

New Medical Condos for Lease Close to San Gabriel Hospital



330 East Las Tunas Dr.
San Gabriel, CA 91776
OFFERING MEMORANDUM

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01 Property



Property Highlights



- 8 Condo Units in a Newly Developed Medical Building Completed in 2023
- 1,739 – 6,579 SF Contiguous Space Available
- Ideal Opportunity to Establish Your New Location Close to San Gabriel Hospital
- Proven Location in the Heart of the Medical District. Close to Pasadena.
- Modern Design with Panoramic Windows
- Calming Mountain and Golf Course Views to the San Gabriel Country Club
- High Impact Property / Building Signage Available
- Convenient Patient and Employee Access
- LIMITED INVENTORY – Only Newly Developed Medical Building on the Market

Property Highlights

Medical Design

- High-Quality 'Class A' Construction Designed for Medicare Approval
- High Ceilings (16") Support Surgical Lights and Modern Open Space Design
- ADA Elevators, Office Doors with Room for Back-Up Generators
- Ideal for Surgical / Clinical / Dental Use
- 8 Medical Condo Units Available
- Medical Occupancy Permit in Place
- Spacious Open Patio



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Property Details



PROPERTY INFORMATION

Year Built	2023
Rentable Area	1,739 SF – 6,579 SF Contiguous Space SF
Parking	48 Surface and Covered Parking Stalls
Zoning	C1-Medical Use Approved
For Lease	Start at \$2.50/RSF - NNN
Tenant Improvements	Available

02 Location

San Gabriel Valley Medical Center

330 E Las Tunas Dr.
San Gabriel, CA 91776

Location Highlights



- High Demand Pasadena / San Gabriel Submarket
- 3,703 Hospital Bed / \$20+ Billion Hospital Revenue in 20 Min Driving Distance
- One of the Highest Medical Revenue Area in Los Angeles
- Prime Medical Area 3 Blocks from San Gabriel Hospital
- Proven Location in the Heart of the Medical District
- High Visibility Location on a Busy Main Street/21,000 Daily Traffic



