



COLDWELL BANKER
NEW CENTURY

NOW LEASING

Medical Space for Lease Class A Medical Office Building

330 W. Las Tunas Drive, San Gabriel, California 91776

Starting at **\$3.25/SF + NNN + Management**

SCHEDULE YOUR PRIVATE TOUR
TODAY

Executive Summary

330 W. Las Tunas Drive, San Gabriel, California

330 W. Las Tunas Drive (“I TER Medical Center”) is a brand-new, five-story Class A medical office building in the heart of San Gabriel's established medical corridor. Coldwell Banker New Century is pleased to offer this premier development for lease, presenting healthcare providers with an opportunity to occupy modern, flexible medical space in one of the San Gabriel Valley's most accessible and visible locations.

The building offers approximately 73,930 SF of medical office and clinical space across five stories, elevator-served and supported by 299 on-site parking spaces across ground level and two subterranean levels. Ground-floor uses include an imaging center, pharmacy, urgent care, and café, while upper floors offer flexible medical office suites ready for tenant improvement.

Positioned along W. Las Tunas Drive with excellent access to I-10, I-710, and SR-60, the property is ideally suited for medical specialists, primary care, ambulatory surgery, imaging, pharmacy, and a broad range of healthcare service providers.



±73,930 SF

Total Building Area



5 Stories

Elevator-Served



299 Spaces

On-Site Parking



San Gabriel

Medical Corridor



Now Leasing

\$3.25/SF + NNN +

Project Highlights

330 W. Las Tunas Drive • San Gabriel, CA 91776



Brand New Class A Medical Office Building



Five-Story Medical Campus



Approximately 73,930 SF



Modern Architecture



Elevator Served



Excellent Street Visibility



Ample Parking — 299 Stalls



Flexible Medical Space for Lease



Located in the San Gabriel Medical Corridor



Excellent Access to I-10, I-710 & SR-60

Property Overview

A modern medical campus purpose-built for healthcare providers



330 W. Las Tunas Drive is a ground-up, five-story medical office development designed to Class A standards for the modern healthcare tenant. The building combines street-level visibility, elevator service, and a full parking structure with flexible floor plates suited to a wide range of medical and clinical uses — from outpatient surgery and imaging to primary care and specialty practices.

PROPERTY SNAPSHOT

ADDRESS	330 W. Las Tunas Drive, San Gabriel, CA 91776
BUILDING CLASS	Class A Medical Office
TOTAL BUILDING AREA	±73,930 SF
STORIES	5, Elevator-Served
YEAR BUILT	New Construction
ZONING	MF — Medical Facilities
PARKING	299 Spaces (Ground + P1 + P2)
AVAILABILITY	Now Leasing

Prime Location & Regional Map

330 W. Las Tunas Drive • San Gabriel, CA 91776



Vicinity map — Ref: LCRA Architecture & Planning

REGIONAL ACCESS

-  **I-10 San Bernardino Fwy**
Direct regional access east–west
-  **I-710 Long Beach Fwy**
Connects to ports & South Bay
-  **SR-60 Pomona Fwy**
Access to Inland Empire
-  **San Gabriel Blvd & Las Tunas Dr**
Prominent local arterial frontage
-  **San Gabriel Medical Corridor**
Surrounded by established healthcare uses

Demographics & Market Overview

San Gabriel, California — a stable, established Southern California submarket



38,392

City Population



9,265 /sq mi

Population Density



\$90,488

Median Household Income



\$945,700

Median Home Value



45.5 yrs

Median Age

San Gabriel is a well-established, densely populated city in the San Gabriel Valley submarket of Los Angeles County, offering a stable base of residents and daytime population to support medical and healthcare service demand. The city's mature housing stock, high homeownership rate, and central location within the San Gabriel Valley make it a durable, long-term location for healthcare providers.

50.4% Homeownership Rate

2 cars Avg. Vehicles per Household

28.4 min Average Commute Time

Source: U.S. Census Bureau, American Community Survey — city-level data for San Gabriel, CA.

Medical Corridor & Nearby Healthcare Facilities

Positioned among the San Gabriel Valley's established hospital and healthcare network



San Gabriel Valley Medical Center

San Gabriel, CA



Garfield Medical Center

Monterey Park, CA



Alhambra Hospital Medical Center

Alhambra, CA



Methodist Hospital of Southern California

Arcadia, CA



Huntington Hospital

Pasadena, CA

330 W. Las Tunas Drive sits within an established medical corridor alongside major hospital systems and healthcare providers throughout the San Gabriel Valley — offering tenants proximity to referral networks, complementary specialists, and a built-in patient base already accustomed to seeking care in the immediate area.

