



CAMACHO
COMMERCIAL
REAL ESTATE SERVICES

ALHAMBRA
HOSPITAL
晉安

FOR LEASE
MEDICAL / OFFICE SPACE
GREG CAMACHO
SEVE WOODS

WEST MAIN PLAZA

PETER K. CHEN, M.D.

Wei Guo Li, M.D.

25

WEST MAIN PLACE

25 S RAYMOND AVE. ALHAMBRA, CA

TURN-KEY OFFICE SPACE FOR LEASE

PROPERTY SUMMARY

WEST MAIN PLACE 25 S RAYMOND AVE, ALHAMBRA

West Main Place Medical & Professional Plaza offers a well-located and professional office environment in the heart of Alhambra. Ideally positioned along Raymond Avenue directly across from Alhambra Medical Hospital and major national retailers including Costco and Target, the property benefits from exceptional accessibility, strong surrounding amenities, and a steady flow of daily activity.

The Landlord has recently completed renovations and is delivering a newly updated turn-key office suite, providing an efficient and modern workspace ready for immediate occupancy. This move-in ready suite allows tenants to open their doors quickly without the time or cost associated with construction.

The property offers abundant on-site parking, ensuring convenient access for both tenants and visitors. Its proximity to major transportation corridors including the 10 and 710 Freeways further enhances accessibility for employees and clients throughout the San Gabriel Valley and greater Los Angeles area.

Located just minutes from Downtown Alhambra, tenants benefit from a vibrant mix of restaurants, retail, and neighborhood services. The property is also a short drive to South Pasadena and Pasadena, providing additional dining, shopping, and business amenities nearby.

With its strategic location across from a major hospital, proximity to major retailers, and newly renovated turn-key suite, West Main Medical & Professional Plaza presents an excellent opportunity for medical, professional, or creative office users seeking a highly accessible and amenity-rich location in Alhambra.

PROPERTY HIGHLIGHTS



ASKING RATE

\$2.95 MG

TERM:

Negotiable

AVAILABLE SIZES:

1,434 SF

AVAILABILITY:

Immediately

ADDITIONAL HIGHLIGHTS:

- Directly across from Alhambra Medical Center, providing an ideal location for medical and professional users
- Newly renovated turn-key spec suite ready for immediate occupancy
- Abundant on-site parking for tenants and visitors. 4/1000 parking ratio.
- Located near major national retailers including Target, Costco, Home Depot and many more
- Short distance to Downtown Alhambra, offering a vibrant mix of restaurants, cafes, and services
- Convenient access to the 10 and 710 Freeways
- Close proximity to South Pasadena and Pasadena
- Spectacular views of sunsets and downtown Los Angeles

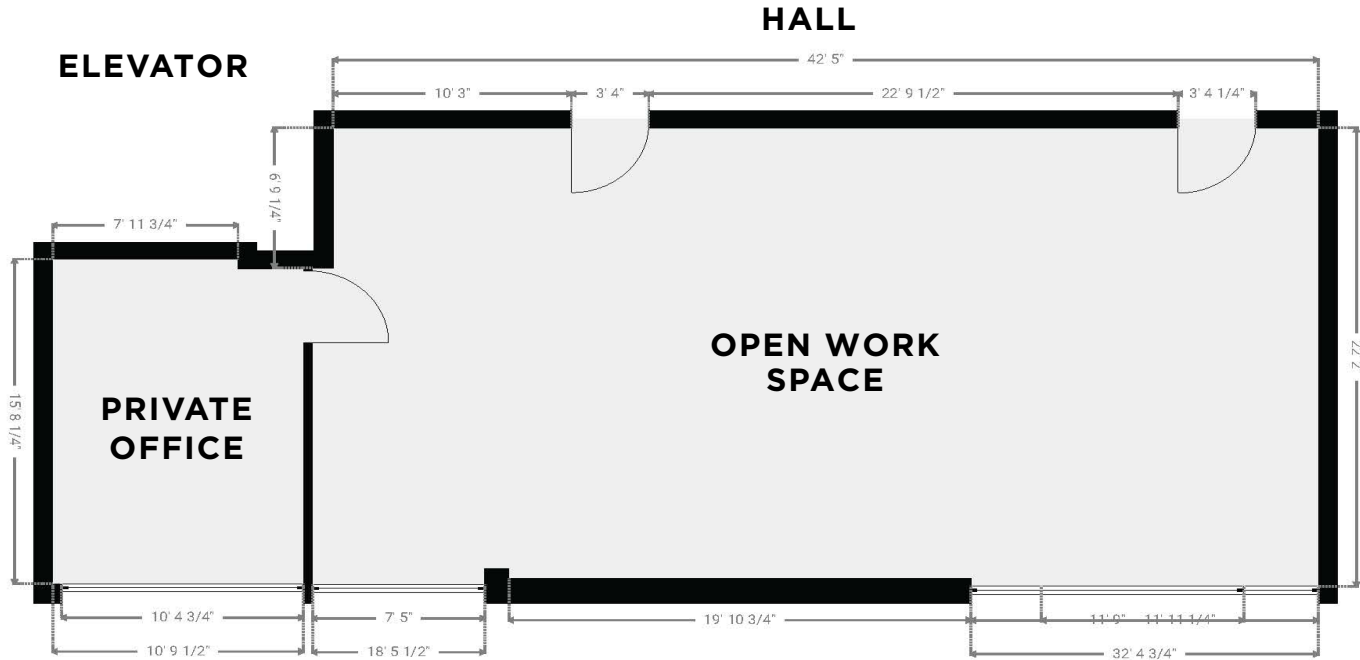
AVAILABLE SPACE

Floor : 3rd
Unit # : 301
Sq. Ft. : 1,434
Demisable : No
Config. space : No
Availability : Immediately



FLOOR PLAN

UNIT 301
1,434 SF



Spectacular third floor
Views of setting sun, downtown LA



AMENITIES MAP





DISCLAIMER:

The information contained herein has been obtained from sources believed to be reliable but has not been independently verified by Camacho Commercial Real Estate Services, Inc. ("CCRES"). CCRES makes no representations or warranties regarding the accuracy or completeness of the information. All information is subject to change without notice. Prospective tenants are encouraged to conduct their own independent investigation and due diligence regarding the property located at 25 S. Raymond Avenue, Alhambra, California. This is not an offer to lease.

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