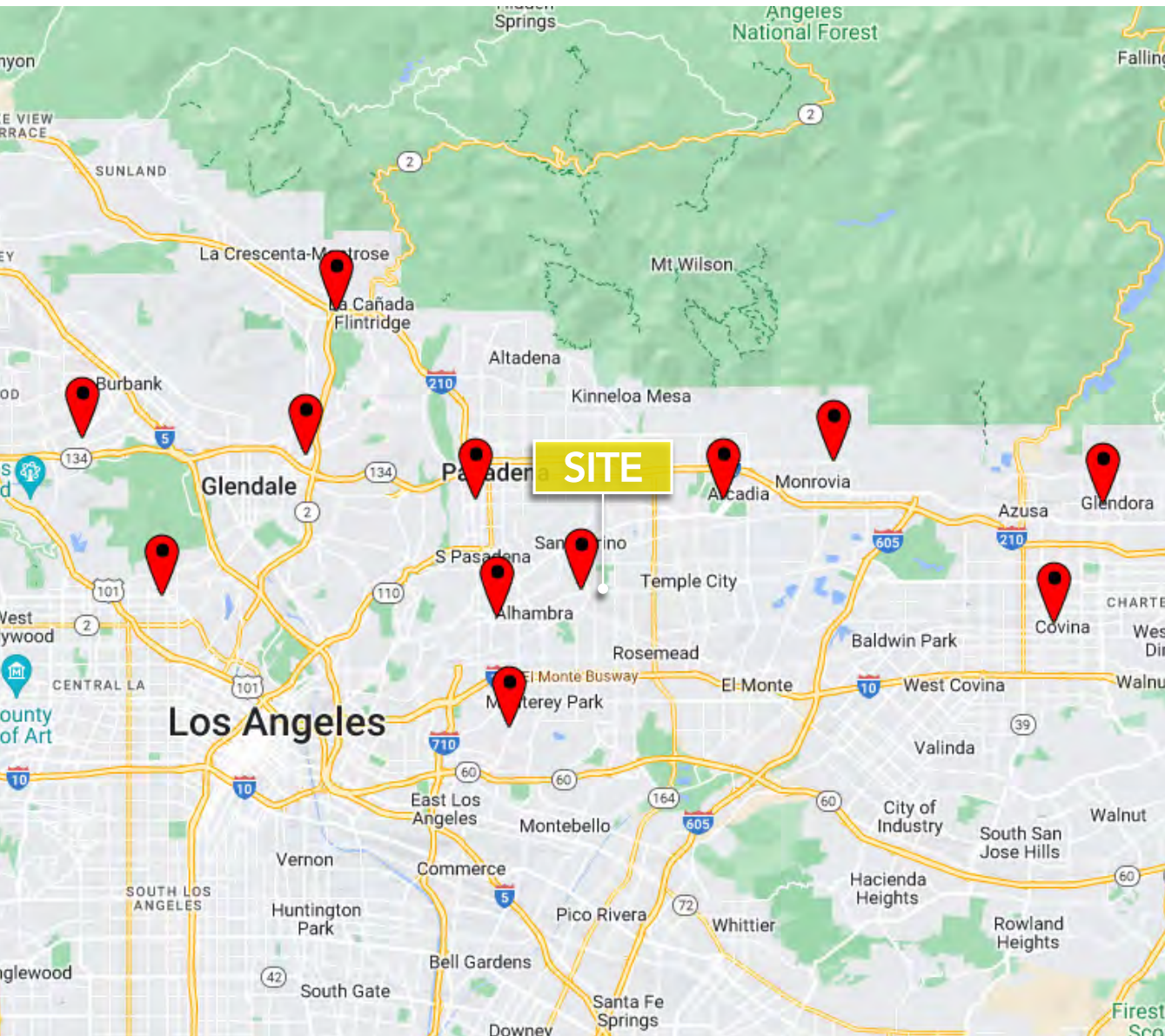
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Location Overview