Site Plan

330 W. Las Tunas Drive • San Gabriel, CA 91776



TOTAL LOT SIZE

±63,779 SF (Parcels 1 & 2)



PARCEL 1

34,850 SF



PARCEL 2

28,929 SF



SITE ACCESS

Single controlled access point from Las Tunas Drive



PARKING ACCESS

Gated ground-level & subterranean entries

Overall Site Plan — Ref: LCRA Architecture & Planning. Preliminary; subject to change.

Building Features & Amenities

Premium features designed for healthcare providers and their patients



Passenger Elevators



Concierge / Reception



Underground Parking



Ground-Level Parking



ADA Accessibility



Professional Medical Lobby



High-Speed Internet Ready



Modern Class A Medical Facility



Excellent Street Visibility



Easy Access



Monument Signage

Sustainability & Modern Building Features

Efficient, modern systems designed for lower operating costs and tenant comfort



High-Performance Glazing

Energy-efficient curtain wall glass reduces solar heat gain



Efficient Lighting

LED lighting throughout common areas and building systems



High-Efficiency HVAC

Modern mechanical systems designed for comfort and efficiency



Low-Flow Fixtures

Water-efficient plumbing fixtures throughout



Drought-Tolerant Landscaping

Sustainable, low-water landscape design



EV-Charging Ready

Parking infrastructure supports future EV charging

Sustainable design features reflect current project plans and are subject to final engineering and construction documents.

Ground Floor Leasing Opportunities

330 W. Las Tunas Drive • Level 1 • Ground Level Retail & Medical + Laboratory

NOW LEASING

Level 1

Ground Level Retail & Medical + Laboratory

±17,890 SF

Available Floor Area

Starting at \$3.25/SF + NNN + Management

Flexible lease terms • TI opportunities available

SCHEDULE A TOUR

FLOOR HIGHLIGHTS

Imaging Center

±4,884 SF

Main Lobby

±1,216 SF

Pharmacy

±1,150 SF

Urgent Care

±2,500 SF

Lobby Café

±1,123 SF

Laboratory

Complementary service supporting on-site tenants

Ground-floor medical and retail uses with direct street frontage on W. Las Tunas Drive.

Second Floor Leasing Opportunities

330 W. Las Tunas Drive • Level 2 • Medical Office Suites

NOW LEASING

Level 2

Medical Office Suites

±15,400 SF

Available Floor Area

Starting at \$3.25/SF + NNN + Management

Flexible lease terms • TI opportunities available

SCHEDULE A TOUR

FLOOR HIGHLIGHTS

Outpatient Surgery

±7,500

Suite Sizes

±1,000 • ±1,200 • ±1,500 SF

Configuration

Flexible, divisible to suit

Full floor available for clinical or medical office use, elevator-served.

Third Floor Leasing Opportunities

330 W. Las Tunas Drive • Level 3 • Medical Office Suites

NOW LEASING

Level 3

Medical Office Suites

±15,400 SF

Available Floor Area

Starting at \$3.25/SF + NNN + Management

Flexible lease terms • TI opportunities available

SCHEDULE A TOUR

FLOOR HIGHLIGHTS

Shell Condition

Ready for tenant improvements

Suite Sizes

±1,000 • ±1,200 • ±1,500 SF

Configuration

Flexible, divisible to suit

Full floor available for medical office suites, elevator-served.

Fourth Floor Leasing Opportunities

330 W. Las Tunas Drive • Level 4 • Medical Office Suites

NOW LEASING

Level 4

Medical Office Suites

±15,400 SF

Available Floor Area

Starting at \$3.25/SF + NNN + Management

Flexible lease terms • TI opportunities available

SCHEDULE A TOUR

FLOOR HIGHLIGHTS

Shell Condition

Ready for tenant improvements

Suite Sizes

±1,000 • ±1,200 • ±1,500 SF

Configuration

Flexible, divisible to suit

Full floor available for medical office suites, elevator-served.

