

EXCLUSIVE OPPORTUNITY

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FOR LEASE

MEDICAL OFFICE

1344 Granada Ave
San Marino, California

- ±1,022 SF remodeled medical office suite
- Recently renovated with high-end finishes
- 2 exam rooms plus private office, reception, and waiting area
- New HVAC, tankless water heater, and upgraded electrical
- 8 on-site parking spaces plus additional street parking
- ADA accessibility features, including accessible restroom and ramp access
- Excellent visibility and convenient access to Huntington Drive
- Affluent San Marino location with strong surrounding demographics



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Exclusively listed by



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Broker of Record:

Tony Soloman

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OFFERING INFORMATION

- Excellent visibility and convenient access to Huntington Drive
- Asking Rate \$4.00 PSF MG
- Unit B Size $\pm 1,022$ SF
- Monthly Rent: \$4,088
- Approved Use: Medical Office
- Zoning: SOR109
- Parking: 8 on-site spaces
- Year Built 1949 / Renovated 2022
- Cross Streets E Huntington Dr and Granada Ave
- Traffic Count: $\pm 56,000$ Vehicles Per Day



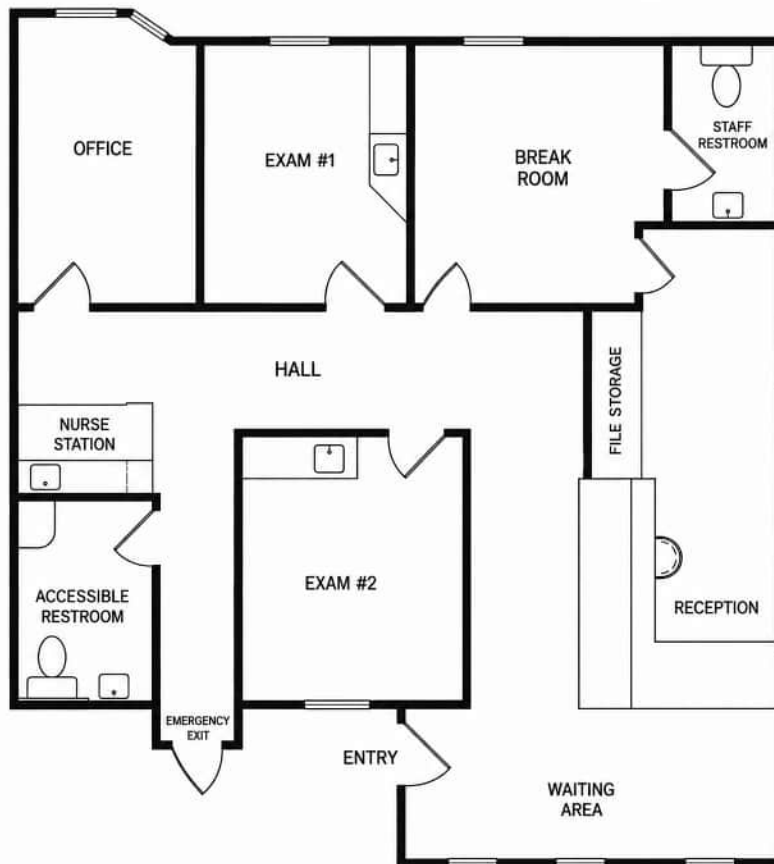
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FLOOR PLAN

UNIT B | ±1,022 SF



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PROPERTY PHOTOS



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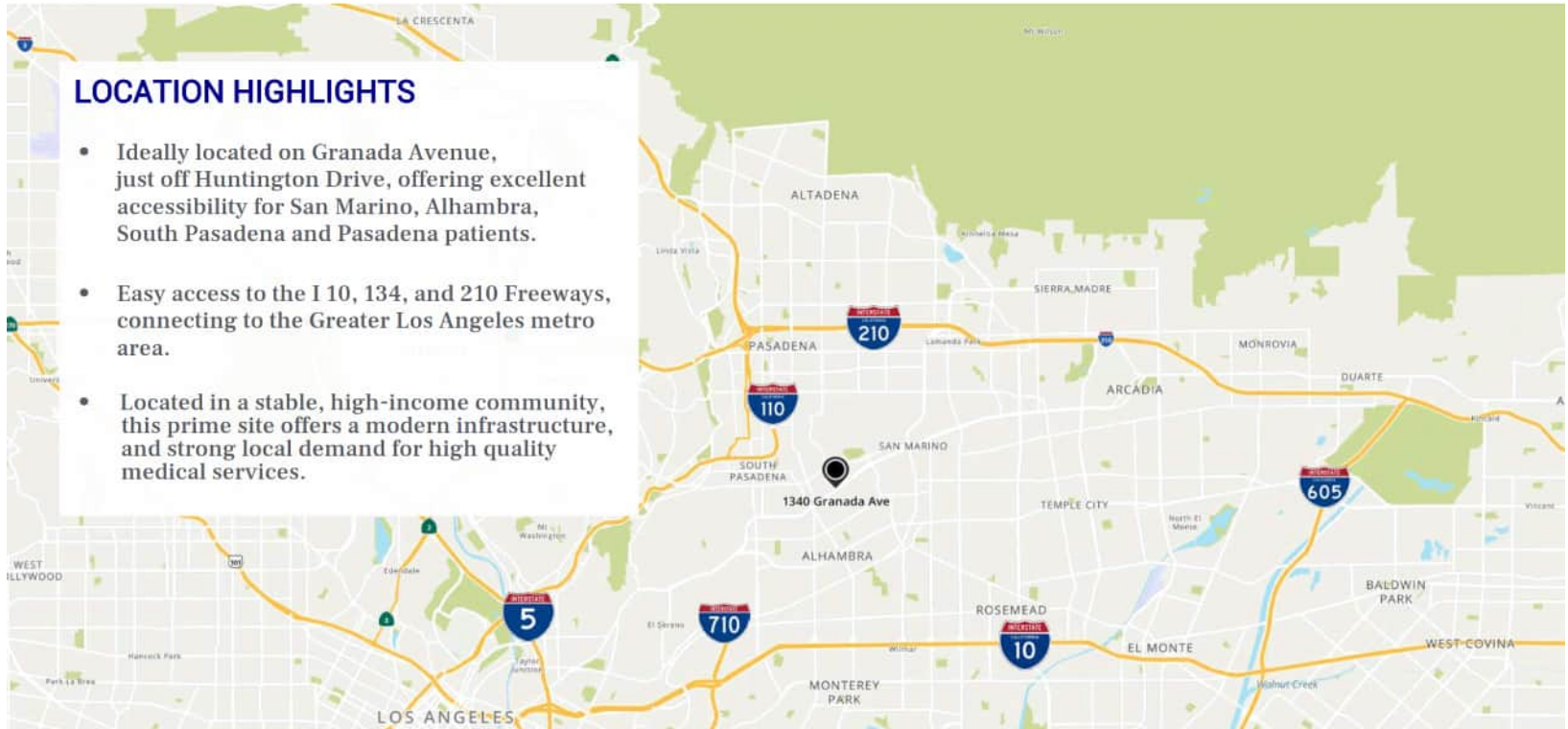
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LOCATION HIGHLIGHTS

- Ideally located on Granada Avenue, just off Huntington Drive, offering excellent accessibility for San Marino, Alhambra, South Pasadena and Pasadena patients.
- Easy access to the I 10, 134, and 210 Freeways, connecting to the Greater Los Angeles metro area.
- Located in a stable, high-income community, this prime site offers a modern infrastructure, and strong local demand for high quality medical services.



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