

Santa Anita Medical Plaza



MEDICAL SUITES FOR LEASE

SANTA ANITA
MEDICAL PLAZA

**MED
WEST**
REALTY

Lease with Confidence, Choose MedWest

Bryan McKenney

Bryan@MedWestRealty.com

(888) 585-6880

LIC#01505792

Stacey Hall

Stacey@MedWestRealty.com

(949) 331-0845

LIC#01924089

Casey Immel

Casey@MedWestRealty.com

(949) 278-5376

LIC#01312850

**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.

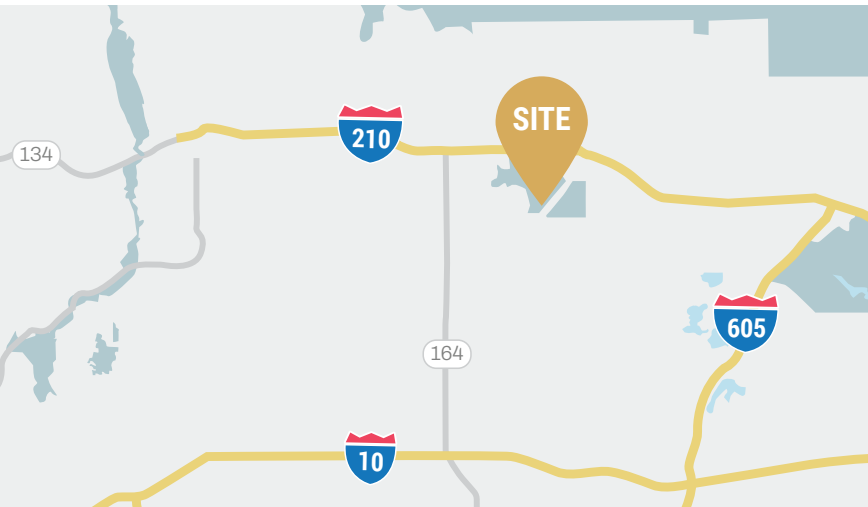
The building serves as a critical hub for care in Arcadia and the surrounding communities of Pasadena, Monrovia, and Temple City, drawing over 180,000 patient visits annually. Its proximity to affluent residential neighborhoods ensures a steady and diverse patient base, making it an ideal location for 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.