Fifth Floor Leasing Opportunities

330 W. Las Tunas Drive • Level 5 • Medical Office Suites + Patio Deck

NOW LEASING

Level 5

Medical Office Suites + Patio Deck

±12,716 SF

Available Floor Area

Starting at \$3.50/SF + NNN + Management

Flexible lease terms • TI opportunities available

SCHEDULE A TOUR

FLOOR HIGHLIGHTS

Outdoor Patio Deck

Common open space

Suite Sizes

±1,000 • ±1,200 • ±1,500 SF

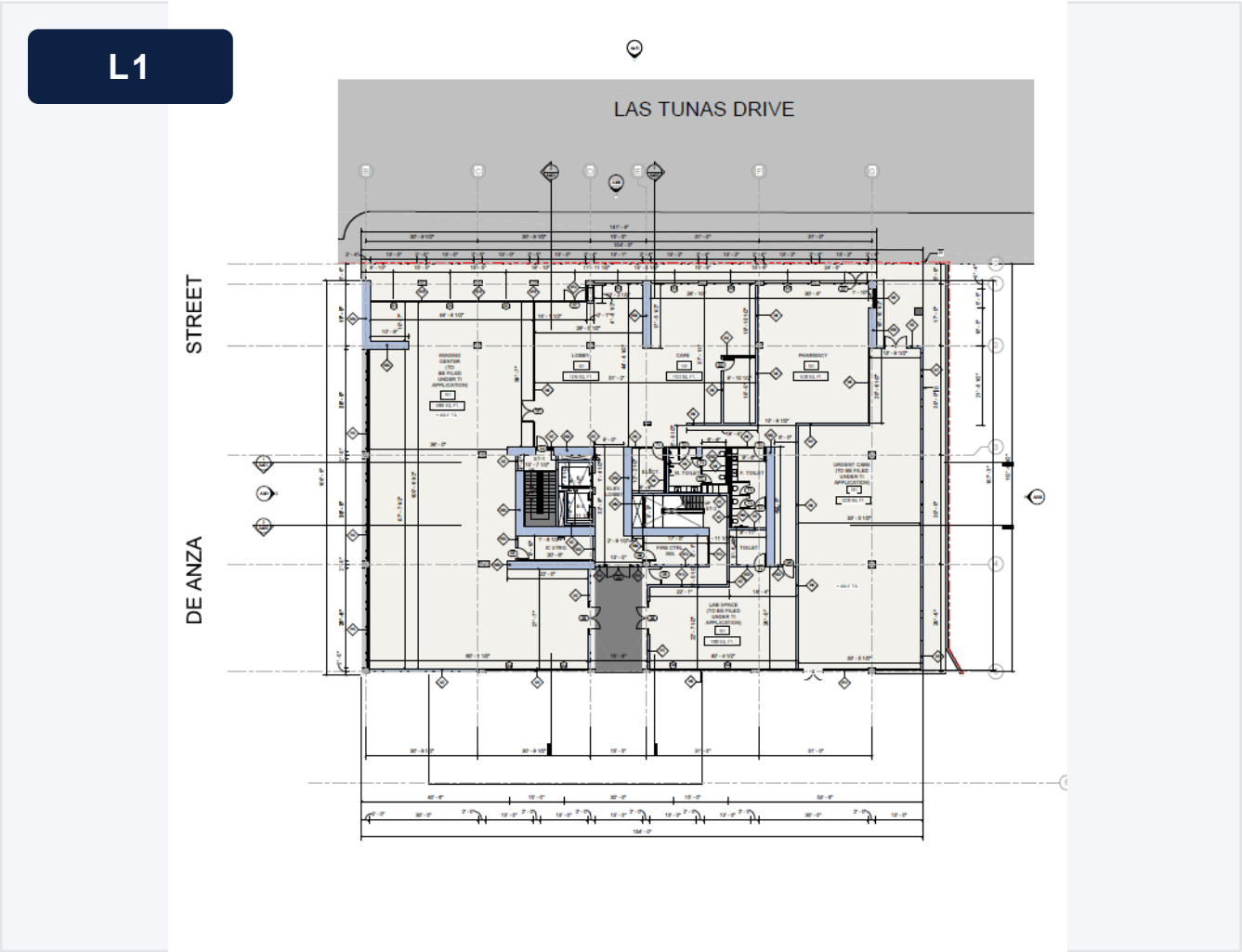
Configuration

Flexible, divisible to suit

Top floor suites with access to a shared outdoor patio deck.

