

# Santa Anita Medical Plaza

 MEDICAL SUITES FOR LEASE



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Lease with Confidence, Choose MedWest

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**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.

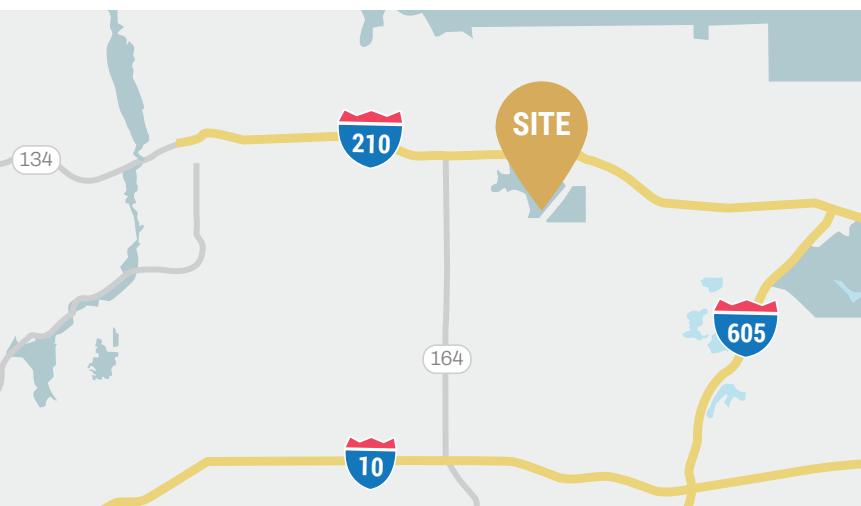
The building serves as a critical hub for care in Arcadia and the surrounding communities of Pasadena, Monrovia, and Temple City, drawing over 180,000 patient visits annually. Its proximity to affluent residential neighborhoods ensures a steady and diverse patient base, making it an ideal location for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



