

# 51 N. FIFTH AVENUE

ARCADIA, CA 91006

**CONTACTS:**

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**FOR  
LEASE**

**±2,899 SF**  
MEDICAL/OFFICE SPACE

NO PARKING

**51** N. FIFTH AVENUE  
ARCADIA, CA 91006



Located next to downtown Arcadia, 51 N. Fifth Avenue is a highly visible, 3-story office building that is ideal for medical, dental, or professional office uses.

Built in 2002, the ±30,000 SF property sits on ±1.65 acres and offers 5 per 1,000 SF parking spots, strong street visibility, and convenient access to the 210 Freeway and nearby USC Arcadia Hospital.

# PROPERTY DETAILS

**±2,899** SF  
AVAILABILITY



**±30,000** SF  
BUILDING SIZE



**2002**  
YEAR BUILT



**120**  
PARKING SPACES



# SUITE HIGHLIGHTS

- » MEDICAL/DENTAL OFFICE FOR LEASE
- » 6 EXAM ROOMS
- » PRIVATE OFFICES
- » RECEPTION & WAITING ROOM
- » IN SUITE RESTROOM

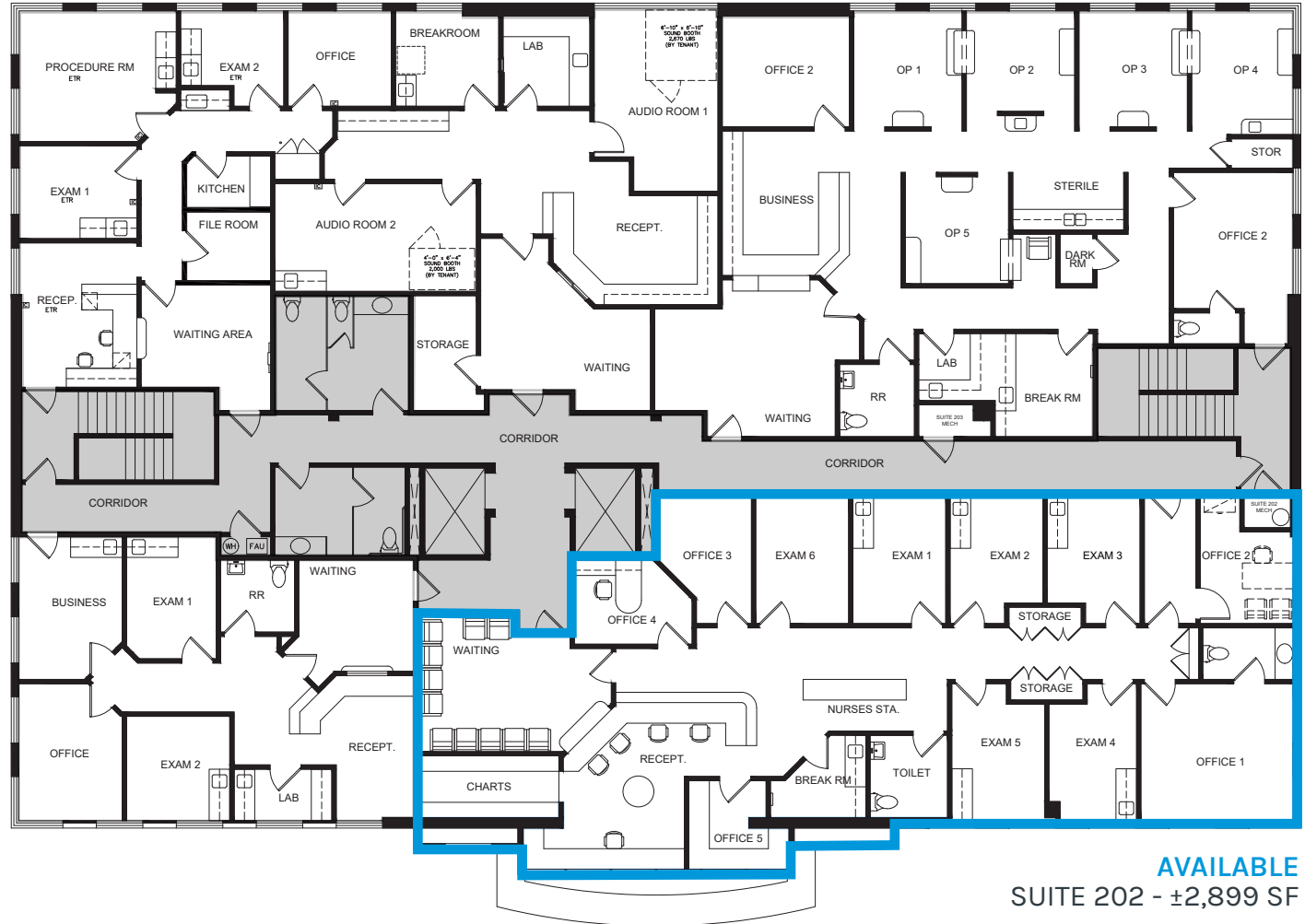
# PROPERTY HIGHLIGHTS

- » DIRECT I-210 FREEWAY ACCESS
- » 5:1,000 PARKING RATIO
- » ELEVATOR SERVED
- » CLOSE PROXIMITY TO HOSPITALS, IMAGING CENTERS & LABS



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AVAILABLE  
SUITE 202 - ±2,899 SF



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# SITE PLAN



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The Arcadia Station is part of the Foothill Gold Line from Pasadena to Azusa.



51 N. FIFTH AVENUE



Named a "Great Community Hospital" by Becker's Hospital Review (2023, 2025) and top 10 in California for rehabilitation by Newsweek (2025).



The Shops at Santa Anita is a super-regional shopping mall with over 200 stores and services.



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FOR MORE INFORMATION

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