Floor Plan — Level 1

330 W. Las Tunas Drive, San Gabriel, California • Ground Level • ±17,890 SF



FLOOR HIGHLIGHTS

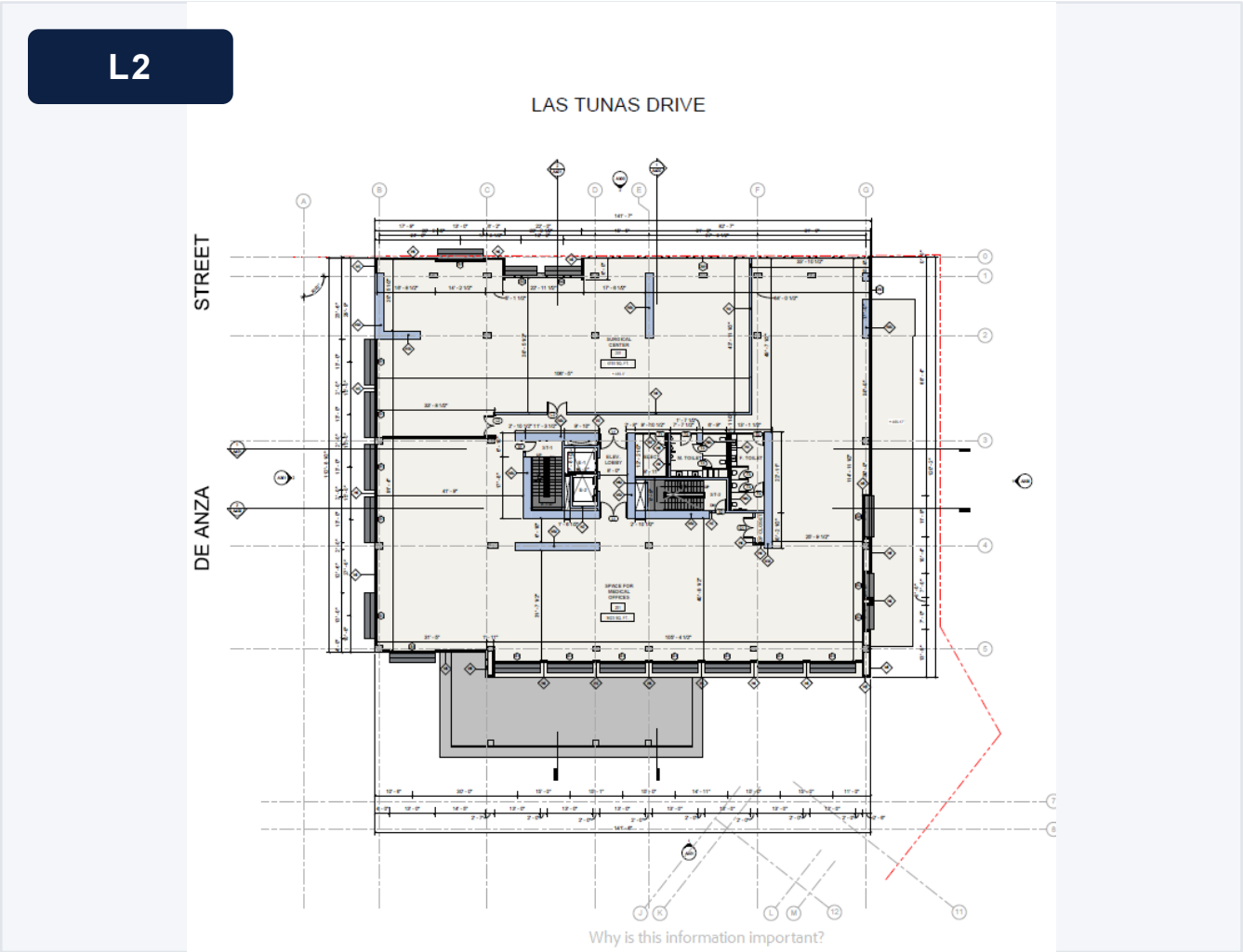
- Imaging Center**
±4,884 SF
- Pharmacy**
±1,150 SF
- Urgent Care**
±2,500 SF
- Lobby Café**
±1,123 SF
- Laboratory**
Complementary service supporting on-site tenants
- Main Lobby**
±1,216 SF

Ground-floor medical and retail uses with direct street frontage on W. Las Tunas Drive.

Floor plans are preliminary and subject to change; consult architect of record for final construction documents.

