

624 Medical Center

Medical Space for Lease

622 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 Rd.—1st Floor
Suite 103: +/- 1,468 Sq. Ft.
- Term: 5 – 10 years
- Asking Rate: \$2.35psf NNN
- Tenant Improvement & Build out are negotiable.
- Parking: Free

DEMOGRAPHICS Source : STDB (4/2018)	1-MILE	3-MILE	5-MILE
Population (2016)	26,513	198,526	533,099
Average HH Income (2016)	\$96,846	\$102,129	\$93,049

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

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650 W. Duarte Rd., #1088, Arcadia, CA 91007

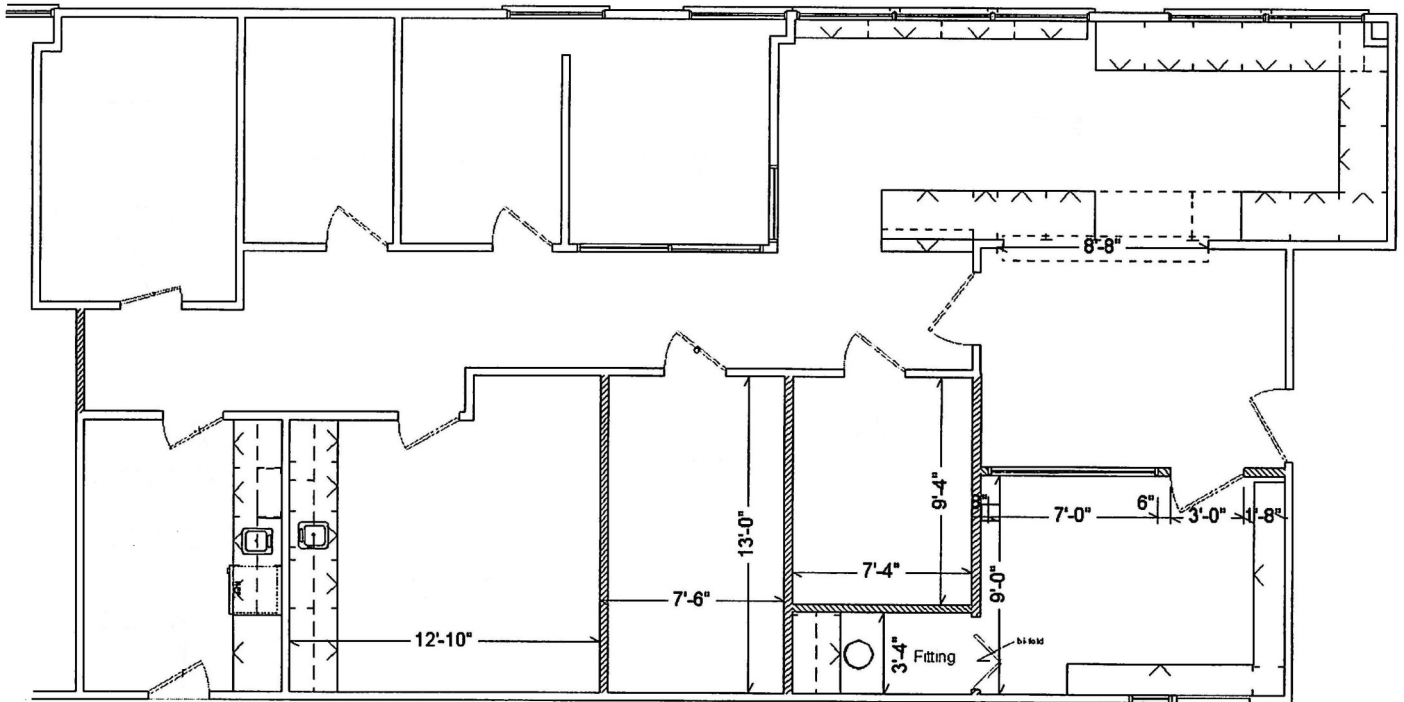
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622 W. Duarte Rd. Unit 103