**330 E Las Tunas Dr.
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Hospital Area Map



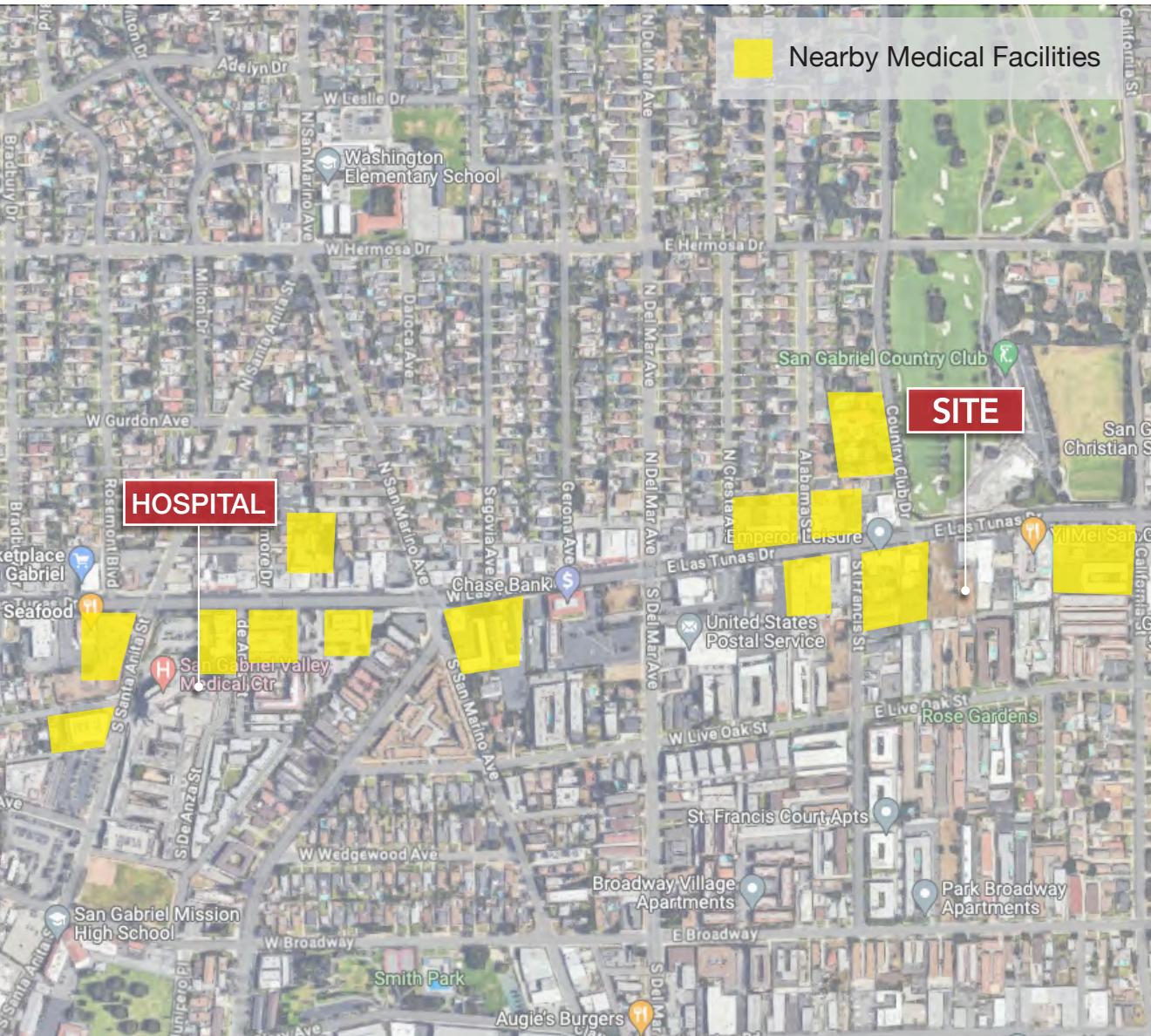
Total Hospital Beds: 3,703

Total Hospital Revenues \$20B+

- 1. Huntington Hospital**
Revenue: \$4,033,230,544 / 531 Beds
- 2. Glendale Adventist Hospital**
Revenue: \$3,098,811,934 / 529 Beds
- 3. Providence St. Joseph Medical Center**
Revenue: \$2,452,457,548 / 392 Beds
- 4. USC Verdugo Hills Hospital**
Revenue: \$858,264,973 / 158 Beds
- 5. USC Arcadia Hospital**
Revenue: \$1,589,600,349 - 348 Beds
- 6. Monrovia Memorial Hospital**
Revenue: \$96,913,232 - 49 Beds
- 7. San Gabriel Valley Medical Center**
Revenue \$928,349,265 - 273 Beds
- 8. Alhambra Medical Center**
Revenue: \$490,081,992 - 144 Beds
- 9. Kaiser Permanente Hollywood**
Revenue: \$3,674,068,140 - 560 Beds
- 10. Monterey Park Hospital AHMC**
Revenue: \$518,754,606 - 101 Beds
- 11. Emanate Health Foothill Presbyterian**
Revenue: \$521,205,766 - 105 Beds
- 12. Emanate Health Intercommunity**
Revenue: \$1,873,817,800 - 516 Beds