Floor Plan — Level 2

330 W. Las Tunas Drive, San Gabriel, California • Medical Office / Clinical • ±15,400 SF



FLOOR HIGHLIGHTS

Outpatient Surgery

±7,500

Suite Sizes

±1,000 • ±1,200 • ±1,500 SF

Configuration

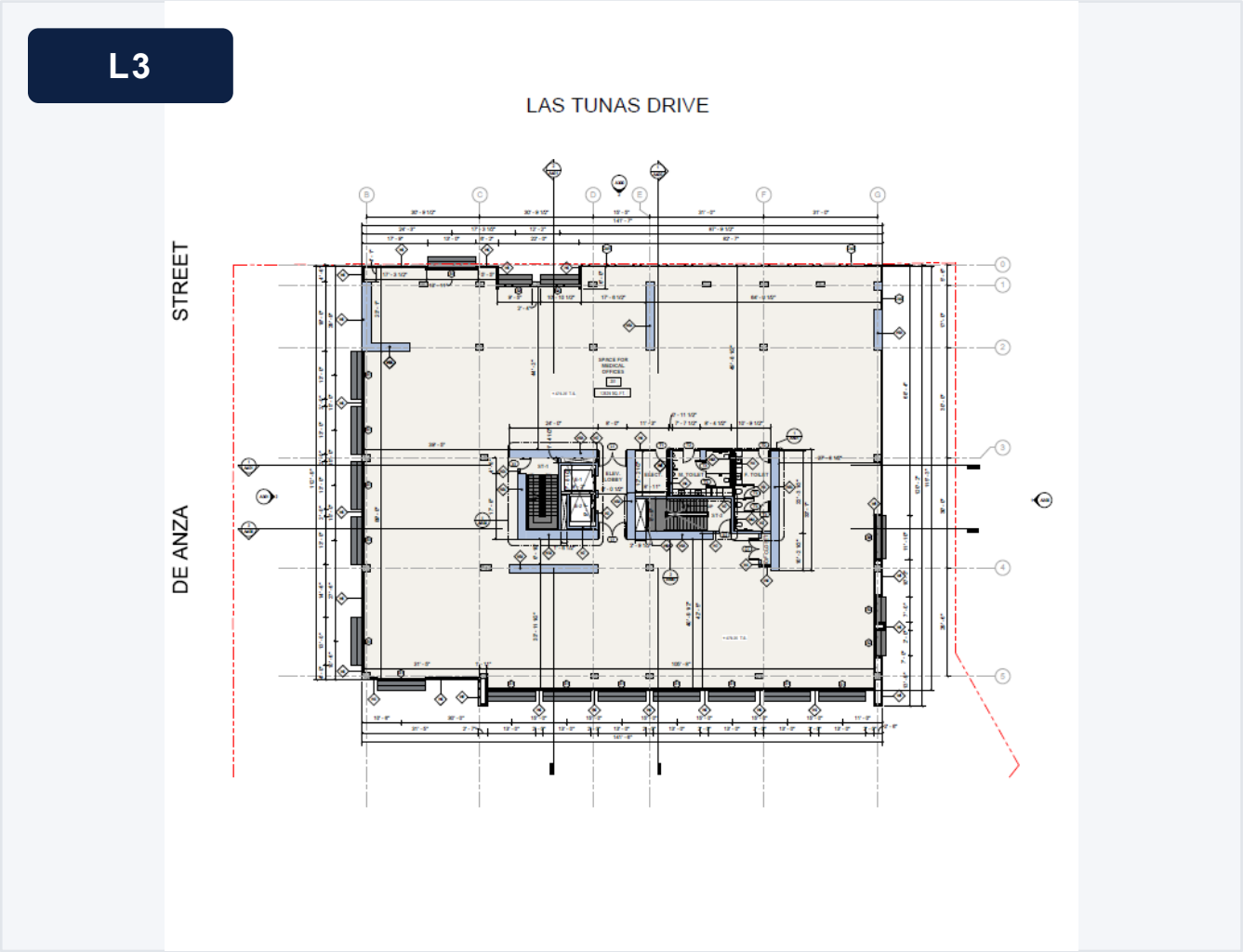
Flexible, divisible to suit

Full floor available for clinical or medical office use, elevator-served.

Floor plans are preliminary and subject to change; consult architect of record for final construction documents.