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

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Demographic Detail Report

Arcadia Medical Campus

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

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2022 Projection	27,220		198,526		533,099	
2017 Estimate	26,513		193,104		518,885	
2010 Census	25,721		185,928		501,447	
Growth 2017 - 2022	2.67%		2.81%		2.74%	
Growth 2010 - 2017	3.08%		3.86%		3.48%	
2017 Population by Age	26,513		193,104		518,885	
Age 0 - 4	1,427	5.38%	10,495	5.43%	30,662	5.91%
Age 5 - 9	1,328	5.01%	10,078	5.22%	29,440	5.67%
Age 10 - 14	1,397	5.27%	10,563	5.47%	29,902	5.76%
Age 15 - 19	1,572	5.93%	11,492	5.95%	31,866	6.14%
Age 20 - 24	1,693	6.39%	12,316	6.38%	34,852	6.72%
Age 25 - 29	1,715	6.47%	12,750	6.60%	37,501	7.23%
Age 30 - 34	1,560	5.88%	11,819	6.12%	35,466	6.84%
Age 35 - 39	1,544	5.82%	11,459	5.93%	33,679	6.49%
Age 40 - 44	1,748	6.59%	12,364	6.40%	34,519	6.65%
Age 45 - 49	1,984	7.48%	13,769	7.13%	36,315	7.00%
Age 50 - 54	2,086	7.87%	14,707	7.62%	37,131	7.16%
Age 55 - 59	2,015	7.60%	14,641	7.58%	36,028	6.94%
Age 60 - 64	1,722	6.49%	13,028	6.75%	31,569	6.08%
Age 65 - 69	1,390	5.24%	10,706	5.54%	25,713	4.96%
Age 70 - 74	1,042	3.93%	7,879	4.08%	18,749	3.61%
Age 75 - 79	802	3.02%	5,730	2.97%	13,569	2.62%
Age 80 - 84	612	2.31%	4,150	2.15%	9,840	1.90%
Age 85+	875	3.30%	5,160	2.67%	12,082	2.33%
Age 65+	4,721	17.81%	33,625	17.41%	79,953	15.41%
Median Age	42.90		42.30		39.40	
Average Age	41.50		41.10		39.40	

Demographic Detail Report

Arcadia Medical Campus

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Radius	1 Mile	3 Mile	5 Mile
2017 Population By Race	26,513	193,104	518,885
White	8,450 31.87%	90,398 46.81%	286,490 55.21%
Black	421 1.59%	3,948 2.04%	13,287 2.56%
Am. Indian & Alaskan	174 0.66%	1,622 0.84%	5,992 1.15%
Asian	16,891 63.71%	92,088 47.69%	200,230 38.59%
Hawaiian & Pacific Island	13 0.05%	246 0.13%	864 0.17%
Other	565 2.13%	4,802 2.49%	12,021 2.32%
Population by Hispanic Origin	26,513	193,104	518,885
Non-Hispanic Origin	23,070 87.01%	145,406 75.30%	321,973 62.05%
Hispanic Origin	3,442 12.98%	47,699 24.70%	196,912 37.95%
2017 Median Age, Male	40.40	40.10	37.60
2017 Average Age, Male	39.60	39.60	38.00
2017 Median Age, Female	45.00	44.10	41.20
2017 Average Age, Female	43.10	42.40	40.60
2017 Population by Occupation Classification	22,046	159,674	422,511
Civilian Employed	12,908 58.55%	95,760 59.97%	252,565 59.78%
Civilian Unemployed	538 2.44%	3,729 2.34%	12,062 2.85%
Civilian Non-Labor Force	8,600 39.01%	60,154 37.67%	157,750 37.34%
Armed Forces	0 0.00%	31 0.02%	134 0.03%
Households by Marital Status			
Married	5,133	36,676	88,020
Married No Children	2,617	19,916	47,006
Married w/Children	2,517	16,759	41,014
2017 Population by Education	20,250	146,324	386,338
Some High School, No Diploma	2,065 10.20%	17,527 11.98%	78,952 20.44%
High School Grad (Incl Equivalency)	3,443 17.00%	26,168 17.88%	74,829 19.37%
Some College, No Degree	4,528 22.36%	35,872 24.52%	84,081 21.76%
Associate Degree	1,154 5.70%	8,162 5.58%	24,176 6.26%
Bachelor Degree	5,915 29.21%	37,286 25.48%	78,066 20.21%
Advanced Degree	3,145 15.53%	21,309 14.56%	46,234 11.97%



