

MEDICAL OFFICE BUILDING FOR SALE OR FOR LEASE

4-STORY BUILDING
+ 5 PARKING LOTS
+/- 2,308 SF - +/- 7,215 SF

6601 RUGBY AVENUE
Huntington Park, CA 90255



BUILDING SIZE: +/- 29,029 SF
LOT SIZE: +/- 9,106 SF
AVAILABLE FOR LEASE: +/- 2,308 SF - +/- 7,215 SF,
or a combined total of +/- 9,523 SF
PARKING LOT SIZE: +/- 42,710 SF

PARKING SPACES: 120 Parking spaces
BUILDING APN: 6322-019-074
PARKING LOT APN: 6322-018-031
SALE PRICE: \$8,490,000 (\$292/SF)
LEASE RATE: 2nd Floor - \$1.79/SF (Regular Office)
4th Floor - \$2.10/SF (Medical Office)

OFFERING MEMORANDUM

 **COLDWELL BANKER
COMMERCIAL** REALTY

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OFFERING SUMMARY

Building Size:	+/- 29,029 SF
Lot Size:	+/- 9,106 SF
Parking Lot Size:	+/- 42,710 SF
Sale Price:	\$8,490,000 (\$292/SF)
Lease Rate:	Suite #200 - \$1.79/SF (Regular Office) Suite #401 - \$2.10/SF (Medical Office)
Suite #200:	+/- 7,215 SF
Suite #401:	+/- 2,308 SF
Parking Spaces:	120 (111 spaces with additional 5 handicap parking spaces 4 gated parking spaces in the building)
APN - 6601 Rugby Ave: (Lease as is)	6322-019-074
APN - Parking Lot:	6322-018-031
Zoning:	HPCN*
Year Built:	1989

PROPERTY DESCRIPTION

Rare opportunity to purchase or lease a 4-story Medical Office Building located in the heart of Huntington Park. This building boasts +/- 29,029 SF of prime medical office space and ideal for medical practices, clinics, or healthcare offices. Situated in a vibrant area with convenient access to major streets and public transportation, this property is perfect for investors or medical professionals looking for a well-established medical facility. There is an opportunity for the buyer to occupy a portion of the building.

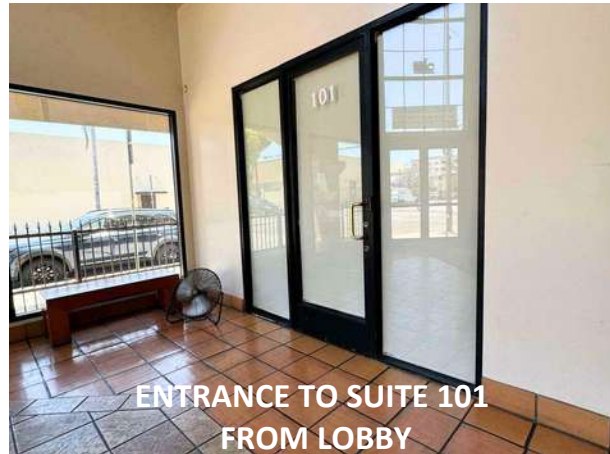
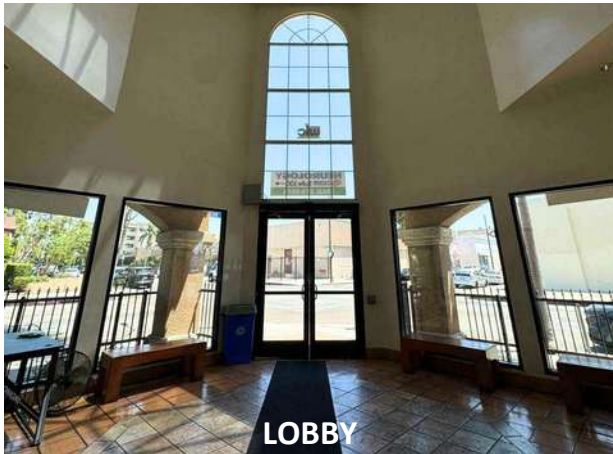
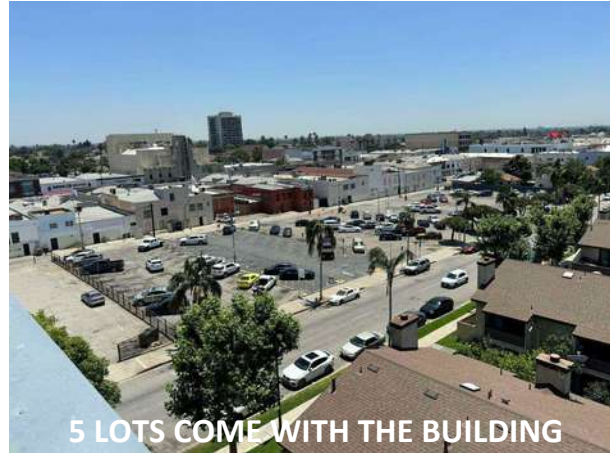
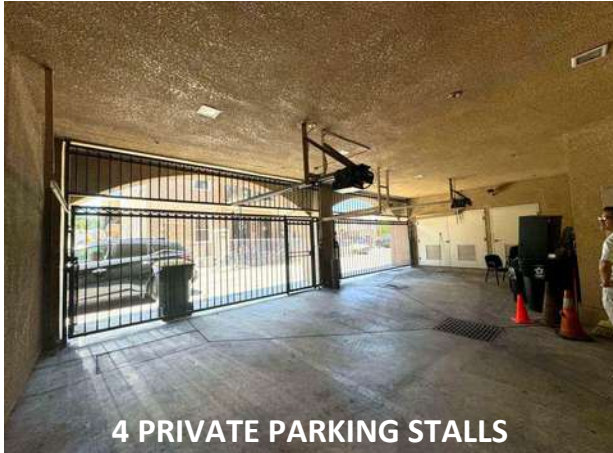
5 Parking Lots

