

Arcadia Medical Center

Medical Space for Lease

622 West Duarte Road. Arcadia, CA 91007



HIGHLIGHTS:

- Part of Arcadia Medical Campus:
614, 622, 624 W. Duarte Road, Arcadia.
- Major medical office campus serving over 100 doctors.
- Surgical center, radiology & imaging center, pharmacy on campus.
- Close proximity to Arcadia Methodist Hospital.
- Professionally managed with onsite maintenance.
- Three story 30,000 +/- SF medical building.
- Built 1982

AVAILABLE SPACE:

- 622 W. Duarte Road — 3rd Floor
Suite 305: +/- 1,900 Sq. Ft.
- Term: 5 – 10 years
- Tenant Improvement & Build-out are negotiable.
- Parking: Free

DEMOGRAPHICS Source : CoStar	1-MILE	3-MILE	5-MILE
Population (2019)	26,763	193,542	512,889
Average HH Income (2019)	\$99,947	\$104,362	\$94,083

For more information, please contact **BP International, Inc.**

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The information contained herein has been obtained from sources that we deem reliable, or the owner of the property. We have no reason to doubt its accuracy, but we do not guarantee it.

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622 W. Duarte Road
Arcadia, CA 91007
Third Floor Plan



* Floor plan is not drawn to scale and subject to change without notice.

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Demographic Summary Report

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Building Type: **Class B Office**
 Class: **B**
 RBA: **32,160 SF**
 Typical Floor: **10,000 SF**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	27,124	195,845	517,963
2019 Estimate	26,763	193,542	512,889
2010 Census	25,691	187,421	502,100
Growth 2019 - 2024	1.35%	1.19%	0.99%
Growth 2010 - 2019	4.17%	3.27%	2.15%
2019 Population by Hispanic Origin	3,750	48,852	195,799
2019 Population	26,763	193,542	512,889
White	8,637 32.27%	90,239 46.63%	280,099 54.61%
Black	432 1.61%	3,911 2.02%	13,107 2.56%
Am. Indian & Alaskan	171 0.64%	1,660 0.86%	5,885 1.15%
Asian	16,918 63.21%	92,551 47.82%	200,771 39.15%
Hawaiian & Pacific Island	12 0.04%	263 0.14%	883 0.17%
Other	592 2.21%	4,917 2.54%	12,145 2.37%
U.S. Armed Forces	0	20	124
Households			
2024 Projection	10,022	67,137	166,914
2019 Estimate	9,886	66,376	165,237
2010 Census	9,487	64,466	161,618
Growth 2019 - 2024	1.38%	1.15%	1.01%
Growth 2010 - 2019	4.21%	2.96%	2.24%
Owner Occupied	4,676 47.30%	39,720 59.84%	86,806 52.53%
Renter Occupied	5,210 52.70%	26,656 40.16%	78,431 47.47%
2019 Households by HH Income	9,888	66,378	165,238
Income: <\$25,000	1,639 16.58%	10,705 16.13%	31,396 19.00%
Income: \$25,000 - \$50,000	1,750 17.70%	10,774 16.23%	31,725 19.20%
Income: \$50,000 - \$75,000	1,526 15.43%	10,017 15.09%	25,785 15.60%
Income: \$75,000 - \$100,000	1,284 12.99%	8,527 12.85%	20,677 12.51%
Income: \$100,000 - \$125,000	1,051 10.63%	7,834 11.80%	16,798 10.17%
Income: \$125,000 - \$150,000	697 7.05%	4,815 7.25%	10,471 6.34%
Income: \$150,000 - \$200,000	892 9.02%	5,839 8.80%	12,113 7.33%
Income: \$200,000+	1,049 10.61%	7,867 11.85%	16,273 9.85%
2019 Avg Household Income	\$99,947	\$104,362	\$94,083
2019 Med Household Income	\$75,565	\$79,963	\$68,684



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