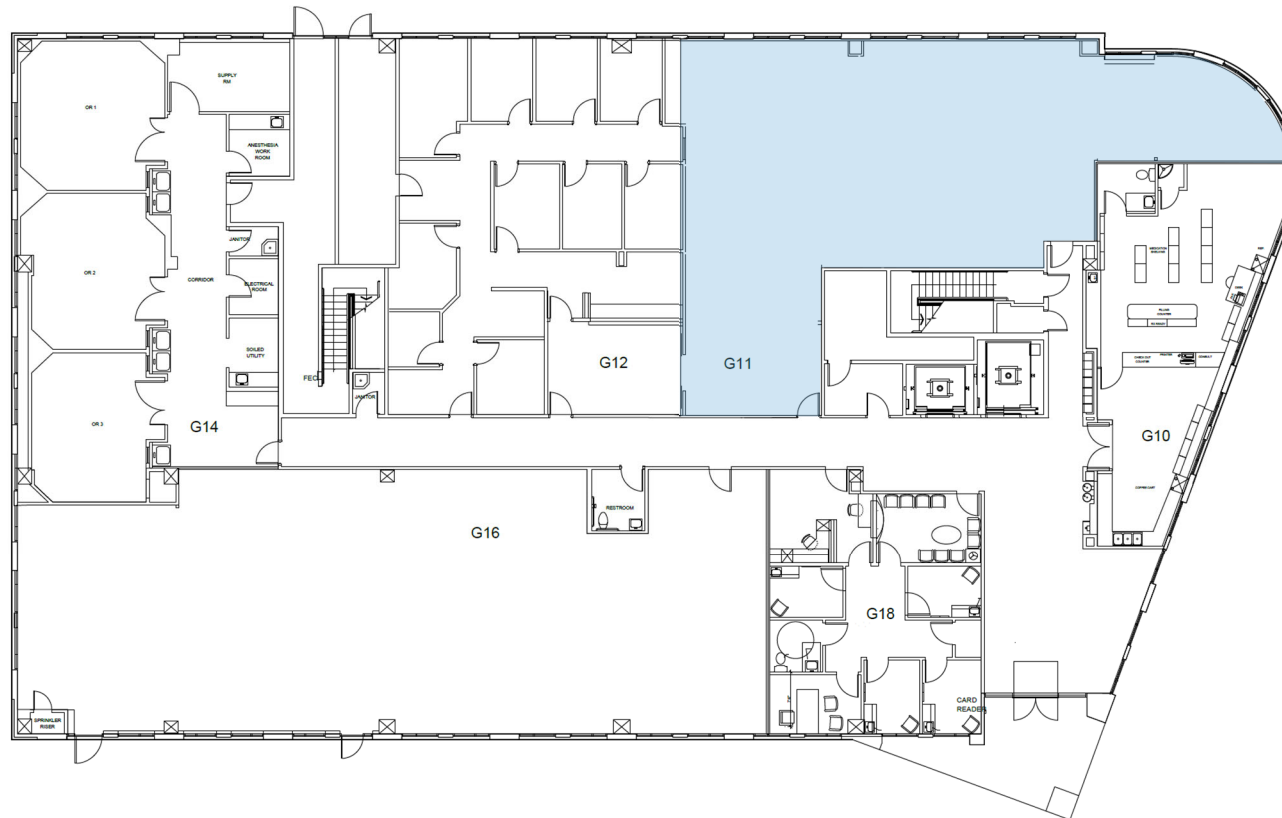
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AVAILABLE SPACE

