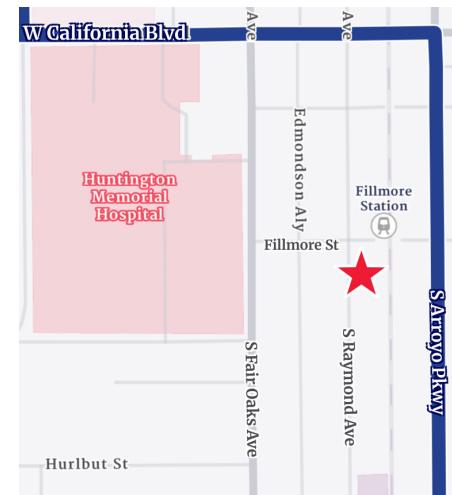


# FOR LEASE - 750 S. RAYMOND AVE., PASADENA CA

2,946 SF GROUND FLOOR MEDICAL SPACE / BUILDING SIGNAGE AVAIL.

One block from:  Huntington Health | An Affiliate of  Cedars Sinai



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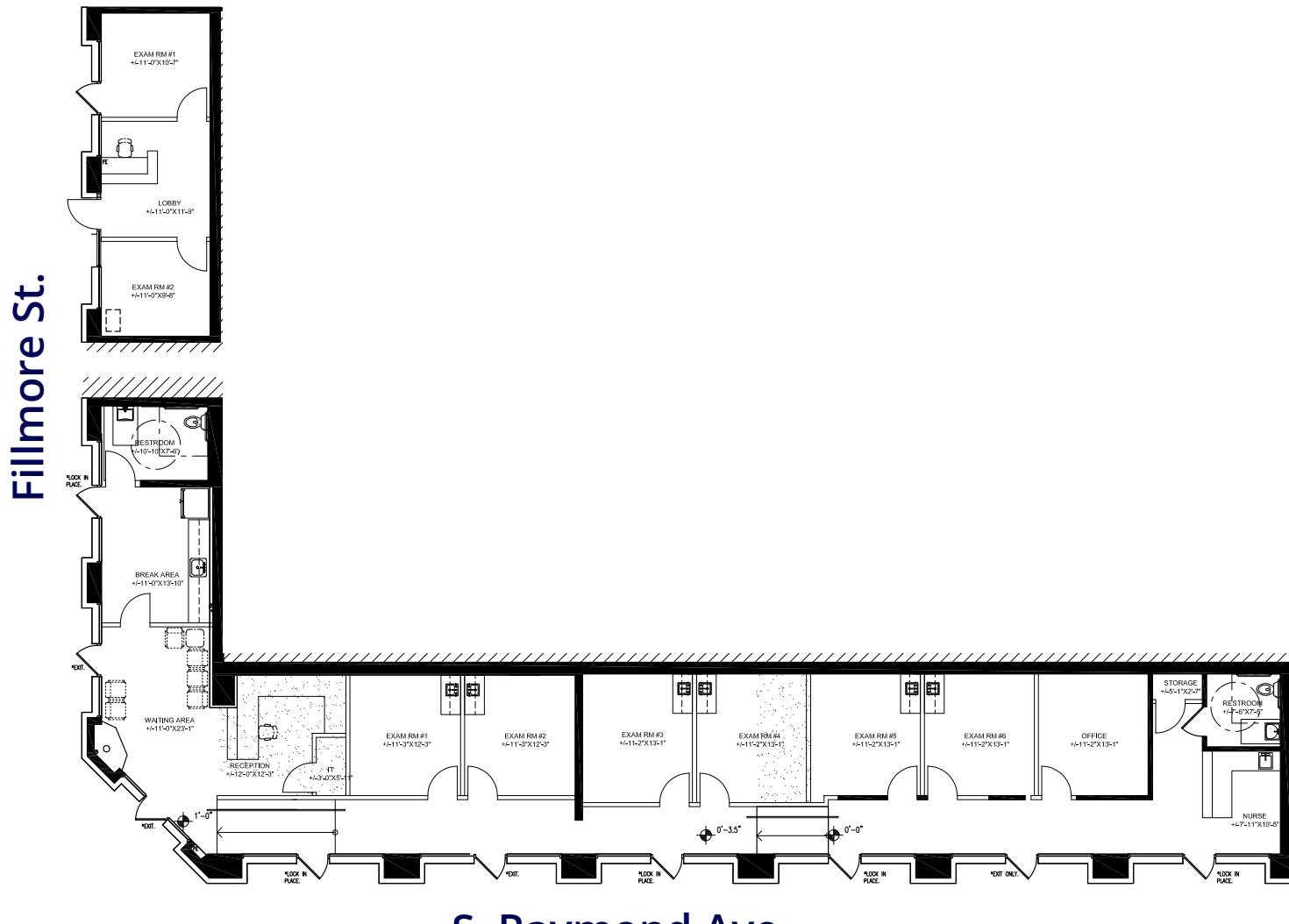
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# PROPERTY HIGHLIGHTS

