

Santa Anita Medical Plaza

➤ MEDICAL SUITES FOR LEASE



MED
WEST
REALTY

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SANTA ANITA MEDICAL PLAZA

Santa Anita Medical Plaza is a premier 86,762-square-foot medical office building located in the heart of Arcadia's thriving healthcare district. Strategically positioned directly across from USC Arcadia Hospital, with a convenient pedestrian connector, this facility offers unmatched accessibility for both healthcare providers and their patients.

The building serves as a critical hub for care in Arcadia and the surrounding communities of Pasadena, Monrovia, and Temple City, drawing over 180,000 patient visits annually. Its proximity to affluent residential neighborhoods ensures a steady and diverse patient base, making it an ideal location for growing or established practices.

Don't miss the rare leasing opportunity in one of Southern California's most desirable medical markets

Drone Video

CLICK OR SCAN





PROMINENT LOCATION & ACCESSIBILITY

- Minutes from I-210 and other major thoroughfares
- Sky bridge to USC Arcadia Hospital Campus
- Strong visibility and easy access from Huntington Dr.



IDEAL MARKET & SITE LOCATION

- The proximity to major thoroughfares enables this location to conveniently serve:
 - ~891,000 patients within a 15-minute drive time
 - A strong patient demographic with a desirable payer mix



BUILDING HIGHLIGHTS

- 86,762 SF – 6 story medical outpatient building
- Strong tenant mix of employed and independent providers
- Convenient surface parking
- Ease of access and navigation from main roads
- Professional ownership and property management
- Vacancies in this building are rare