SUITE G11 | 2,315 RSF



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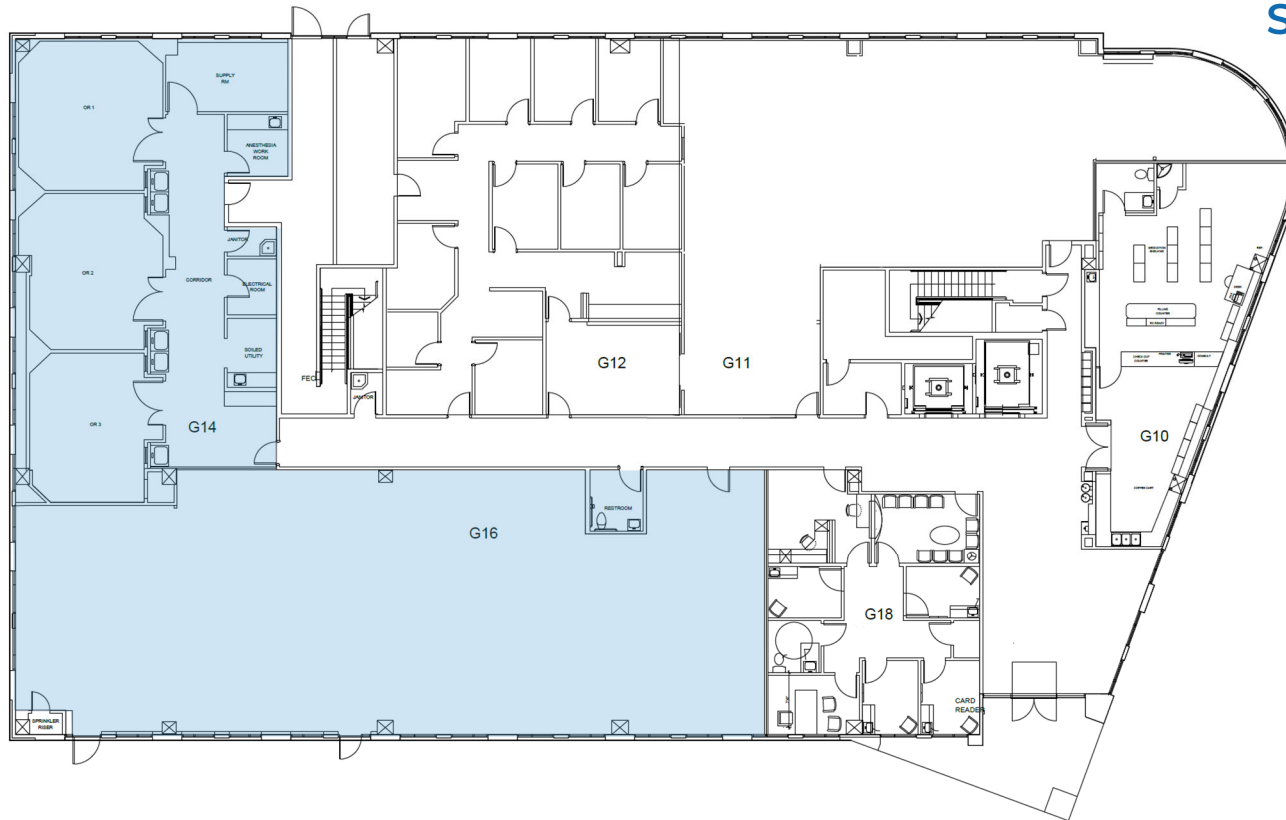
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AVAILABLE SPACE

