

# SAN PEDRO MEDICAL CENTER

1360 WEST 6TH STREET | SAN PEDRO, CA



MEDICAL OFFICE SPACE FOR LEASE

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**AVISON  
YOUNG**

# SAN PEDRO MEDICAL CENTER

## AVAILABLE SPACES

SUITE	RSF	COMMENTS
East A	1,122	Clinic with 2 exam rooms, X-Ray room, 2 consults, waiting & reception, Contiguous with C and G for a total of 2,730 RSF.
East B	1,250	Frontage on 6th Street – raw condition
East C	802	Contiguous with A and G for a total of 2,730 RSF.
East G	806	Contiguous with A and C for a total of 2,730 RSF.
East J	955	Medical clinic
North 200	9,376	Previously CORE Healthcare space. Available 9/1/25
West 110	1,299	Dental office. Contiguous with 100 for 1,794 RSF
West 120	2,497	Medical clinic build-out with multiple exam rooms
West 160	573	Small clinic
West 220	1,466	Waiting/Reception, 5 exam, 1 consult and 2 restrooms. Contiguous with 230 for 1,764 RSF
West 230	298	<b>LEASED</b>
West 245	784	<b>LEASED</b>
West 265	1,309	4 exam, restroom, waiting & reception. Contiguous with 245, 270 & 285 for 5,739 RSF
West 270	1,553	<b>LEASED</b>
West 285	2,113	Previously a dental suite. Contiguous with 245, 265 & 270 for 5,739 RSF

## PROPERTY HIGHLIGHTS

- Three-building medical campus across the street from Providence Little Company of Mary Hospital, San Pedro
- Ample patient and staff parking
- On-site pharmacy, lab, and imaging
- Close to the communities of Rancho Palos Verdes and Miraleste

## LEASE RATES

East: \$2.75 per square foot, MG

North: \$3.10 per square foot, MG

West: \$2.95 per square foot, MG

## PARKING

4/1000 Parking Available, free of charge

## BUILDING TENANTS

- County of Los Angeles
- Guidance Center
- Quest Diagnostics
- Advanced Urology
- Beach Cities Orthopedic & Sports Medicine
- Acuity Eye Group
- Praxis Physical Therapy
- California Skin Institute
- Precision Foot and Ankle Centers



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# DEMOGRAPHICS

(5 mile radius)



**220K**

TOTAL POPULATION



**\$110K**

AVG. HH INCOME



**\$790K**

MEDIAN HOME VALUE



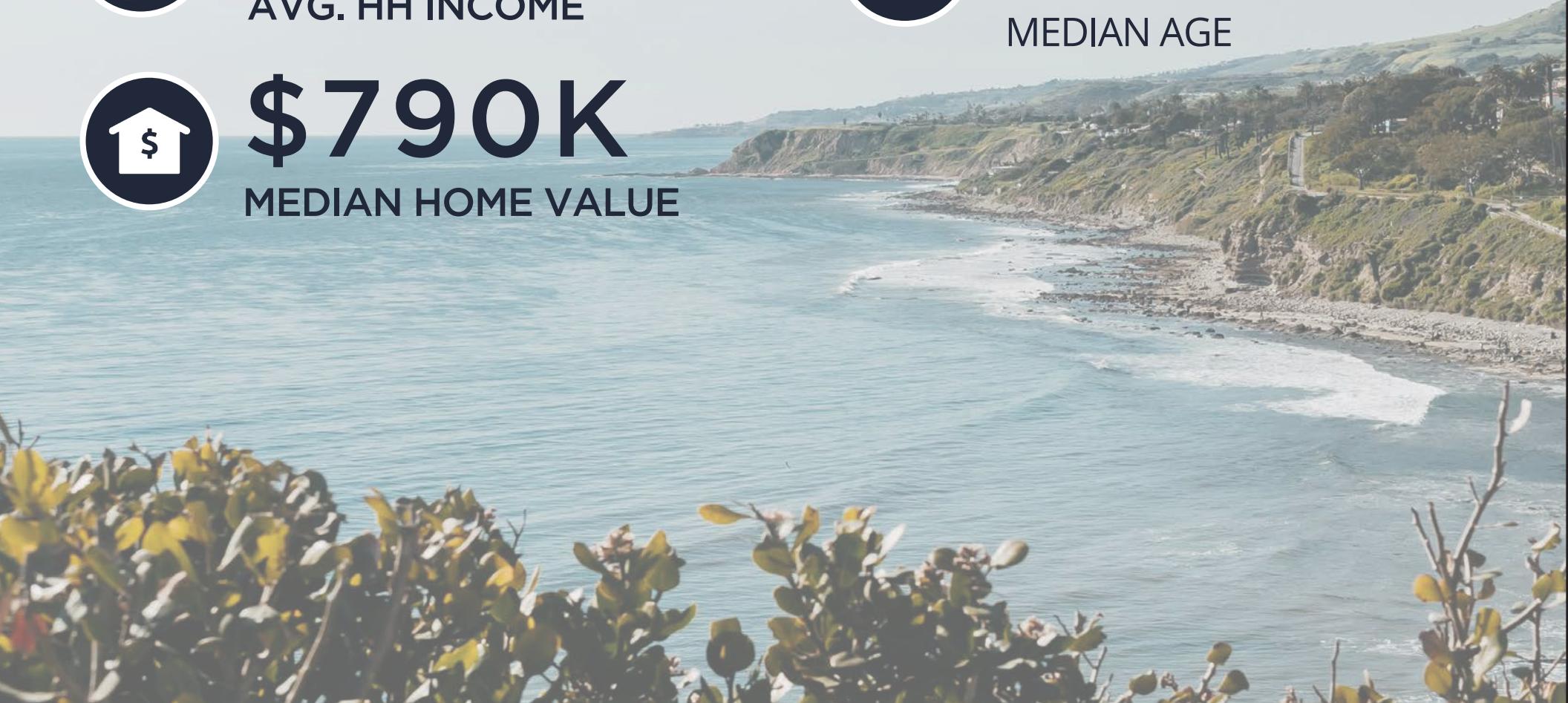
**75**

TOTAL HOUSEHOLDS



**40.2**

MEDIAN AGE





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