Floor Plan — Level 3

330 W. Las Tunas Drive, San Gabriel, California • Medical Office Suites • ±15,400 SF



FLOOR HIGHLIGHTS

Shell Condition

Ready for tenant improvements

Suite Sizes

±1,000 • ±1,200 • ±1,500 SF

Configuration

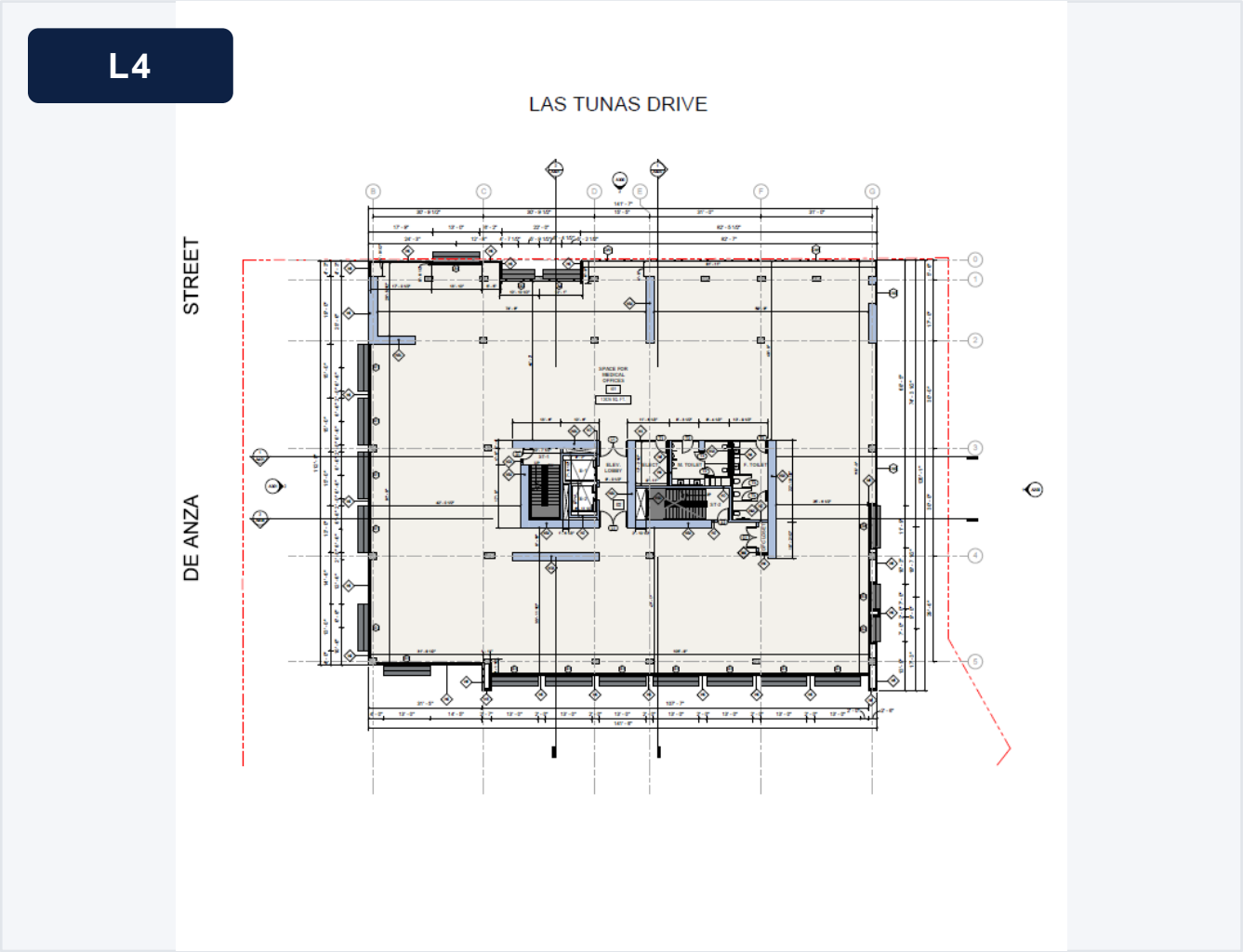
Flexible, divisible to suit

Full floor available for medical office suites, elevator-served.

Floor plans are preliminary and subject to change; consult architect of record for final construction documents.