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Radius	1 Mile		3 Mile		5 Mile	
2017 Population by Occupation	24,881		183,152		478,532	
Real Estate & Finance	1,464	5.88%	7,965	4.35%	17,384	3.63%
Professional & Management	8,190	32.92%	56,346	30.76%	127,480	26.64%
Public Administration	521	2.09%	3,934	2.15%	9,901	2.07%
Education & Health	2,982	11.99%	23,045	12.58%	55,747	11.65%
Services	1,758	7.07%	13,563	7.41%	44,870	9.38%
Information	412	1.66%	2,944	1.61%	6,926	1.45%
Sales	3,778	15.18%	26,915	14.70%	64,522	13.48%
Transportation	470	1.89%	3,731	2.04%	10,335	2.16%
Retail	1,210	4.86%	9,346	5.10%	26,424	5.52%
Wholesale	824	3.31%	5,401	2.95%	13,064	2.73%
Manufacturing	1,187	4.77%	8,610	4.70%	26,838	5.61%
Production	649	2.61%	6,228	3.40%	28,992	6.06%
Construction	306	1.23%	4,653	2.54%	16,238	3.39%
Utilities	492	1.98%	4,393	2.40%	12,525	2.62%
Agriculture & Mining	5	0.02%	339	0.19%	1,062	0.22%
Farming, Fishing, Forestry	1	0.00%	183	0.10%	811	0.17%
Other Services	632	2.54%	5,556	3.03%	15,413	3.22%
2017 Worker Travel Time to Job	12,339		90,975		239,636	
<30 Minutes	6,208	50.31%	46,949	51.61%	125,709	52.46%
30-60 Minutes	4,747	38.47%	33,094	36.38%	86,105	35.93%
60+ Minutes	1,384	11.22%	10,932	12.02%	27,822	11.61%
2010 Households by HH Size	9,594		64,143		161,250	
1-Person Households	2,349	24.48%	13,370	20.84%	32,892	20.40%
2-Person Households	2,722	28.37%	18,251	28.45%	42,536	26.38%
3-Person Households	1,935	20.17%	12,511	19.50%	29,188	18.10%
4-Person Households	1,599	16.67%	10,938	17.05%	26,477	16.42%
5-Person Households	606	6.32%	4,993	7.78%	14,603	9.06%
6-Person Households	242	2.52%	2,283	3.56%	7,464	4.63%
7 or more Person Households	141	1.47%	1,797	2.80%	8,090	5.02%
2017 Average Household Size	2.70		2.90		3.10	
Households						
2022 Projection	10,122		68,303		171,608	
2017 Estimate	9,862		66,455		166,983	
2010 Census	9,594		64,144		161,251	
Growth 2017 - 2022	2.64%		2.78%		2.77%	
Growth 2010 - 2017	2.79%		3.60%		3.55%	



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Radius	1 Mile		3 Mile		5 Mile	
2017 Households by HH Income	9,864		66,453		166,984	
<\$25,000	1,880	19.06%	10,746	16.17%	30,509	18.27%
\$25,000 - \$50,000	1,776	18.00%	11,273	16.96%	34,217	20.49%
\$50,000 - \$75,000	1,355	13.74%	10,060	15.14%	26,324	15.76%
\$75,000 - \$100,000	1,209	12.26%	8,693	13.08%	20,685	12.39%
\$100,000 - \$125,000	958	9.71%	7,377	11.10%	16,508	9.89%
\$125,000 - \$150,000	793	8.04%	4,721	7.10%	10,382	6.22%
\$150,000 - \$200,000	956	9.69%	6,415	9.65%	12,635	7.57%
\$200,000+	937	9.50%	7,168	10.79%	15,724	9.42%
2017 Avg Household Income	\$96,846		\$102,129		\$93,049	
2017 Med Household Income	\$73,549		\$78,300		\$67,590	
2017 Occupied Housing	9,862		66,455		166,983	
Owner Occupied	4,873	49.41%	40,509	60.96%	90,131	53.98%
Renter Occupied	4,989	50.59%	25,946	39.04%	76,852	46.02%
2010 Housing Units	10,142		67,976		170,568	
1 Unit	5,778	56.97%	52,218	76.82%	122,709	71.94%
2 - 4 Units	471	4.64%	3,189	4.69%	9,853	5.78%
5 - 19 Units	2,053	20.24%	6,727	9.90%	20,401	11.96%
20+ Units	1,840	18.14%	5,842	8.59%	17,605	10.32%
2017 Housing Value	4,872		40,509		90,132	
<\$100,000	19	0.39%	486	1.20%	1,188	1.32%
\$100,000 - \$200,000	5	0.10%	61	0.15%	330	0.37%
\$200,000 - \$300,000	19	0.39%	349	0.86%	2,875	3.19%
\$300,000 - \$400,000	141	2.89%	2,061	5.09%	9,062	10.05%
\$400,000 - \$500,000	611	12.54%	5,245	12.95%	14,910	16.54%
\$500,000 - \$1,000,000	2,680	55.01%	23,111	57.05%	45,412	50.38%
\$1,000,000+	1,397	28.67%	9,196	22.70%	16,355	18.15%
2017 Median Home Value	\$806,156		\$760,752		\$683,883	
2017 Housing Units by Yr Built	10,148		68,557		172,615	
Built 2010+	196	1.93%	1,994	2.91%	4,942	2.86%
Built 2000 - 2010	566	5.58%	2,753	4.02%	7,668	4.44%
Built 1990 - 1999	735	7.24%	3,968	5.79%	9,393	5.44%
Built 1980 - 1989	1,013	9.98%	4,994	7.28%	15,935	9.23%
Built 1970 - 1979	1,829	18.02%	7,278	10.62%	19,349	11.21%
Built 1960 - 1969	1,793	17.67%	10,251	14.95%	25,356	14.69%
Built 1950 - 1959	2,105	20.74%	18,261	26.64%	37,617	21.79%
Built <1949	1,911	18.83%	19,058	27.80%	52,355	30.33%
2017 Median Year Built	1965		1957		1958	



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