Estimate 15 Min Drive

POPULATION ESTIMATES

891,175

>17	183,258
18-44	328,362

AVERAGE HOUSEHOLD INCOME	45-64	238,483
	65+	141,072

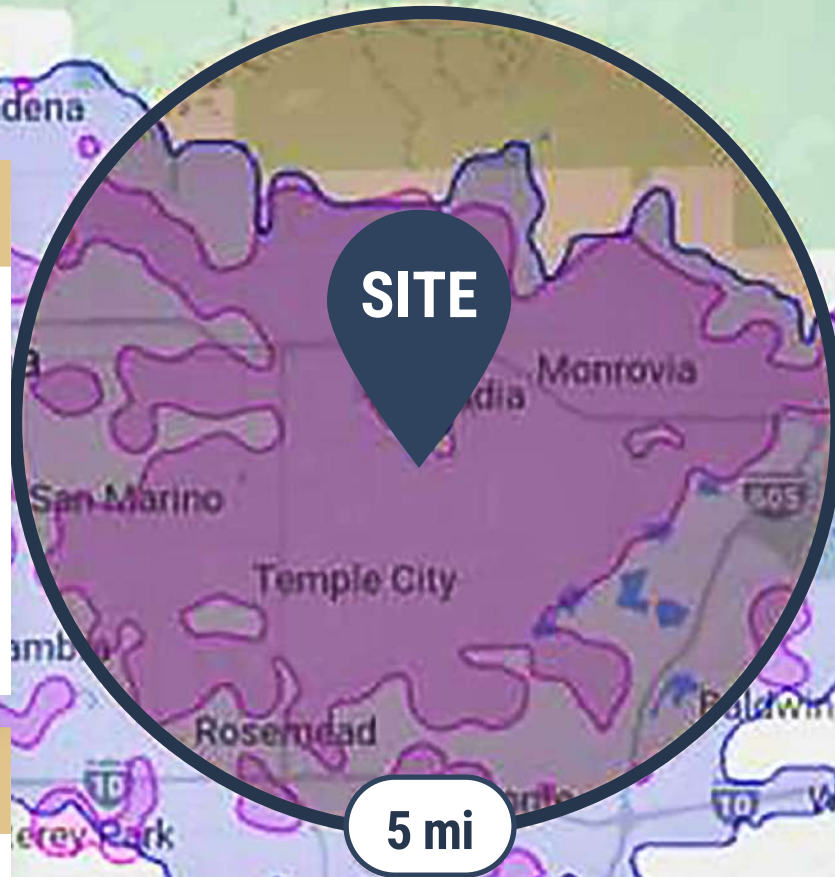
\$111,449.11

Data Source:  **Placer.ai**

PAYOR MIX Within 15 Mile Radius

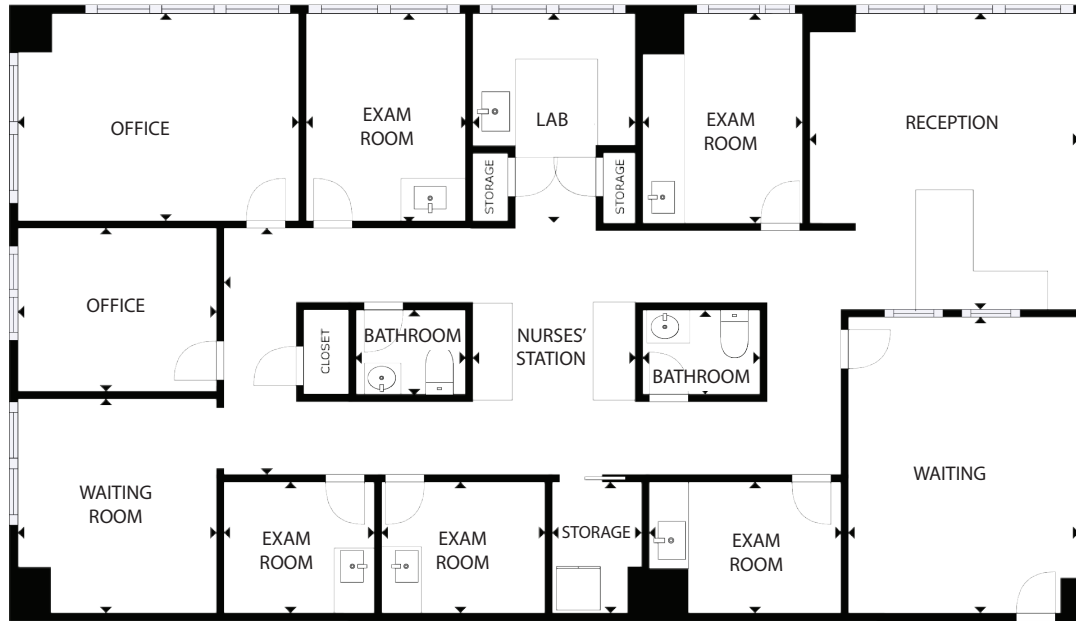
COMMERCIAL	11.5%
EMPLOYER BASED	45.2%
GOVERNMENT	32.1%
MULTIPLE	3.7%
SELF PAY	7.4%

Data Source:  **Placer.ai**



Comparison

-  % of Visits 70%
-  Ring Radius 5 mi
-  Drive Time 15 min

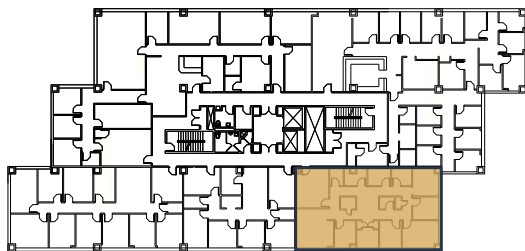


AVAILABLE SUITE

Suite 327 - 1,938 RSF

SUITE DESCRIPTION

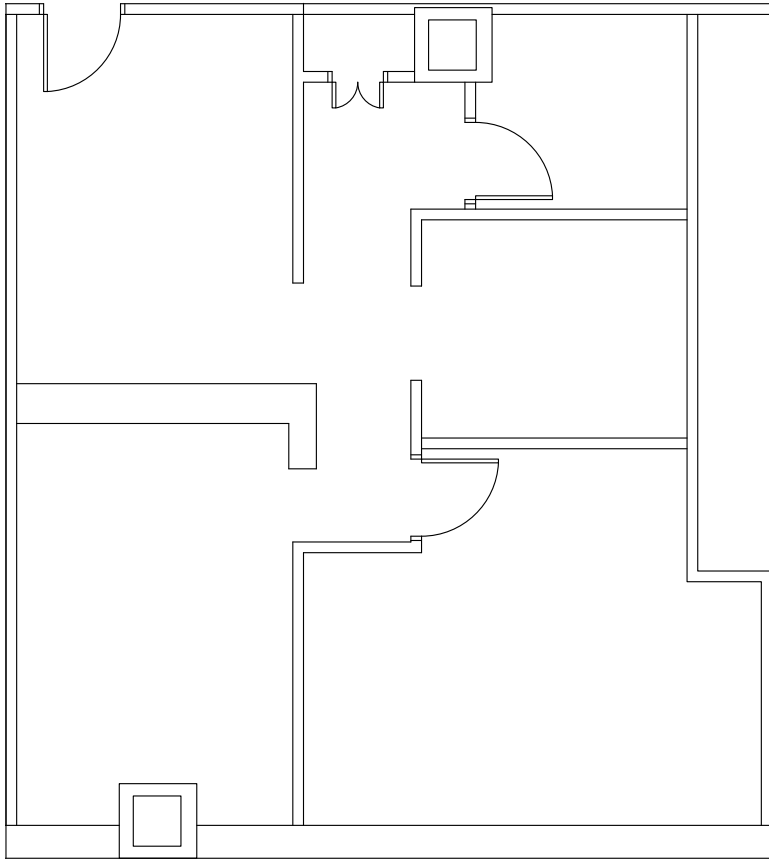
Waiting Room, Reception/
Admin, 5 Exam Rooms,
2 Doctor's Offices, Lab,
2 In-Suite Restrooms,
Nurses' Station, Breakroom,
and Storage