SUITE G14/G16 | 6,600 RSF



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AVAILABLE SPACE

SUITE 205 | 16,125 RSF



AVAILABLE 1/01/2027

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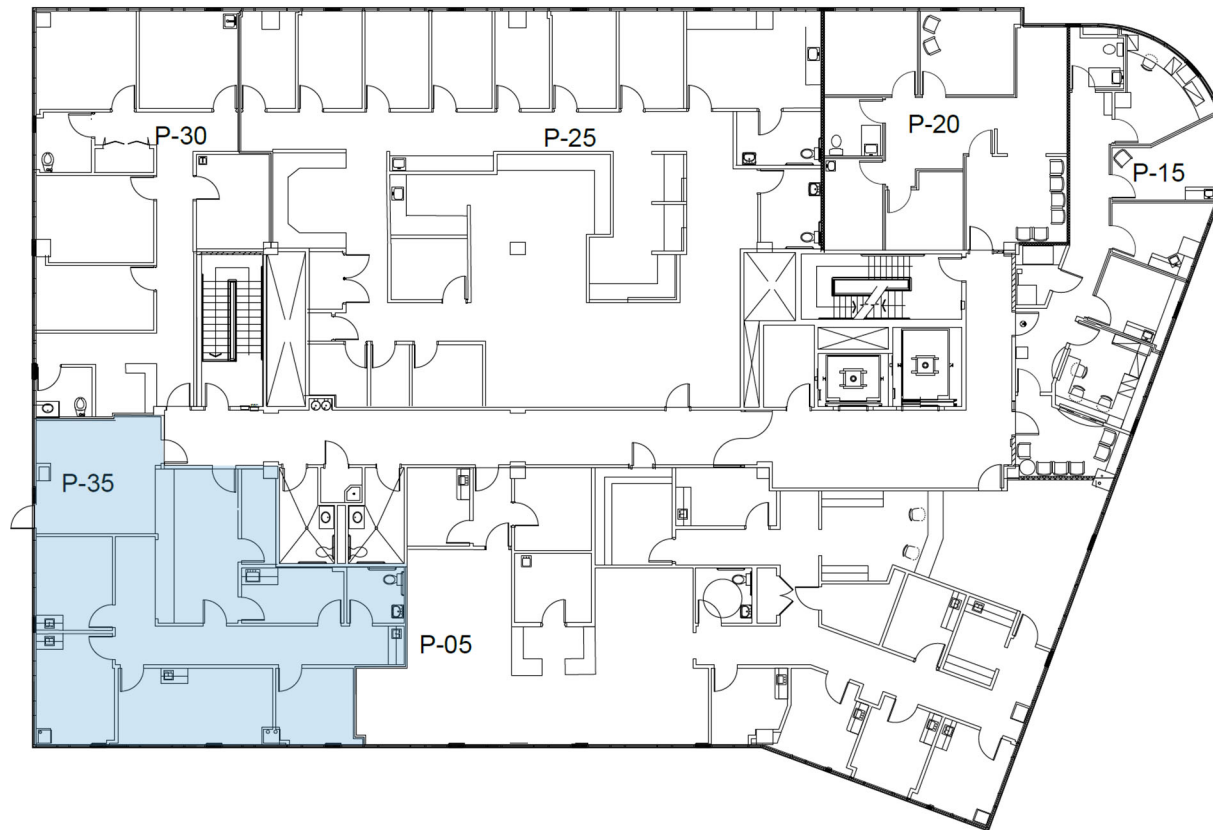
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AVAILABLE SPACE

SUITE P-35 | 1,740 RSF



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TENANT SERVICE

PMB Real Estate Services LLC (PMB RES) is a leading provider of medical office building (MOB) and healthcare real estate services in the western United States. From Vancouver, Washington to Austin, Texas (and most places in between) PMB RES manages and leases 5.5 million square feet of MOB space.

We have 11 offices throughout the western United States including our headquarters in Solana Beach, California. Since its inception the Company has partnered with a broad spectrum of clients including hospital systems, universities and industry leading institutional organizations.

With increasingly sophisticated services moving from acute care hospitals to MOBs, there is a need for specialized property management capabilities. PMB RES meets those needs and achieves the highest standards with our level of

service. With specialized tenants and healthcare providers as the focus, our personalized property management approach relies on the use of focused, key processes throughout the organization.

We are relentless in our drive to maximize operational efficiency of our teams in order to optimize the useful lives of each asset.



Our Property Management and Engineering Teams Set the Standard for Tenant Service and Care

For the third consecutive year PMB Real Estate Services is #1 in the Grace Hill Elite 5 for achieving the nation's highest tenant satisfaction scores in the medical office sector, as measured by the Kingsley Survey!

PMB RES has long been committed to extraordinary tenant relationships. This honor speaks to our consistently high scores on the survey while also reflecting our personal connection to, and focus on, those relationships. Congratulations to our field teams in every one of our regions for contributing to this special acknowledgment through their daily focus on creating satisfied, loyal tenants in everything they do.



PMB Real Estate Services

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