# PROPERTY FEATURES



## 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

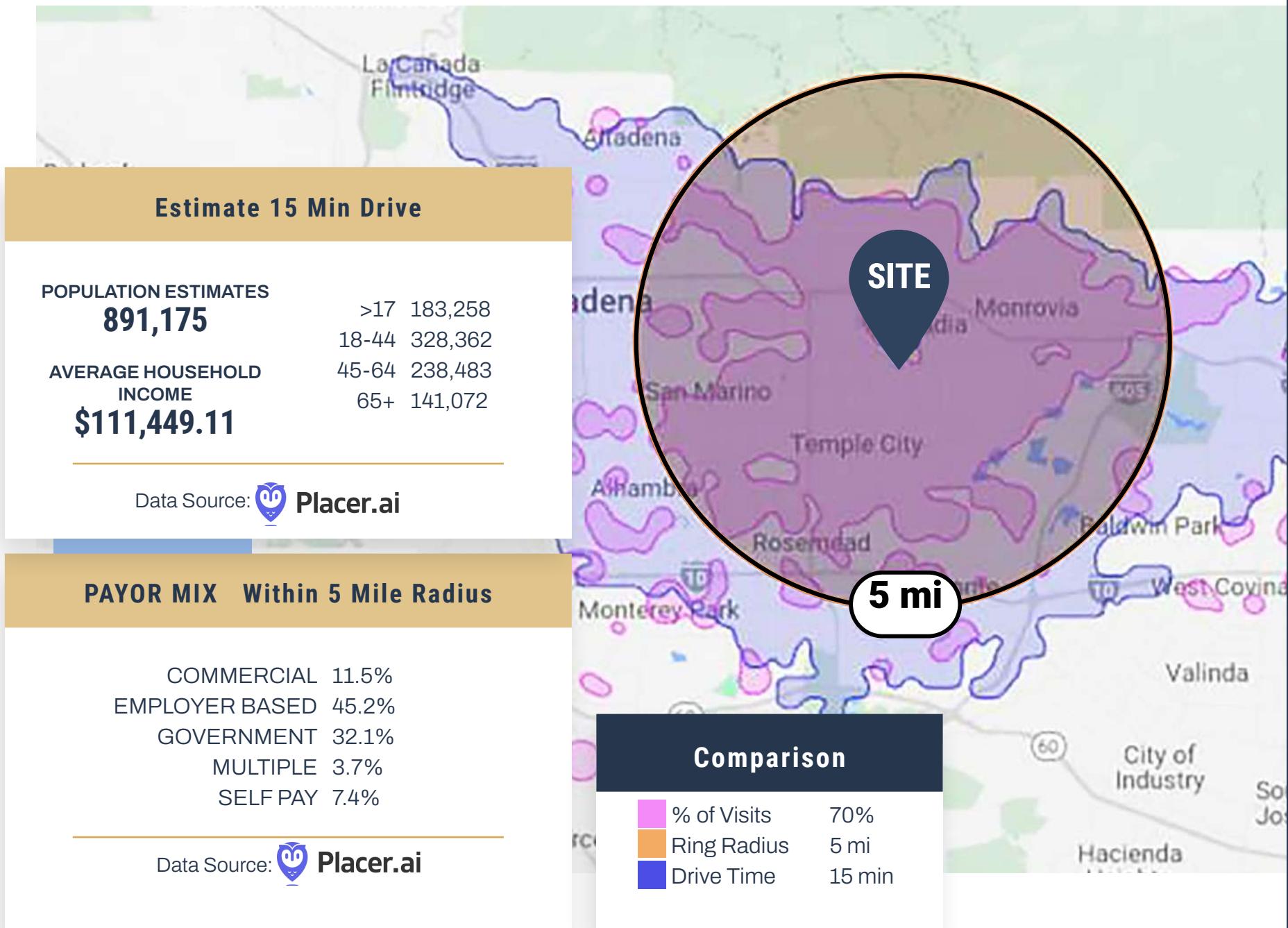


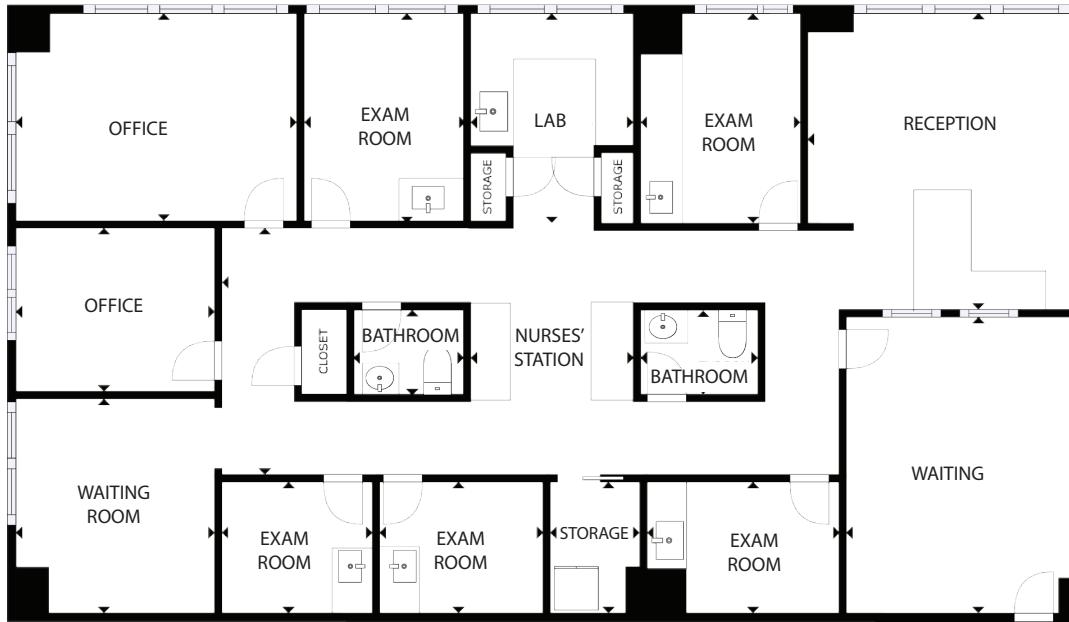
## BUILDING HIGHLIGHTS

- 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





## AVAILABLE SUITE

Suite 327 - 1,938 RSF

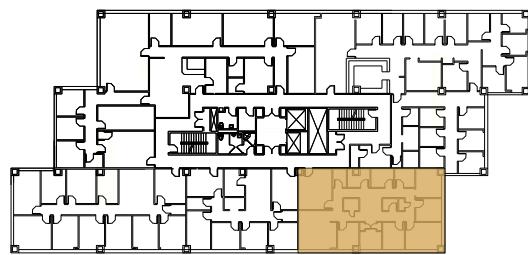
## SUITE DESCRIPTION

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