Floor Plan — Level 4

330 W. Las Tunas Drive, San Gabriel, California • Medical Office Suites • ±15,400 SF



FLOOR HIGHLIGHTS

Shell Condition

Ready for tenant improvements

Suite Sizes

±1,000 • ±1,200 • ±1,500 SF

Configuration

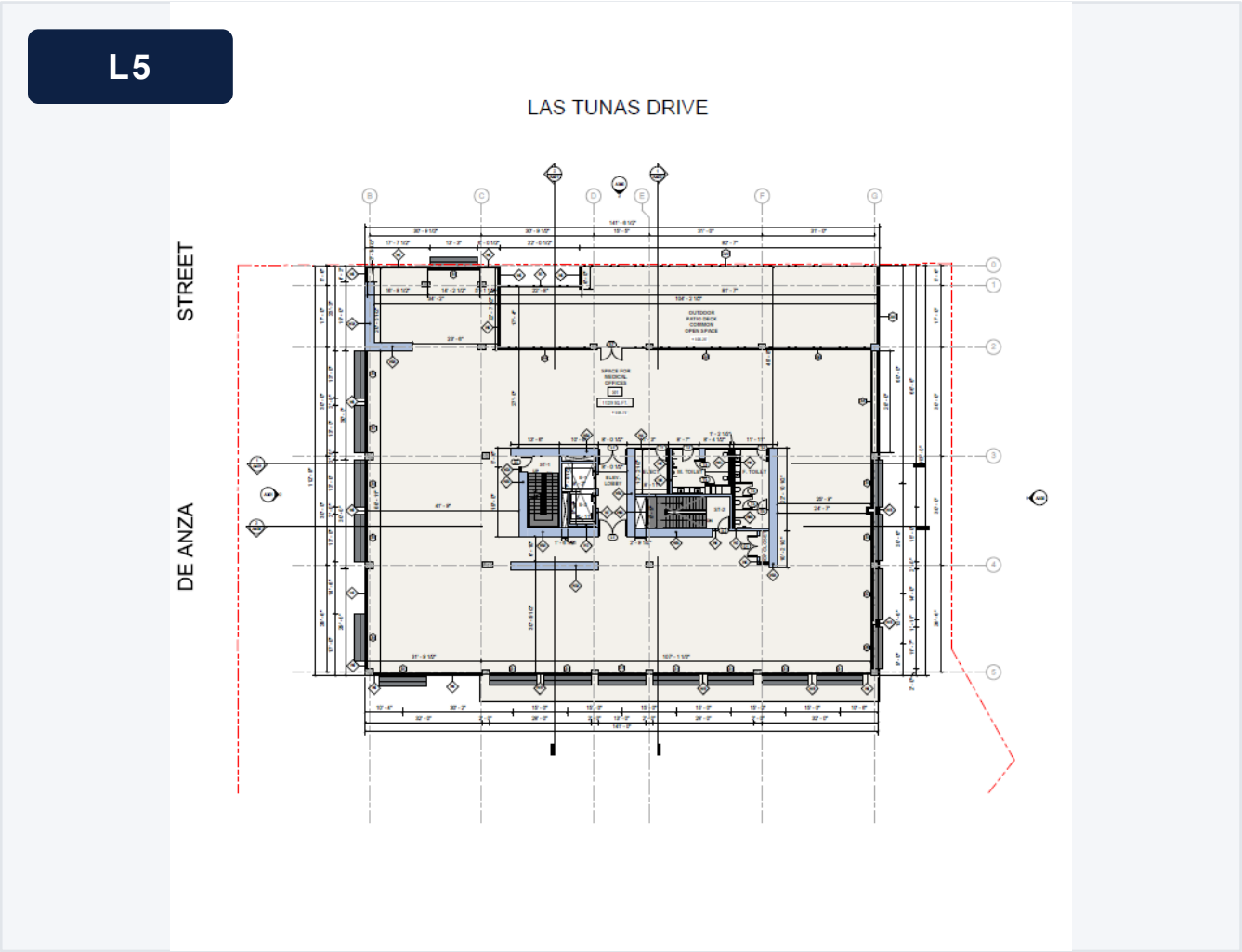
Flexible, divisible to suit

Full floor available for medical office suites, elevator-served.

Floor plans are preliminary and subject to change; consult architect of record for final construction documents.

Floor Plan — Level 5

330 W. Las Tunas Drive, San Gabriel, California • Medical Office Suites • ±12,716 SF



FLOOR HIGHLIGHTS

Outdoor Patio Deck

Common open space

Suite Sizes

±1,000 • ±1,200 • ±1,500 SF

Configuration

Flexible, divisible to suit

Top floor suites with access to a shared outdoor patio deck.

Floor plans are preliminary and subject to change; consult architect of record for final construction documents.

Underground & Ground-Level Parking

Ample on-site parking across ground level and two subterranean levels

 **299**

Total Parking Spaces

 **121**

Level P1 (Subterranean)

 **127**

Level P2 (Subterranean)

 **51**

Ground Level

Level	Space Type	Spaces Provided
Ground Level (Grade)	Standard & Compact	51
P1 — Subterranean	Standard, Compact & Tandem	121
P2 — Subterranean	Standard, Compact & Tandem	127
Total		299

Includes standard, compact, and tandem spaces per approved parking plan.

 **9 ADA Accessible Spaces** 7 Standard + 2 Van

 **46 Bicycle Parking Spaces** 30 Short-Term + 16 Long-Term

Specifications reflect current project plans and approved entitlements; subject to final construction documents.

