

SUBJECT PROPERTY

PROPERTY HIGHLIGHTS

Major renovations complete in 2024 including new exterior paint, landscaping, and signage. Interior upgrades include new lobbies, new flooring and paint, artwork, building electronic directory, and lighting.

AVAILABLE: Suite 105 ±2,373 RSF
Suite 300 ±2,653 RSF

RATE: \$3.15 / SF Modified Gross

- » Premier 3-Story Medical Office Building
- » Located Across the Street from Los Alamitos Hospital
- » Excellent Retail Amenities
- » Close Proximity to 22/405/605 Freeways



3-Story Medical
Office Building



Abundant
Surface Parking



Excellent Proximity to
22, 405, & 605 Fwys

REAGAN ST

CHERRY ST

KATELLA AVE

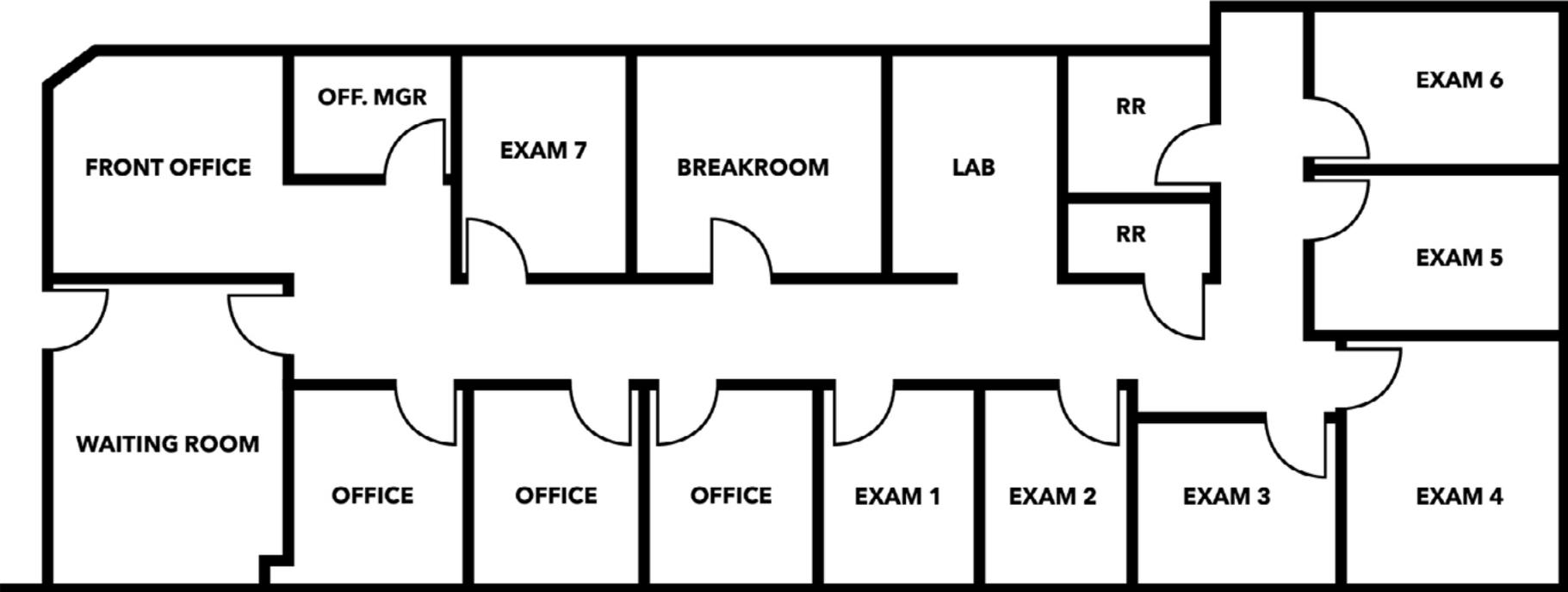
PROPERTY PHOTOS



PROPERTY PHOTOS

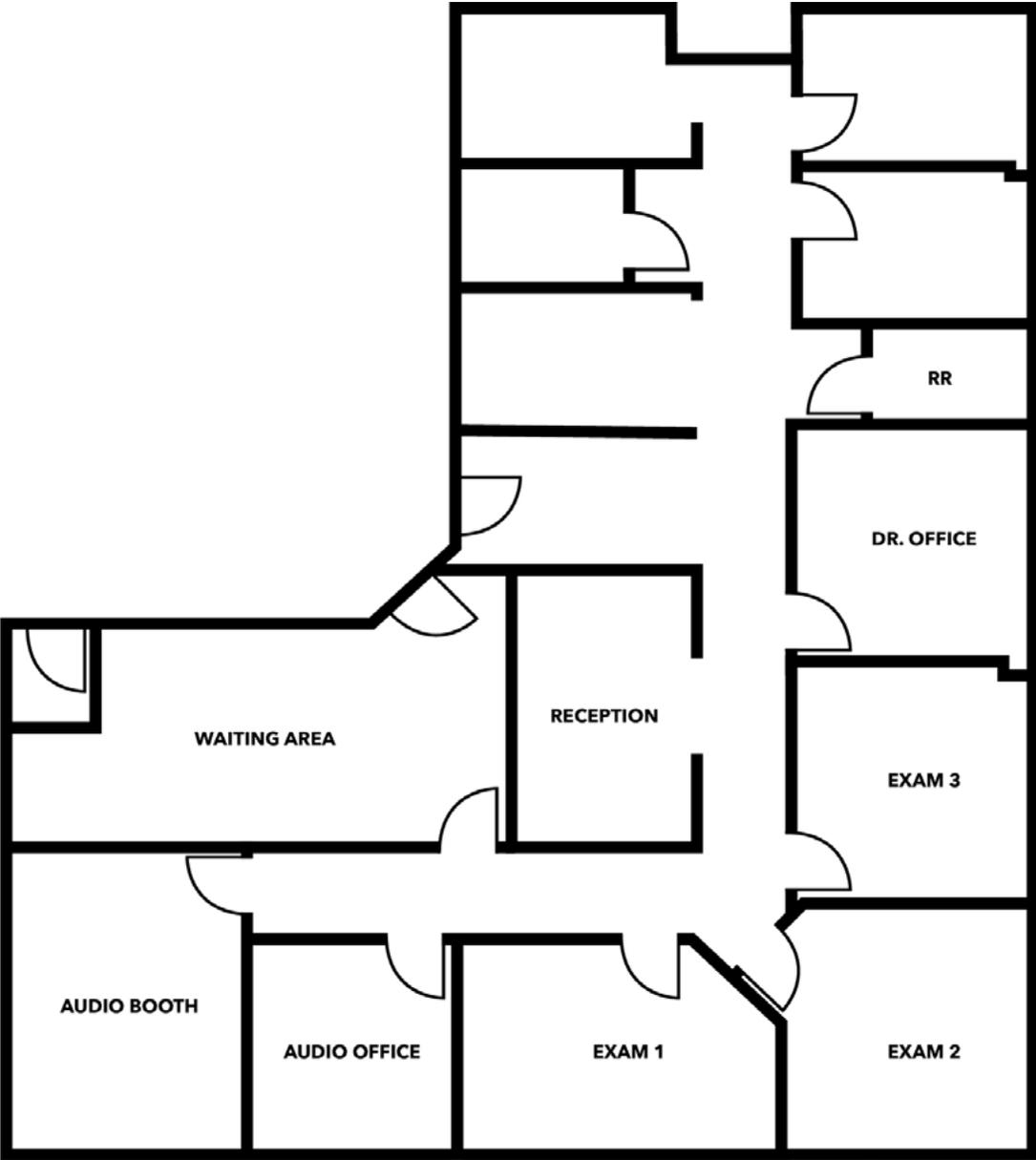


SUITE 105 FLOOR PLAN



This plan and its measurements are approximate and not up to scale.
It is the responsibility of the buyer/lessor to verify the property's measurements independently.

SUITE 300 FLOOR PLAN



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ABOUT LOS ALAMITOS, CA

- » Los Alamitos is located in Orange County, California, and was incorporated in March 1960.
- » The city is located at the border of the Los Angeles / Orange County, offering an ideal place for employers to provide a location that is easier for their employees to access who live in either county.
- » The city houses employers such as Epson America, Ganahl Lumber, Los Alamitos Medical Center, Arrowhead Products, and many more.
- » The city contains the Joint Forces Training Base and Army Airfield. Many young families relocate to the area due to the affluent neighborhoods that offer award-winning schools for all ages.
- » There are almost 2,000 businesses which include light manufacturing and wholesaler sales. Many retail establishments and restaurants line the City's main thoroughfares, contributing to the City's small town ambience.