This +/- 29,029 SF medical office building offers more than just prime space—it includes five dedicated parking lots spanning approximately 42,710 SF of land. Adding to its value, there is a potential future development opportunity if the City ever makes changes to their adjacent parking lots. The property is subject to an agreement with the City of Huntington Park, which may allow for future development on the parking lots. Contact the broker for details on this exciting possibility and to explore the full potential of this versatile asset.



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Exclusively Marketed by:

KATHI CONSTANZO, CCIM

626.898.2308

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CalDRE #02067397



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EXAMPLES OF INTERIOR MEDICAL OFFICES

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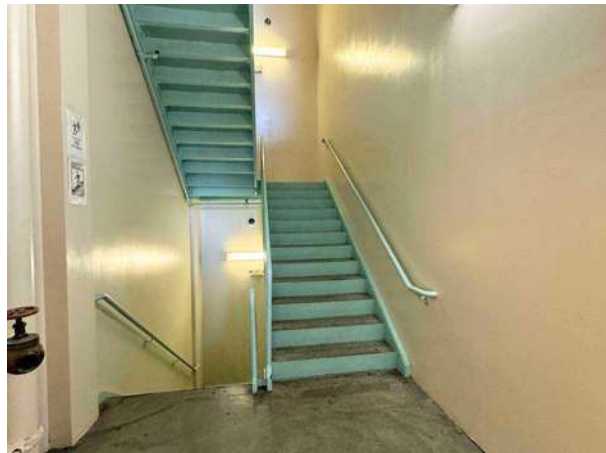
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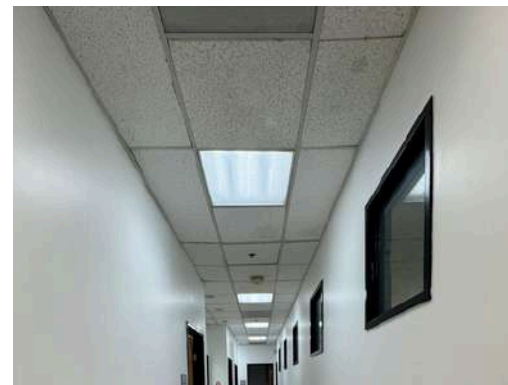
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SUITE #200 - AVAILABLE FOR LEASE