- 2,946 SF Standalone Medical Space with Building Signage
- Building Signage Available at Raymond Ave. / Fillmore St. Intersection
- Substantial Tenant Improvement Allowance Available (for qualified deals)
- Private Entrance | No Common Areas
- Adjacent to Huntington Health
- Abundant Structured Parking
- Local Property Management & Engineers
- Walkable Access to Nearby Retail and Dining Options



# CONCEPTUAL FLOOR PLAN



# AERIAL MAP



For over 130 years Huntington Hospital (HH) has provided quality healthcare and emergency services to the San Gabriel Valley. HH is a 619 bed, non-profit short term acute care hospital with 725 primary affiliated physicians offering the full spectrum of medical services from a full service emergency department to outpatient surgical services for Cardiology, Neurology, rehabilitation/ therapy, Cancer Treatment and Support, Orthopedics, Imaging, geriatrics, Women's services and mental health and substance abuse. HH became an affiliate of Cedars- Sinai Health System in August 2021 and currently offers the largest Emergency Department and only Level II Trauma Center in the San Gabriel Valley.

# AMENITIES



750 S. Raymond Ave.

**Walk Score: 90**

Walker's Paradise -  
Daily errands do not  
require a car

**Transit Score: 65**

Good Transit -  
Many nearby public  
transportation options.