Virtual Floor Plan

CLICK OR SCAN





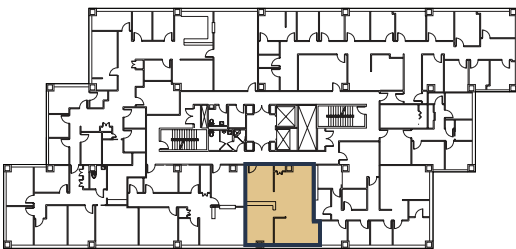
AVAILABLE SUITE

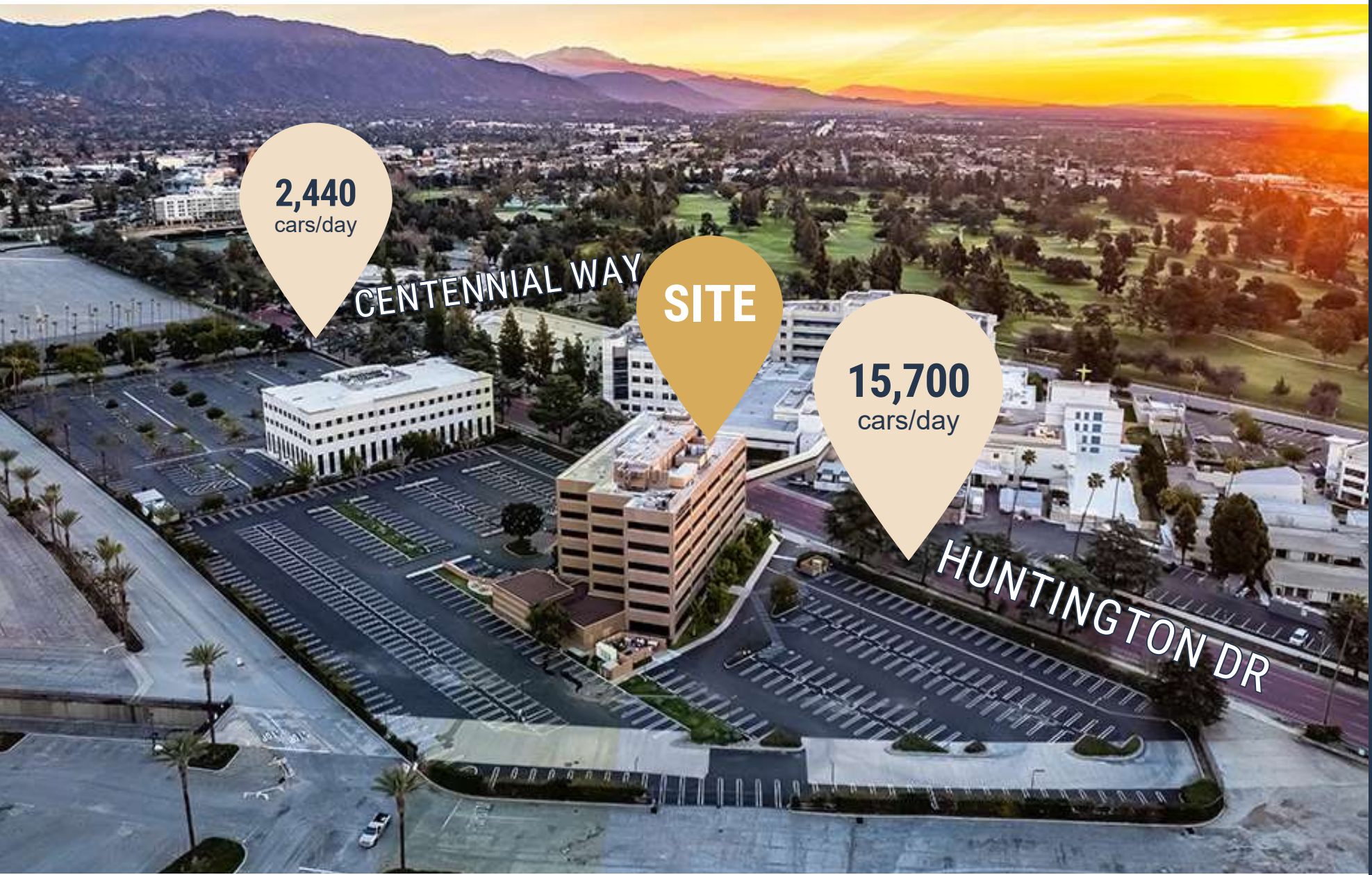
Suite 413 - 940 RSF

SUITE DESCRIPTION

Current lab suite.

Able to be converted
to clinical





2,440
cars/day

CENTENNIAL WAY

SITE

15,700
cars/day

HUNTINGTON DR

LOCAL HOSPITAL DISTANCE MAP







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