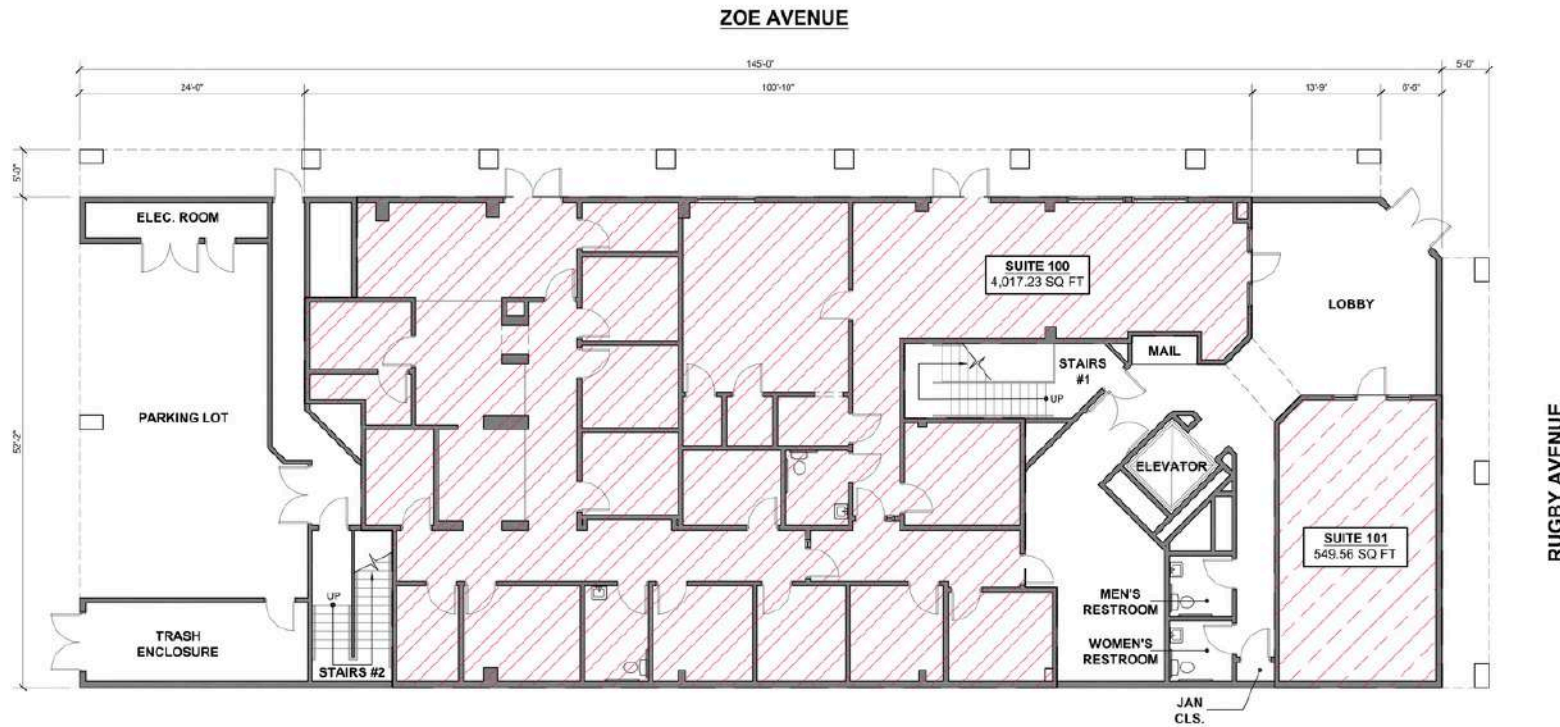


SUITE #401 & #402 - AVAILABLE FOR LEASE

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FLOOR PLAN - FIRST FLOOR



*The square footage is an approximate number and Owner makes no representation regarding the size, square footage, or configuration of space.

