

FOR LEASE

2632 E Washington Blvd, Pasadena, CA

URGENT CARE AVAILABLE
ST. LUKE HOSPITAL, PASADENA
2,646 SF



DENLEY
INVESTMENT & MANAGEMENT COMPANY

DENLEY INVESTMENT & MANAGEMENT
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URGENT CARE

FOR LEASE

Available SF	2,646 SF
Monthly Rate	\$2.00 - 4.00/SF, NNN
Occupancy	Immediate
Term	5 – 10 Years

Features

- Part of larger planned Medical Mall development
- Existing emergency room, turn-key operation
- Dense Medical zone & trade area
- Ample parking
- Scalable rent structure

Demographics

- 3-mile population of 138,657 (2014 Estimate)
- 3-mile median age of 40.50 years
- 3-mile median household income of \$71,047



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INTERIOR PHOTOS



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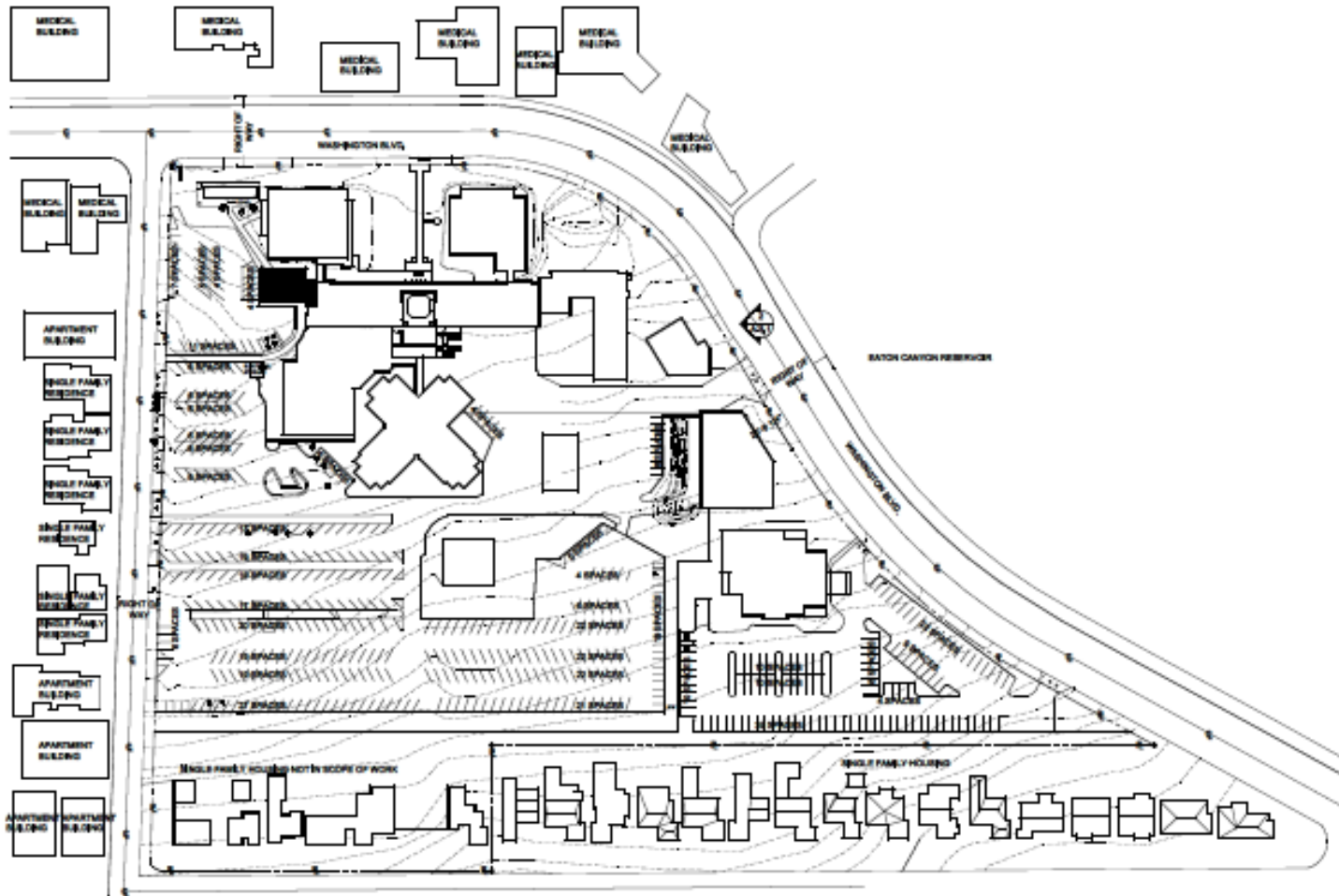
INTERIOR PHOTOS