**Bike Score: 78**

Very Bikeable -  
Biking is convenient for  
most trips

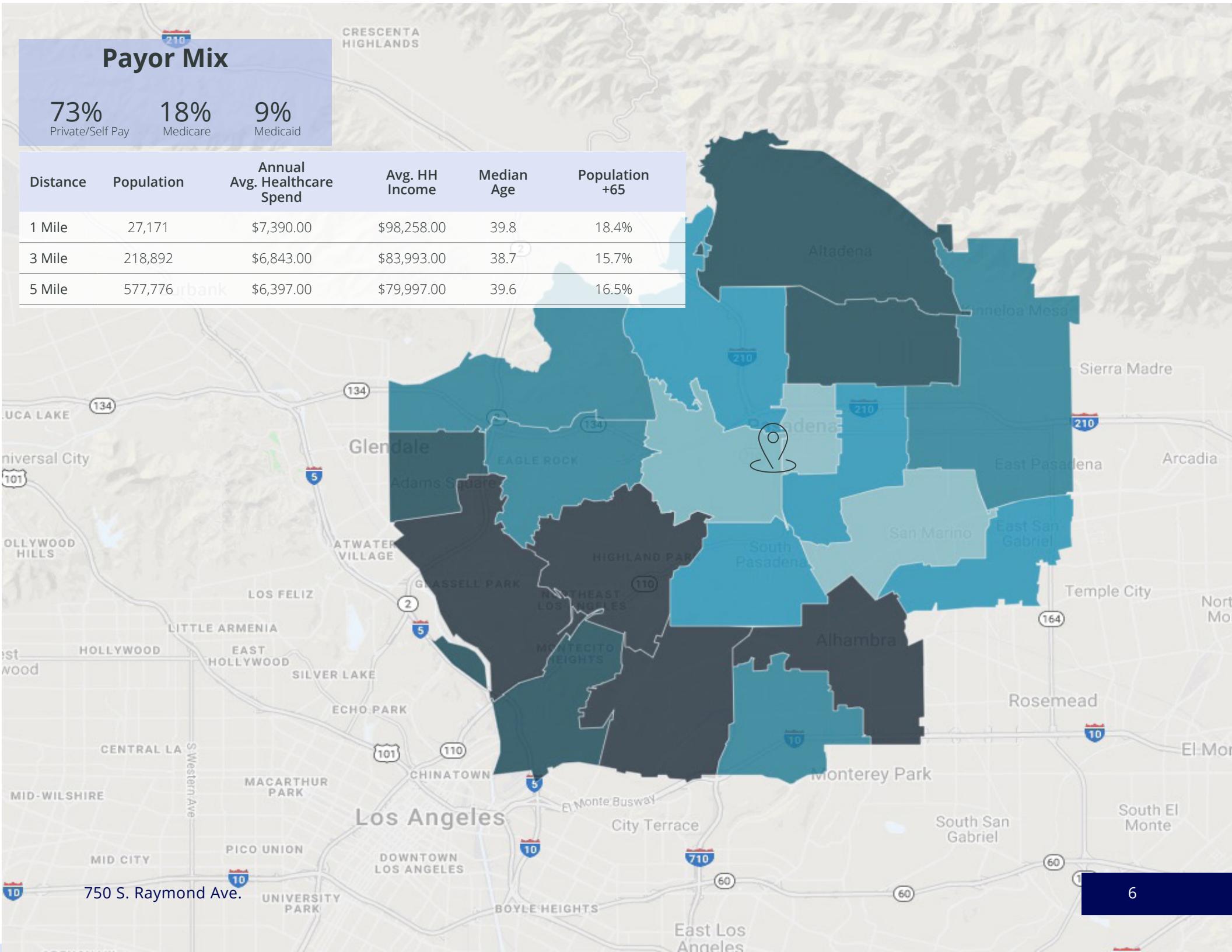
# Payor Mix

73%  
Private/Self Pay

18%  
Medicare

9%  
Medicaid

Distance	Population	Annual Avg. Healthcare Spend	Avg. HH Income	Median Age	Population +65
1 Mile	27,171	\$7,390.00	\$98,258.00	39.8	18.4%
3 Mile	218,892	\$6,843.00	\$83,993.00	38.7	15.7%
5 Mile	577,776	\$6,397.00	\$79,997.00	39.6	16.5%





## Patient Demand Fore-

The Outpatient Market Scenario Planner (MSP), as developed by the Advisory Board, provides current and projected patient utilization estimates for specific specialties in key markets across the US. The MSP tool supports planners, providers and hospital executives to make intelligent business development and strategic decisions to locate or expand programs in targeted markets. The below data is representative of the Pasadena zip codes within a three mile radius of Cotton Medical Center – which include For more information the Advisory Board, please visit [www.advisory.com](http://www.advisory.com).

### SERVICE LINES

### TODAY'S

<b>Endocrinology</b>	3,267
<b>Spine</b>	3,087
<b>Physical Therapy/Rehabilitation</b>	393,849
<b>Vascular</b>	26,388
<b>Cardiology</b>	155,035
<b>Ophthalmology</b>	140,573
<b>ENT</b>	47,412
<b>Orthopedics</b>	46,968
<b>Pain Management</b>	17,902
<b>Lab</b>	685,780
<b>Nephrology</b>	8,280
<b>Neurology</b>	25,041
<b>Evaluation and Management</b>	1,560,217
<b>Podiatry</b>	27,249
<b>Trauma</b>	11,733

**2028**

**5-Year  
VOLUME**



3,813	<b>16.7%</b>
3,362	<b>8.9%</b>
420,470	<b>6.8%</b>
28,152	<b>6.7%</b>
163,984	<b>5.8%</b>
148,485	<b>5.6%</b>
49,697	<b>4.8%</b>
49,211	<b>4.8%</b>
18,674	<b>4.3%</b>
715,150	<b>4.3%</b>
8,518	<b>2.9%</b>
25,393	<b>1.4%</b>
1,576,747	<b>1.1%</b>
27,512	<b>1.0%</b>
11,836	<b>0.9%</b>

**2033**

**10-Year  
VOLUME**



4,121	<b>26.1%</b>
3,440	<b>11.4%</b>
467,598	<b>18.7%</b>
29,571	<b>12.1%</b>
168,601	<b>8.8%</b>
154,808	<b>10.1%</b>
51,533	<b>8.7%</b>
52,264	<b>11.3%</b>
19,178	<b>7.1%</b>
728,029	<b>6.2%</b>
8,558	<b>3.4%</b>
25,746	<b>2.8%</b>
1,569,039	<b>0.6%</b>
28,265	<b>3.7%</b>
11,907	<b>1.5%</b>



### For more information, contact:

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