



Arcadia Medical Center

Medical Space for Lease

622 & 624 West Duarte Road. Arcadia, CA 91007



HIGHLIGHTS:

- Part of Arcadia Medical Campus:
614, 622, 624 W. Duarte Road, Arcadia.
- Major medical office campus serving over 100 doctors.
- Surgical center, radiology & imaging center, pharmacy on campus.
- Close proximity to Arcadia Methodist Hospital.
- Professionally managed with onsite maintenance.
- Three story 30,000 +/- SF medical building.
- Built 1982

AVAILABLE SPACE:

- 622 W. Duarte Road — 3rd Floor
Suite 305: +/- 1,900 Sq. Ft.
- Term: 5 – 10 years
- Tenant Improvement & Build-out are negotiable.
- Parking: Free

DEMOGRAPHICS Source : CoStar	1-MILE	3-MILE	5-MILE
Population (2020)	26,763	193,542	512,889
Average HH Income (2020)	\$99,947	\$104,362	\$94,083

For more information, please contact **BP International, Inc.**

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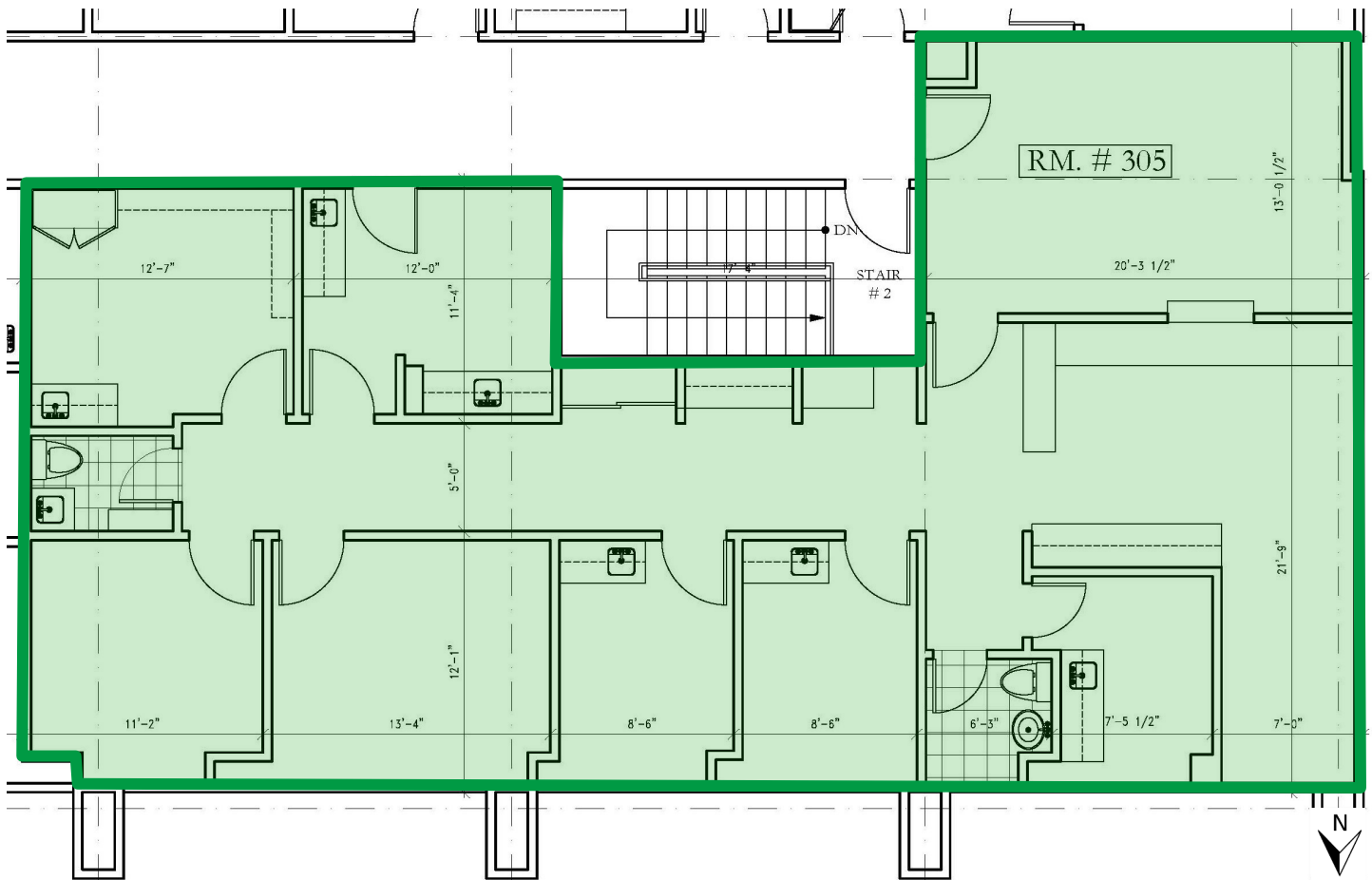
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622 W. Duarte Road
Arcadia, CA 91007
Floor Plan—Unit 305