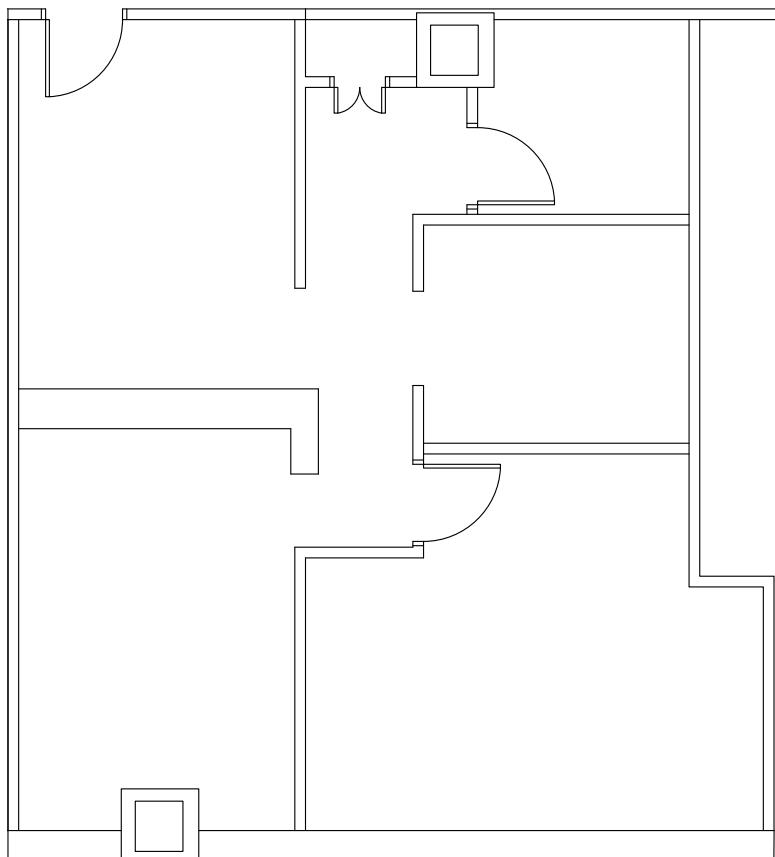
## LEASE RATE

\$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

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*Available April 2026*





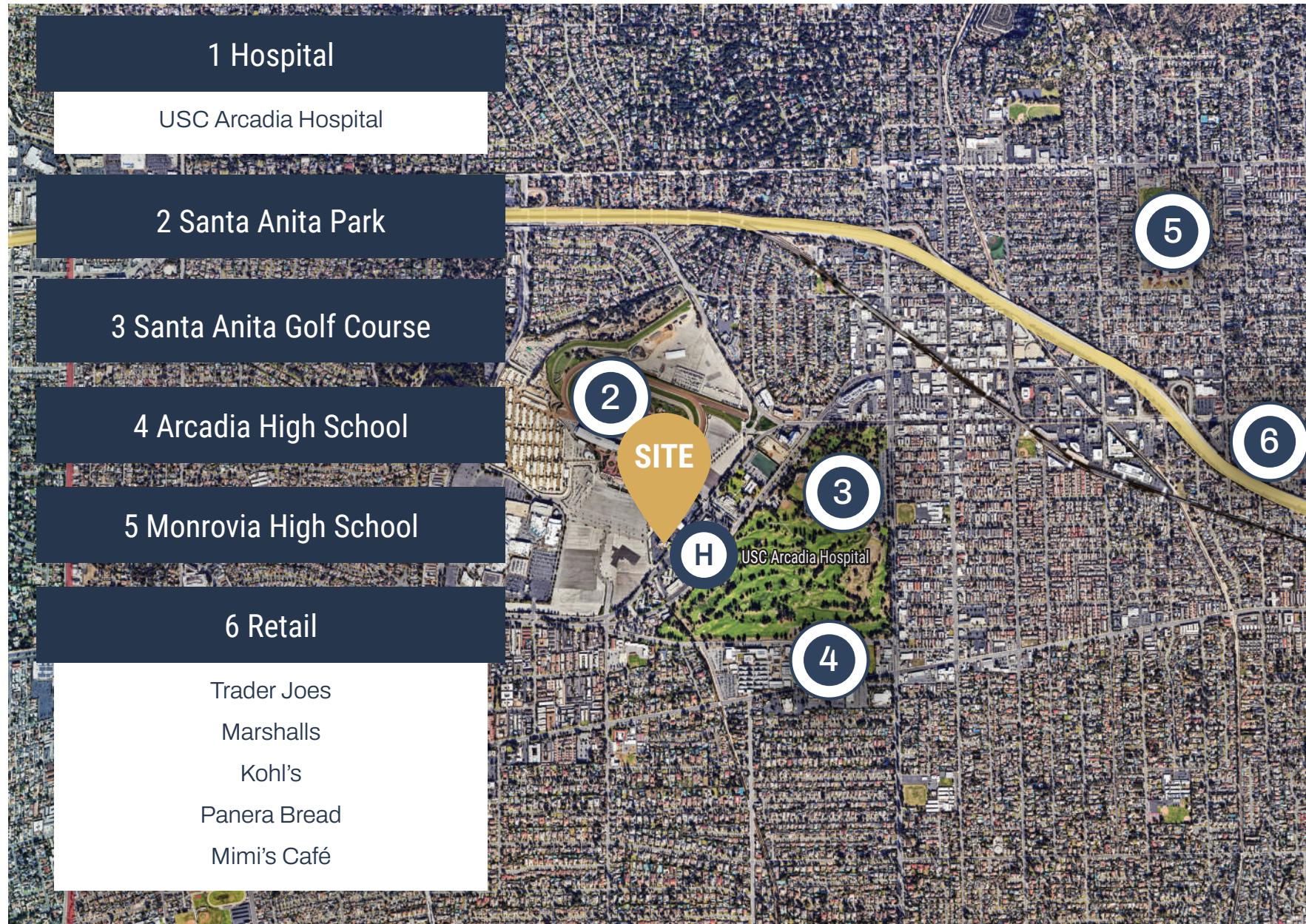
# LOCAL HOSPITAL DISTANCE MAP

8



# AMENITIES AROUND THE PROPERTY

9





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