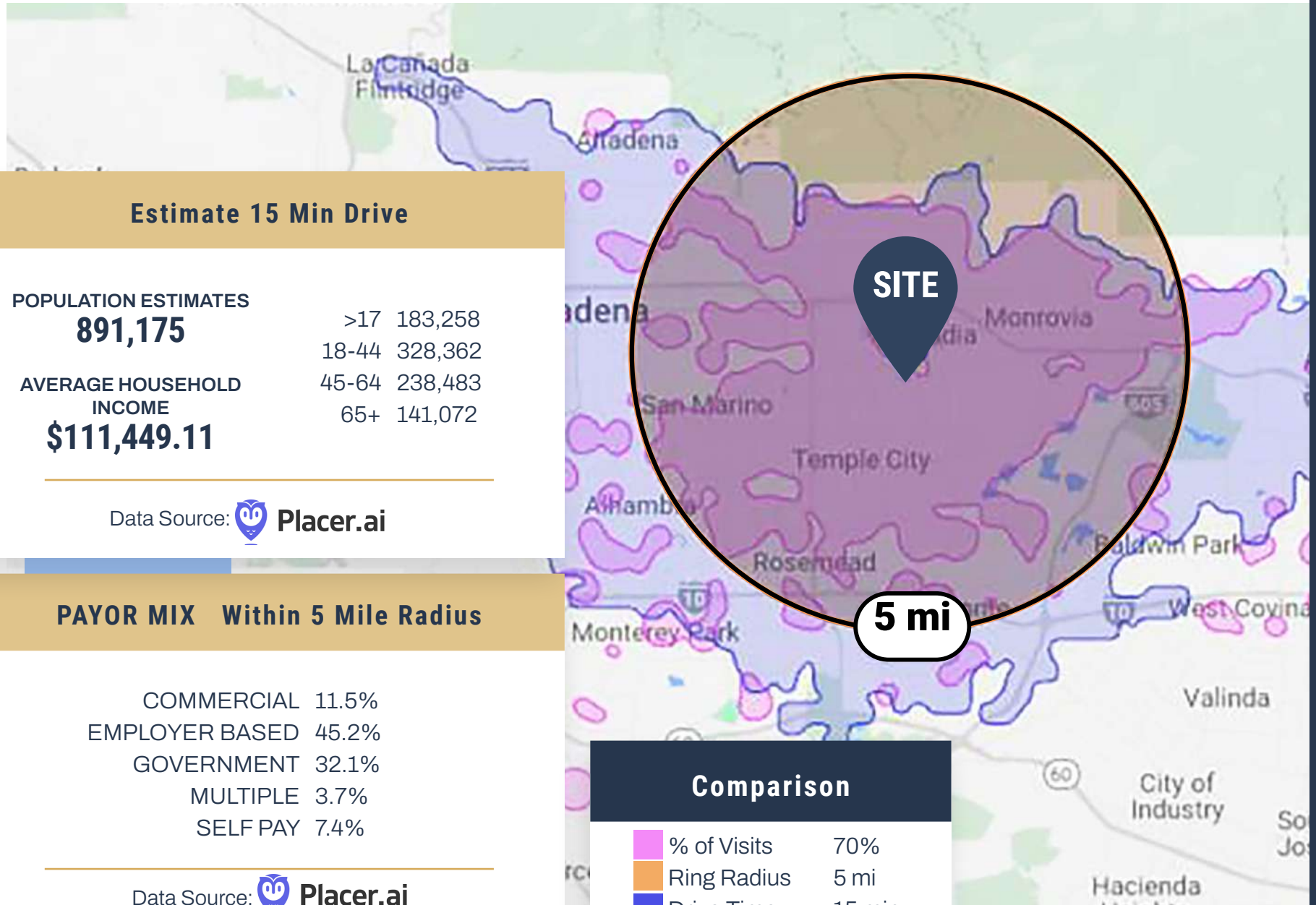
IDEAL MARKET & SITE LOCATION

- 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

>17 183,258

18-44 328,362

AVERAGE HOUSEHOLD INCOME

\$111,449.11

45-64 238,483

65+ 141,072

Data Source:  **Placer.ai**

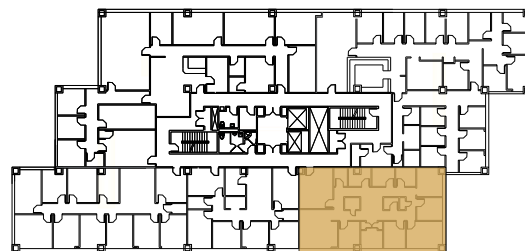
PAYOR MIX Within 5 Mile Radius

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



AVAILABLE SUITE

Suite 327 - 1,938 RSF

SUITE DESCRIPTION

Waiting Room, Reception/ Admin, 5 Exam Rooms, 2 Doctor's Offices, Lab, 2 In-Suite Restrooms, Nurses' Station, Breakroom, and Storage

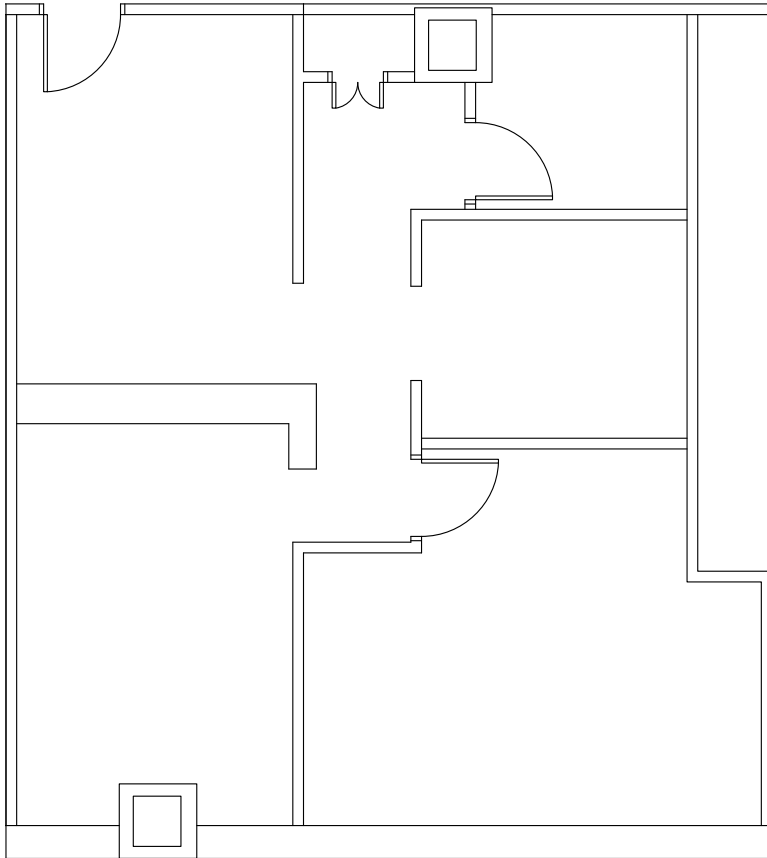
LEASE RATE

\$4.25 MG

Explore Space



CLICK

**AVAILABLE SUITE**

Suite 413 - 940 SF

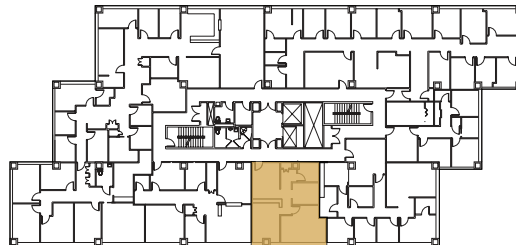
SUITE DESCRIPTION

Current lab suite.
Able to be converted to clinical

LEASE RATE

\$4.25 MG

Available April 2026





LOCAL HOSPITAL DISTANCE MAP

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LIC#01924089

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OWNED & OPERATED BY

**Well
tower**