

SAN PEDRO MEDICAL CENTER

1360 WEST 6TH STREET | SAN PEDRO, CA



**AVISON
YOUNG**

MARK MATTIS

Principal

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License No. 00934378.

MEDICAL OFFICE SPACE FOR LEASE

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	LEASED
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 125	1,651	4 exam rooms, 1 consult, waiting & reception
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 150*	2,118	4 exam rooms, 1 office, 1 lab, break room, waiting & reception area
West 155*	573	Small clinic
West 160*	573	Small clinic
West 220	1,466	LEASED
West 230	298	LEASED
West 245	784	LEASED
West 265	1,309	4 exam, restroom, waiting & reception. Contiguous with 245, 270 & 285 for 5,739 RSF
West 270	4,553	LEASED
West 285	2,113	Previously a dental suite. Contiguous with 245, 265 & 270 for 5,739 RSF

* Contiguous (Suites 120, 150, 155 & 160): 5,761

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

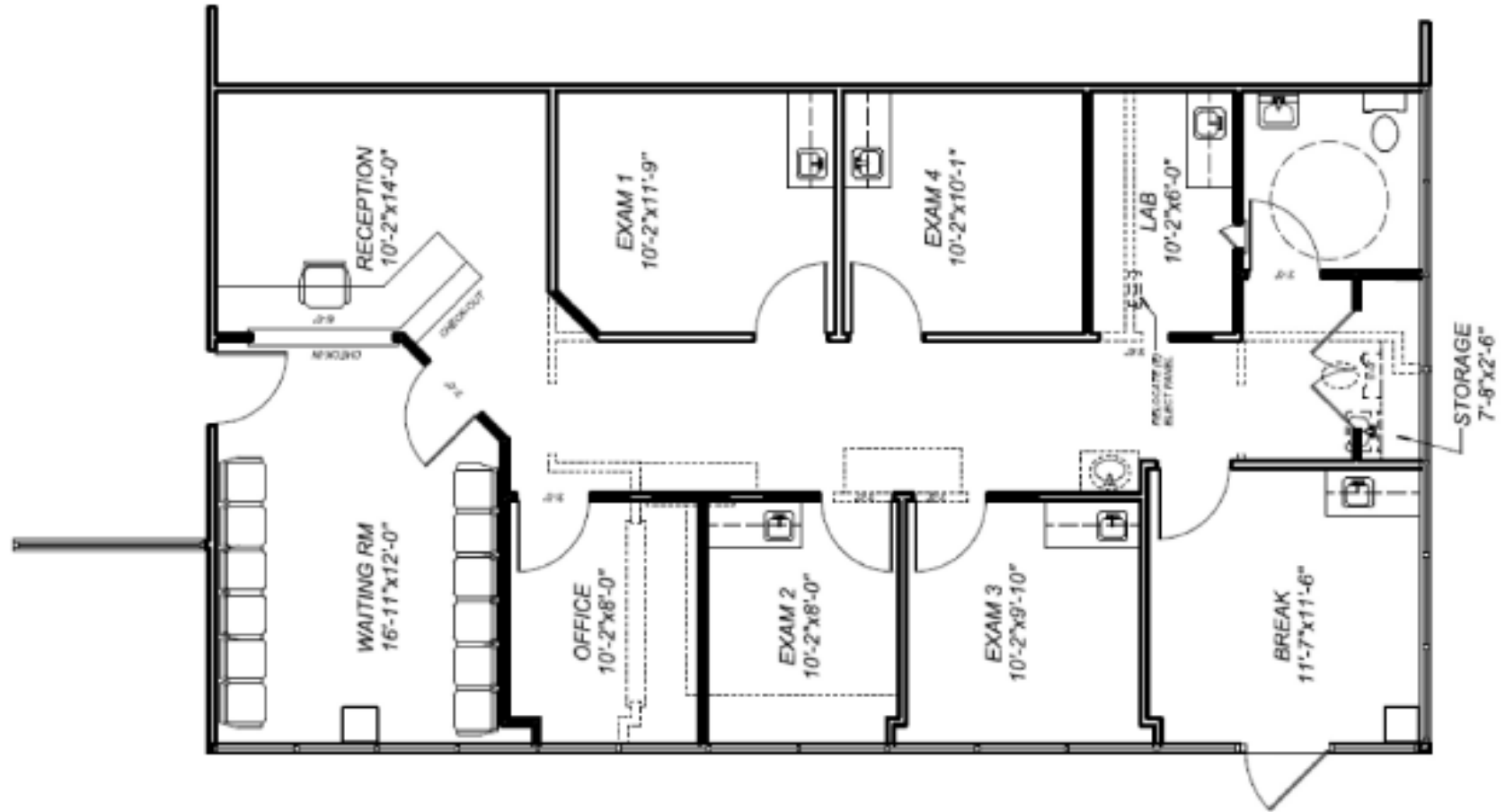
4/1000 Parking Available, free of charge

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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SUITE NORTH 125



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**SAN PEDRO
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DEMOGRAPHICS

(5 mile radius)



220K

TOTAL POPULATION



75

TOTAL HOUSEHOLDS



\$110K

AVG. HH INCOME



40.2

MEDIAN AGE



\$790K

MEDIAN HOME VALUE





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