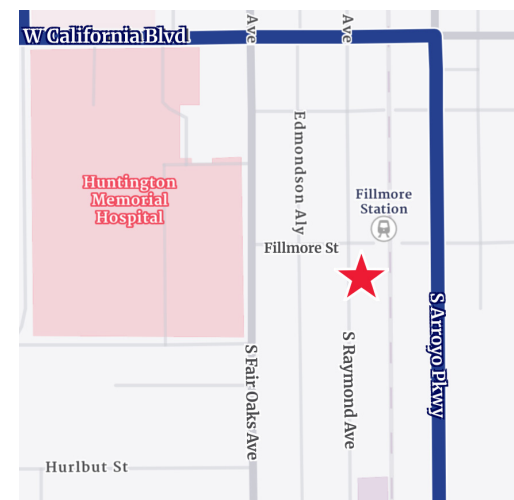


FOR LEASE - 750 S. RAYMOND AVE., PASADENA CA

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

One block from:



Jacob Mumper

Senior Vice President
+1 818 325 4119
jacob.mumper@colliers.com

Kevin Fenenbock

Senior Executive Vice President
+1 818 325 4118
kevin.fenenbock@colliers.com

John Wadsworth

Senior Vice President
+1 949 724 5528
john.wadsworth@colliers.com

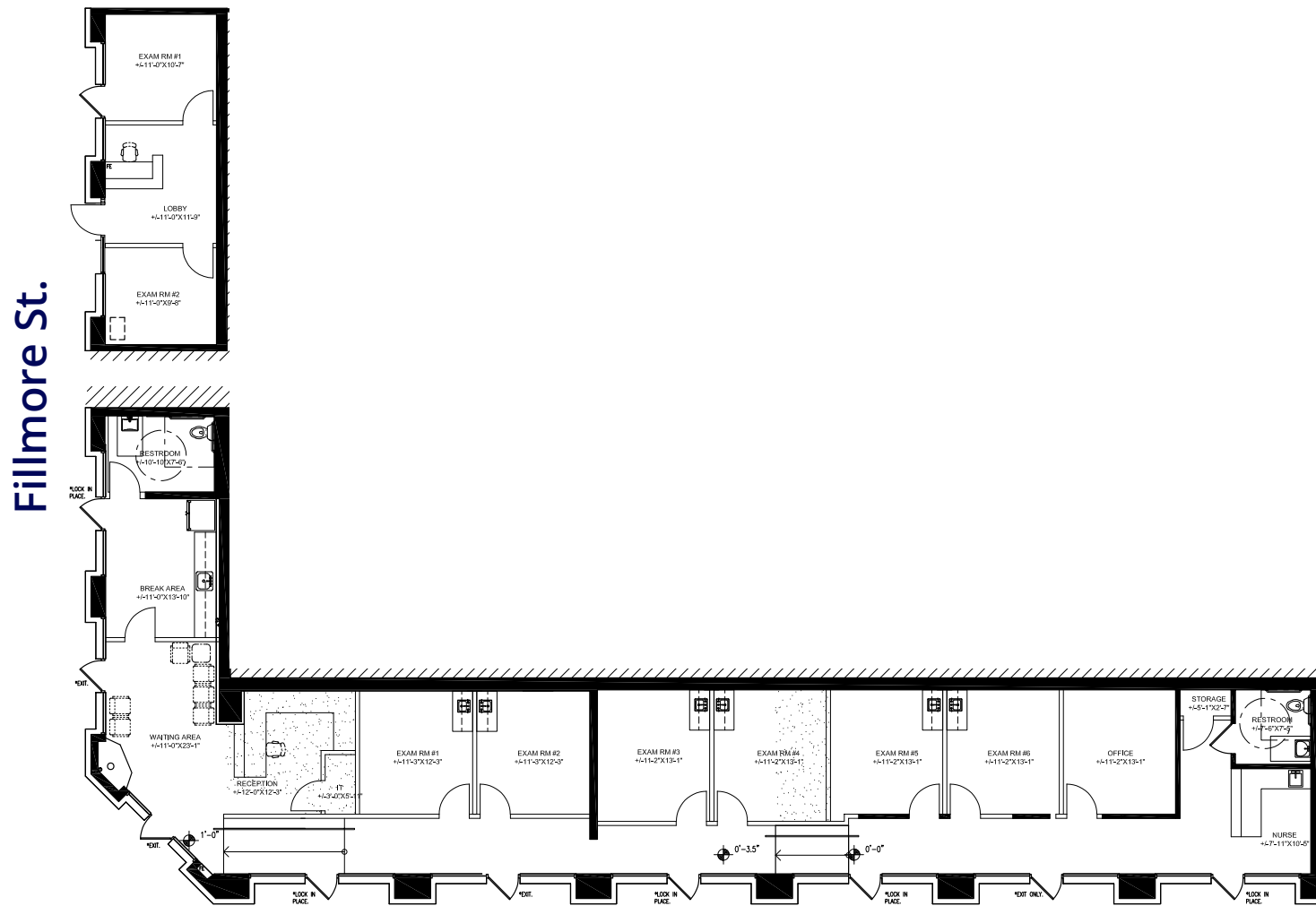


PROPERTY HIGHLIGHTS