Visit the city of Los Alamitos website:
<http://cityoflosalamitos.org>



Encompasses
±4.3 Square Miles



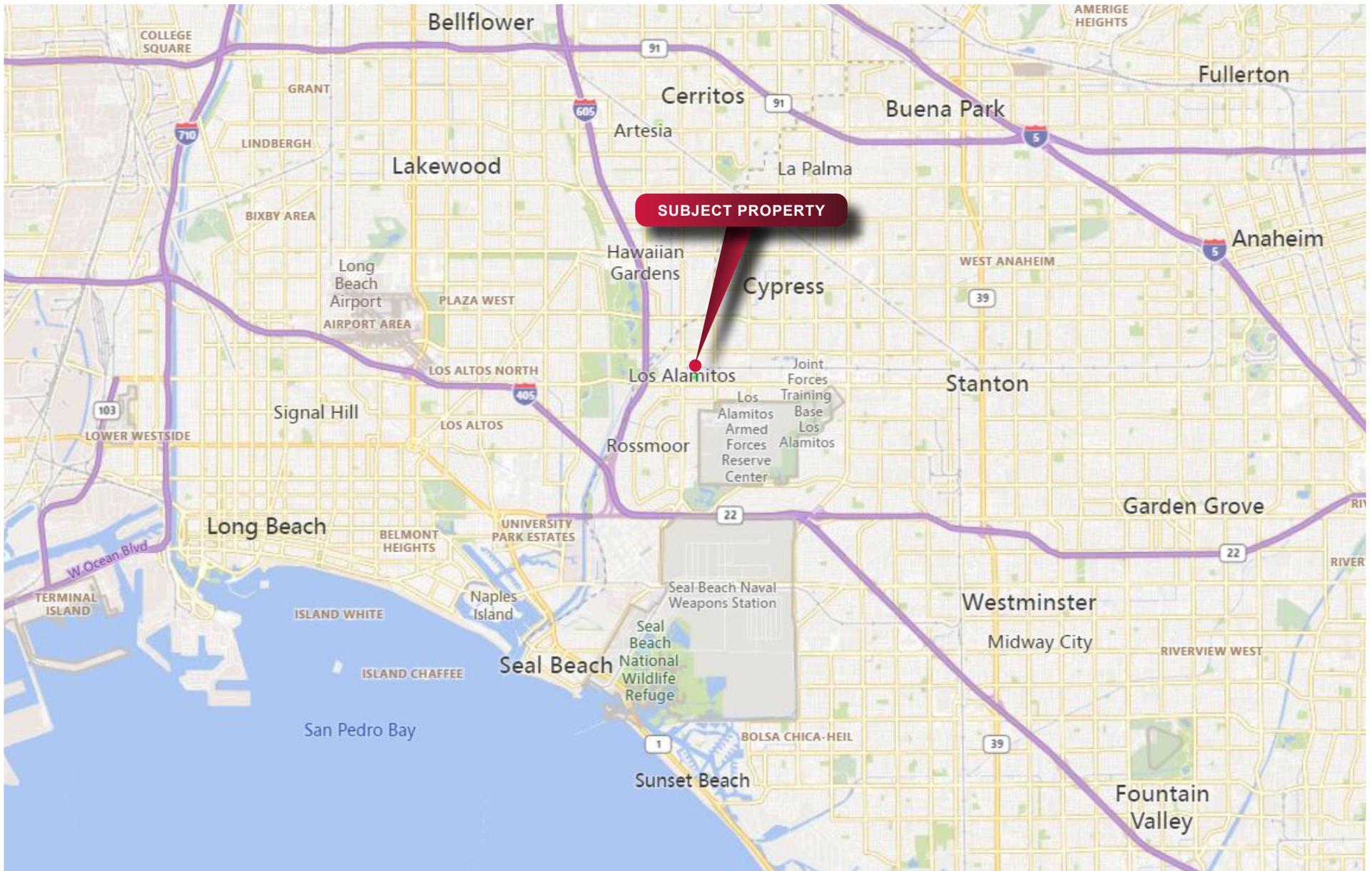
Population
±11,490
(2010 Census)



Median Annual
Household
Income \$76,528



LOCAL MAP



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