Building Elevations & Architectural Renderings

A modern Class A medical campus, viewed from every approach



Northeast View



Northwest View



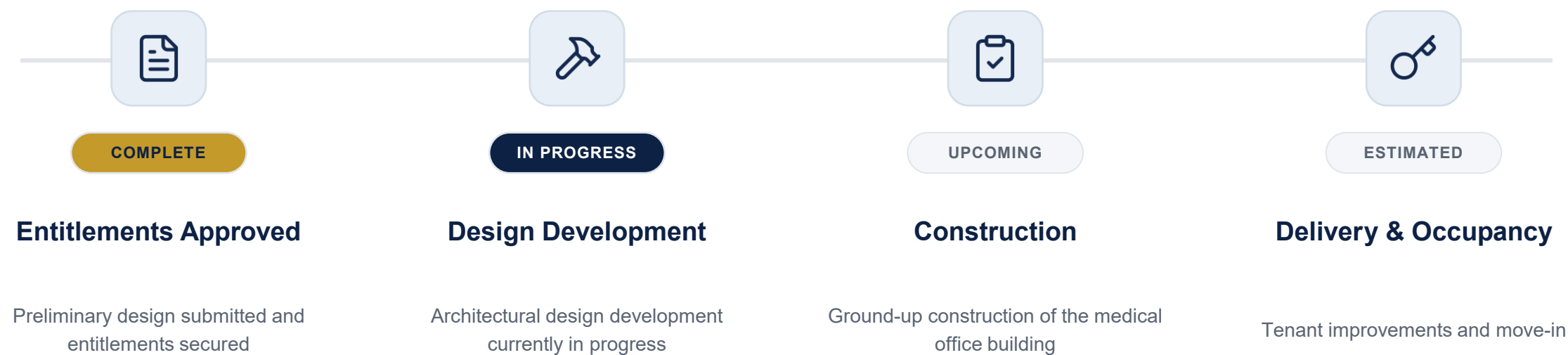
Southeast View



Southwest View

Construction & Development Timeline

From approved entitlements to move-in ready medical space



Timeline reflects current project phase (Design Development, 2026) and is preliminary; construction schedule and delivery are subject to change.

Tenant Improvement Opportunities

Flexible buildout to suit a wide range of medical and clinical uses



Shell Condition Suites

Upper-floor suites delivered in shell condition, ready for tenant-specific buildout



Flexible Suite Sizes

Divisible floor plates from $\pm 1,000$ to $\pm 15,400$ SF to suit tenant needs



Collaborative Design Process

Work directly with ownership and architect on suite configuration



Medical-Use Ready

Infrastructure supports imaging, surgical, and specialty medical buildouts



Base Building Systems

Modern electrical, plumbing, and HVAC infrastructure in place



Coordinated Scheduling

TI planning coordinated with building construction timeline

Tenant improvement allowances and terms to be negotiated per lease; contact listing brokerage for details.

Ideal Tenant Mix

Suitable for a broad range of medical and healthcare service providers

 Medical Specialists	 Primary Care	 Family Medicine	 Pediatrics	 Orthopedics	 Cardiology	 Imaging
 Physical Therapy	 Dental Specialists	 Ambulatory Surgery	 Pharmacy	 Laboratory	 Urgent Care	 Healthcare Services

NOW LEASING

Leasing Information

Starting at

\$3.25/SF + NNN + Management

- Now leasing — medical space for lease
- Flexible lease terms to suit tenant needs
- New construction, Class A finishes
- Tenant improvement opportunities available
- Suite sizes from ±1,000 to ±15,400 SF
- Elevator-served with 299 on-site parking spaces

SCHEDULE YOUR PRIVATE TOUR TODAY

LEASE AT A GLANCE

AVAILABLE SF

±1,000 – ±15,400 SF per suite

FLOORS AVAILABLE

Ground – 5th Floor

LEASE TYPE

NNN + Management

PARKING

299 Spaces

OCCUPANCY

Upon Completion of TI

Property Specifications

330 W. Las Tunas Drive, San Gabriel, CA 91776

Address	330 W. Las Tunas Drive, San Gabriel, CA 91776
Building Class	Class A Medical Office
Total Building Area	±73,930 SF
Stories	5, Elevator-Served
Building Height	70 ft.
Total Lot Size	±63,779 SF (Parcels 1 & 2)
Zoning	MF — Medical Facilities

Construction Type	Type I-A & I-B, Fully Sprinklered
Total Parking	299 Spaces (Ground + P1 + P2)
ADA Parking	9 Spaces (7 Standard + 2 Van)
Bicycle Parking	46 Spaces (30 Short-Term + 16 Long-Term)
Typical Suite Sizes	±1,000 • ±1,200 • ±1,500 SF
Lease Rate	Starting at \$3.25/SF + NNN + Management
Availability	Now Leasing

Specifications reflect current project plans and approved entitlements; subject to final construction documents.



COLDWELL BANKER
NEW CENTURY

Your Partner in San Gabriel Valley Healthcare Real Estate

Coldwell Banker New Century is proud to serve as the exclusive leasing brokerage for 330 W. Las Tunas Drive, guiding healthcare providers from initial inquiry through move-in.

Our team works closely with physicians, medical groups, and healthcare organizations to identify the right suite, negotiate lease terms, and coordinate tenant improvements tailored to clinical use.

For leasing information, availability, or to schedule a private tour, please contact us directly below.

SCHEDULE YOUR PRIVATE TOUR TODAY

Exclusively Listed By

Charlton Wang

Broker · DRE# 01957892



PHONE

949.400.4099



EMAIL

charlton@cbnewcentury.com



WEBSITE

ITERmedicalcenter.com



PROPERTY

330 W. Las Tunas Drive, San Gabriel, CA 91776



COLDWELL BANKER
NEW CENTURY

Thank You

330 W. Las Tunas Drive, San Gabriel, California • Now Leasing

Charlton Wang, Broker • 949.400.4099 • charlton@cbnewcentury.com

SCHEDULE A TOUR