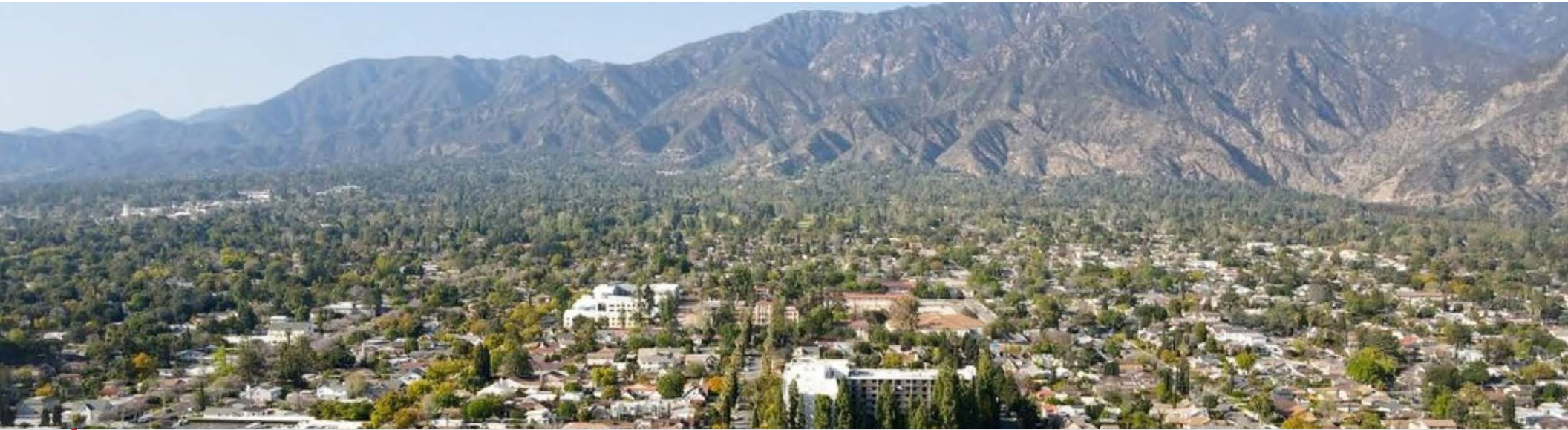
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San Gabriel Medical District Map



California Headache and Pain Center
AHMC Hospital Development
California Eye Specialists Medical Group, Inc.
Sedation and Implant Dentists
Village Pediatric Dentistry
Quality dialysis Center Las Tunas
Royal Medical Aesthetic Group
Vizen Optometric Center
CVS
Physical Therapy & Rehab
Village Pediatric Dentistry
Lee Orthodontics
San Gabriel Foot and Ankle
Chiropractic Pain Center
San Gabriel Medical Center
LabCorp / Family Medicine
Pediatric Dental Village
Family Dentistry
Wendy H. WU Foot and Ankle Center
Family Dentistry
San Gabriel Vally Medical Plaza