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SITE PLAN



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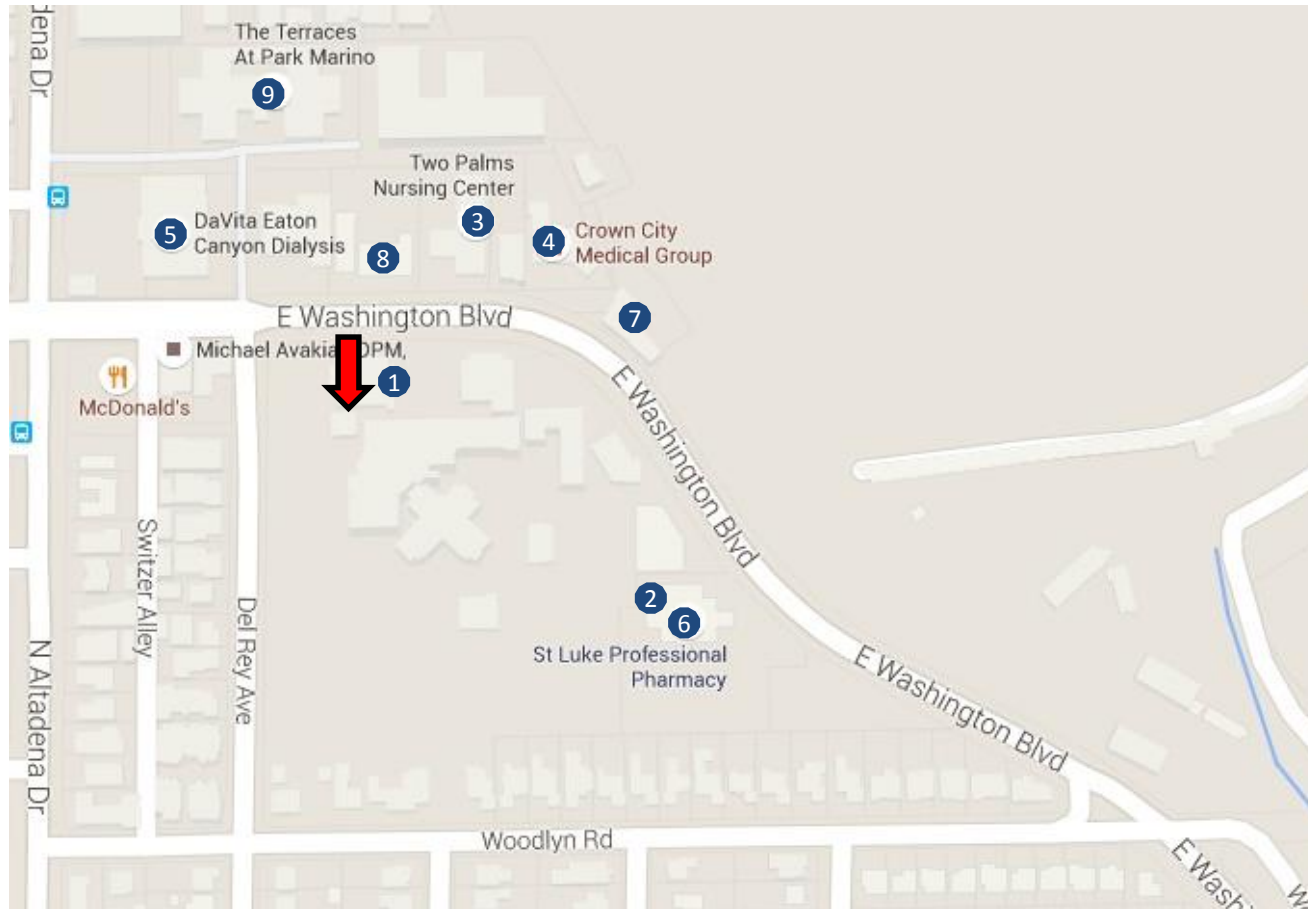
AERIAL MAP



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LOCAL MEDICAL



2632 E WASHINGTON BLVD

1. St. Luke Hospital
2. Eaton Canyon Medical Offices
3. Two Palms Nursing Center
4. Crown City Medical Group
5. Davita Eaton Canyon Dialysis
6. St. Luke Professional Pharmacy
7. Microskin USA
8. Risser Orthopaedic Group
9. The Terraces at Park Marino

No warranty or representation is made to the accuracy of the information enclosed. Terms of lease are subject to change or withdrawal without notice.

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AREA OVERVIEW