* Floor plan is not drawn to scale and subject to change without notice.

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Demographic Summary Report

Arcadia Medical Campus

622 W Duarte Rd, Arcadia, CA 91007

Building Type: **Class B Office**
 Class: **B**
 RBA: **32,160 SF**
 Typical Floor: **10,000 SF**

Total Available: **1,900 SF**
 % Leased: **94.09%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	27,124	195,845	517,963
2019 Estimate	26,763	193,542	512,889
2010 Census	25,691	187,421	502,100
Growth 2019 - 2024	1.35%	1.19%	0.99%
Growth 2010 - 2019	4.17%	3.27%	2.15%
2019 Population by Hispanic Origin	3,750	48,852	195,799
2019 Population	26,763	193,542	512,889
White	8,637 32.27%	90,239 46.63%	280,099 54.61%
Black	432 1.61%	3,911 2.02%	13,107 2.56%
Am. Indian & Alaskan	171 0.64%	1,660 0.86%	5,885 1.15%
Asian	16,918 63.21%	92,551 47.82%	200,771 39.15%
Hawaiian & Pacific Island	12 0.04%	263 0.14%	883 0.17%
Other	592 2.21%	4,917 2.54%	12,145 2.37%
U.S. Armed Forces	0	20	124
Households			
2024 Projection	10,022	67,137	166,914
2019 Estimate	9,886	66,376	165,237
2010 Census	9,487	64,466	161,618
Growth 2019 - 2024	1.38%	1.15%	1.01%
Growth 2010 - 2019	4.21%	2.96%	2.24%
Owner Occupied	4,676 47.30%	39,720 59.84%	86,806 52.53%
Renter Occupied	5,210 52.70%	26,656 40.16%	78,431 47.47%
2019 Households by HH Income	9,888	66,378	165,238
Income: <\$25,000	1,639 16.58%	10,705 16.13%	31,396 19.00%
Income: \$25,000 - \$50,000	1,750 17.70%	10,774 16.23%	31,725 19.20%
Income: \$50,000 - \$75,000	1,526 15.43%	10,017 15.09%	25,785 15.60%
Income: \$75,000 - \$100,000	1,284 12.99%	8,527 12.85%	20,677 12.51%
Income: \$100,000 - \$125,000	1,051 10.63%	7,834 11.80%	16,798 10.17%
Income: \$125,000 - \$150,000	697 7.05%	4,815 7.25%	10,471 6.34%
Income: \$150,000 - \$200,000	892 9.02%	5,839 8.80%	12,113 7.33%
Income: \$200,000+	1,049 10.61%	7,867 11.85%	16,273 9.85%
2019 Avg Household Income	\$99,947	\$104,362	\$94,083
2019 Med Household Income	\$75,565	\$79,963	\$68,684



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2/25/2020