- 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

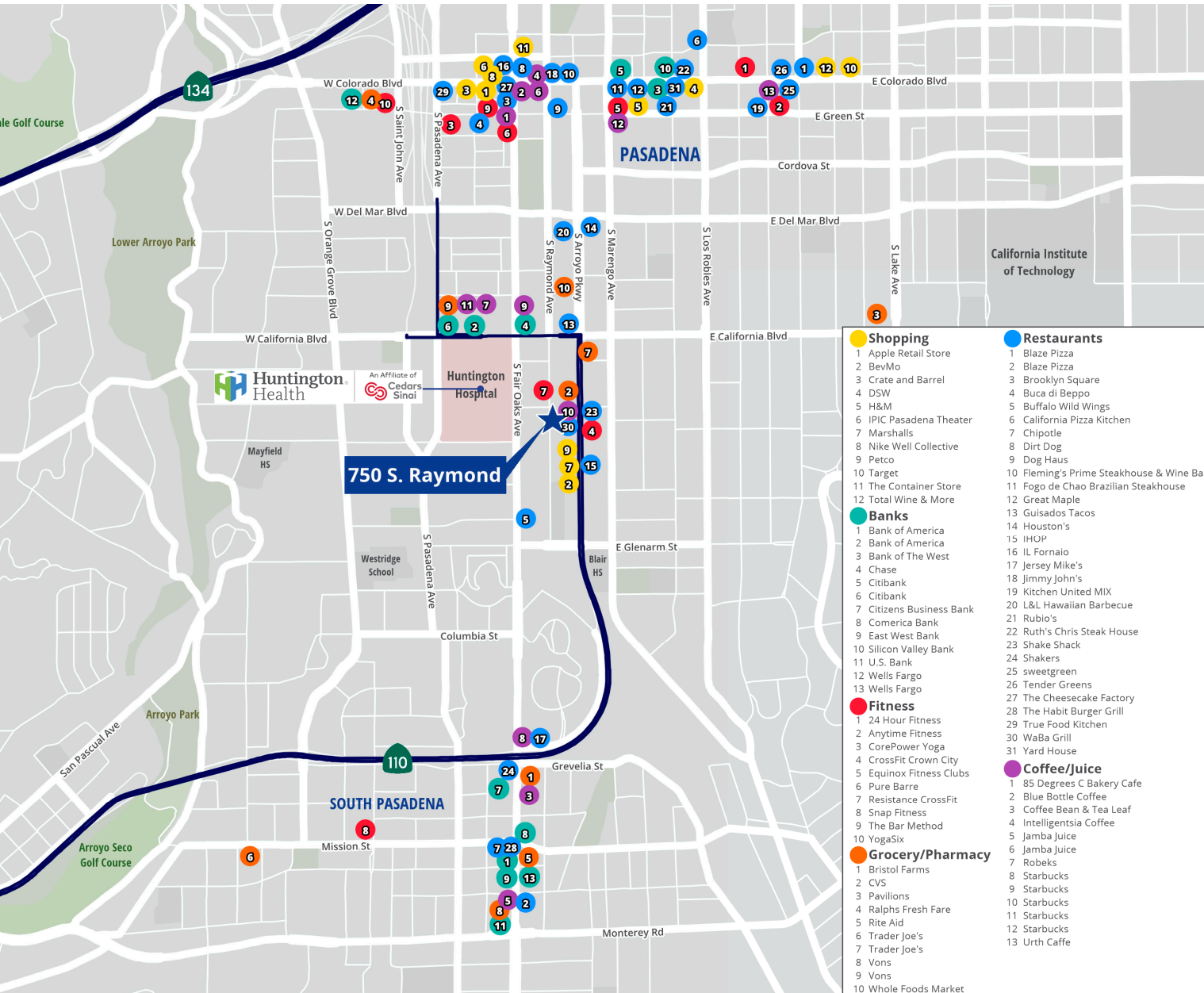


AERIAL MAP



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



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

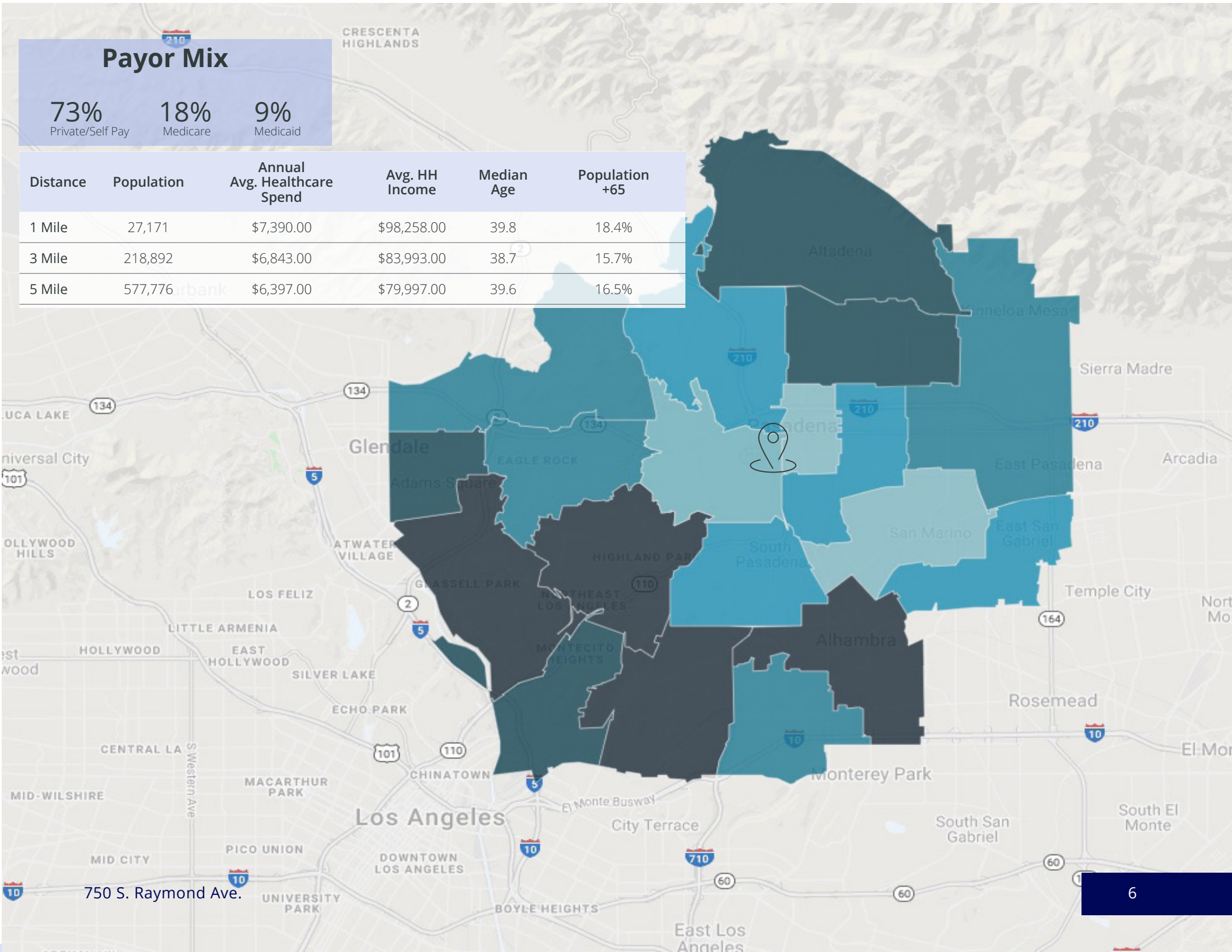
18%

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.

SERVICE LINES

TODAY'S

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

2028

5-Year VOLUME



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

2033

10-Year VOLUME



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



For more information, contact:

Jacob Mumper

Senior Vice President

+1 818 325 4119

jacob.mumper@colliers.com

Kevin Fenenbock

Senior Executive Vice President

+1 818 325 4118

kevin.fenenbock@colliers.com

John Wadsworth

Senior Vice President

+1 949 724 5528

john.wadsworth@colliers.com



Accelerating success.

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.