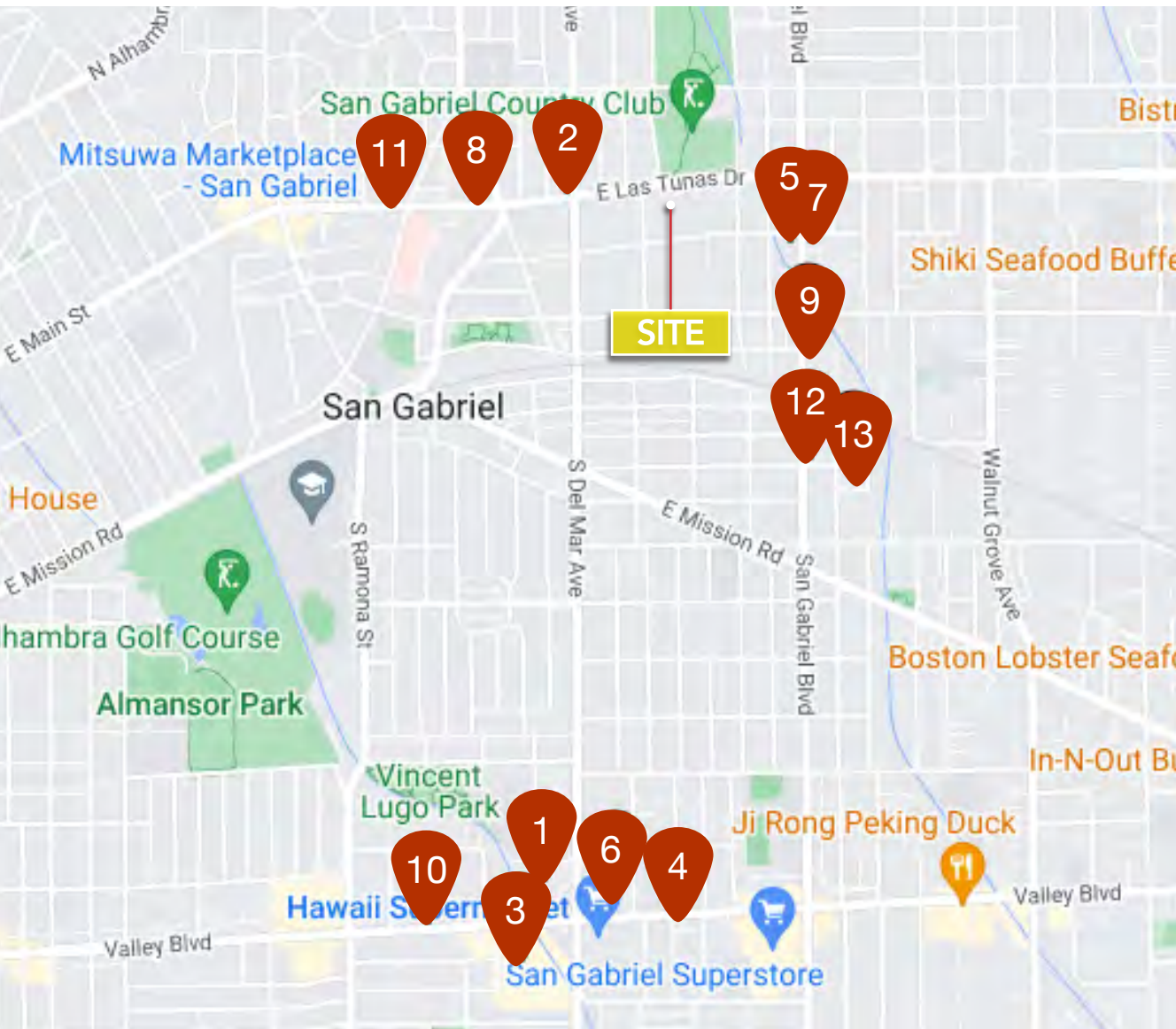
City of San Gabriel



Founded by the Spanish in 1771, San Gabriel was the 'birthplace of the Los Angeles region'. The city has a population of about 40,000 people. There are about 12,587 households, and over 13,237 housing units of which 50% are owner occupied. The Gabrielino High School is ranked as one of the top high schools in California. The AHMC San Gabriel Medical Center, Hospital is the top employer in the City with over a

2022 Population:	613,668
Avg HH Income:	\$107,103
Total Employees:	299,716
Total Businesses:	33,764
Total Healthcare Spending:	\$327,428,833
Total Consumer Spending:	\$7,541,430,285

New Development Map



1. Hyatt Hotel/Mixed Use Development

225 Hotel Rooms/87 Retail Condos/33,000 SF

2. Coffee Shop - 999 SF

3. Universal Shopping Plaza

Remodel of the existing structure

4. Mixed Use Project

5. 38 Apartment - 2,400 SF Retail

6. 225 Apartments - 13,449 SF Retail

7. 51 Apartments - 10,542 SF Retail

8. 153 Condominiums - 34,835 SF Retail

9. 74,490 SF (5 Story) Medical Office

10. 200,000 SF Self Storage

11. 127 Apartments

12. 96,975 SF (5 Story) Medical Office

13. 243 Condominium - 76,046 SF Retail Space

14. 197 Room Senior Living

An aerial photograph of a modern, multi-story medical plaza. The building features large glass windows and a flat roof with several HVAC units. The address number '330' is visible on the building's facade. The surrounding area includes a street with parked cars, trees, and other buildings in the background.

03 Financials

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Financial Summary

Lease Rate **\$2.50 / RSF** Starting Rate

Unit	RSF
101	1,809
201	1,814
202	1,739
203	1,788
204	1,794
301	1,798
302	1,771
303	3,010





2nd Floor Plan