AREA TABLE

SPACE NAME	AREA
SUITE 100	4,017.23 SQ FT
SUITE 101	549.56 SQ FT
TOTAL 1ST FLOOR TENANT SPACE (NET ASSIGNABLE)	4,566.79 SQ FT
TOTAL 1ST FLOOR BUILDING SQ FT (GROSS)	7,543.04 SQ FT

NOTE:
THE DIMENSIONS ARE BASED UPON FIELD REVIEW WITH AN INDUSTRY STANDARD MEASURING DEVICE. DIMENSIONS AND SQUARE FOOTAGES WILL VARY

EXISTING TENANT SPACES - 1ST FLOOR

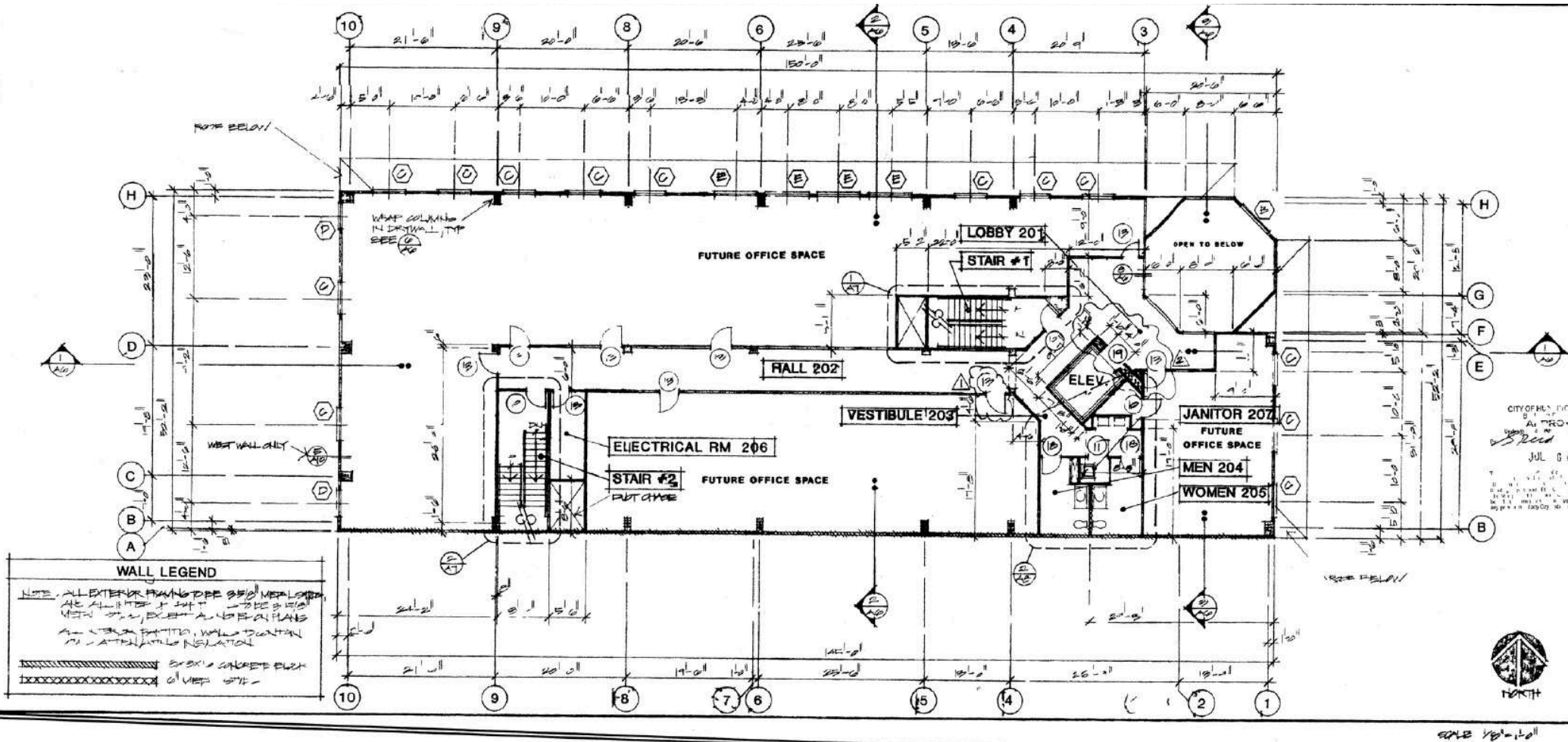
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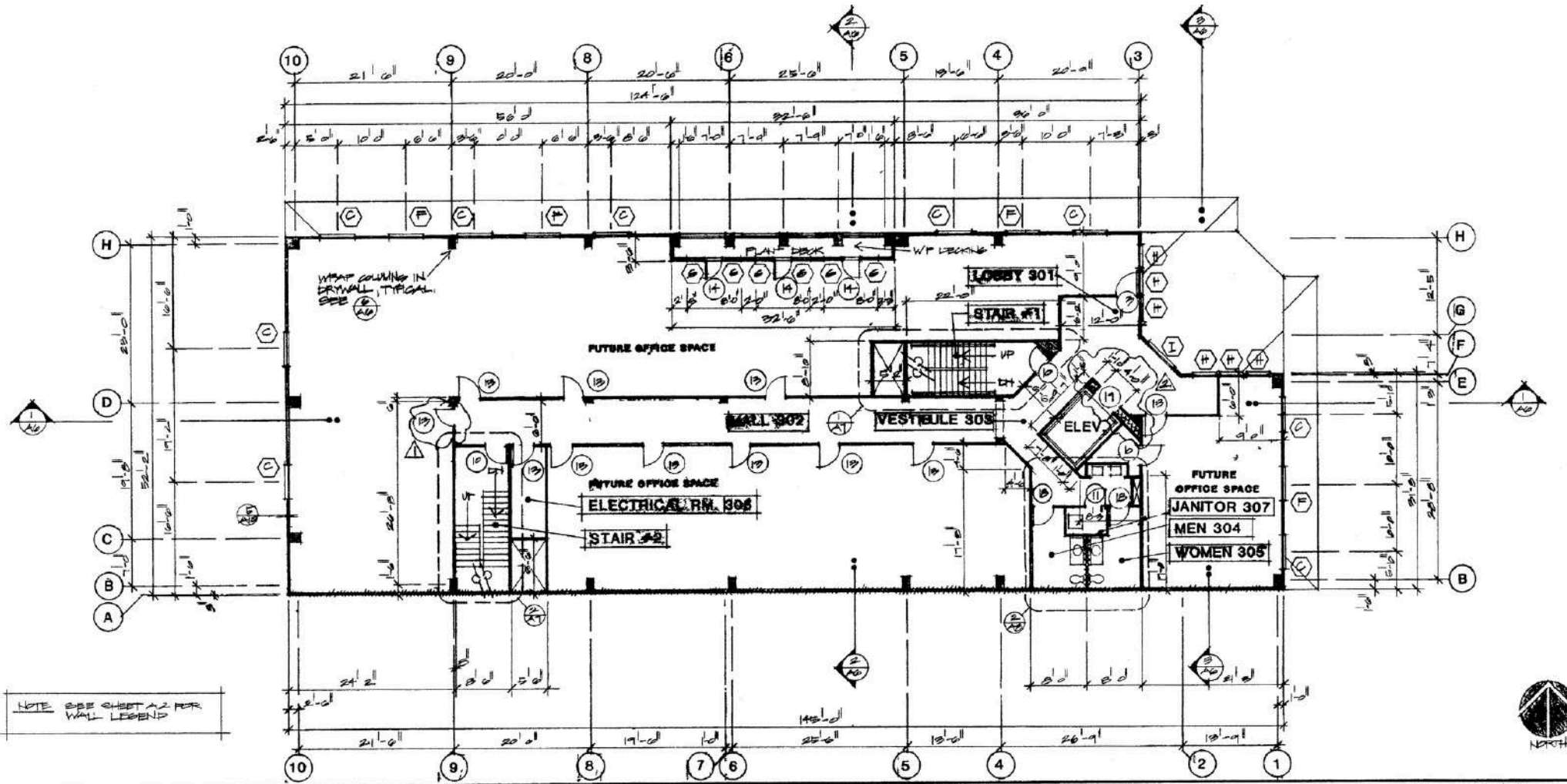
BLUEPRINT - SECOND FLOOR



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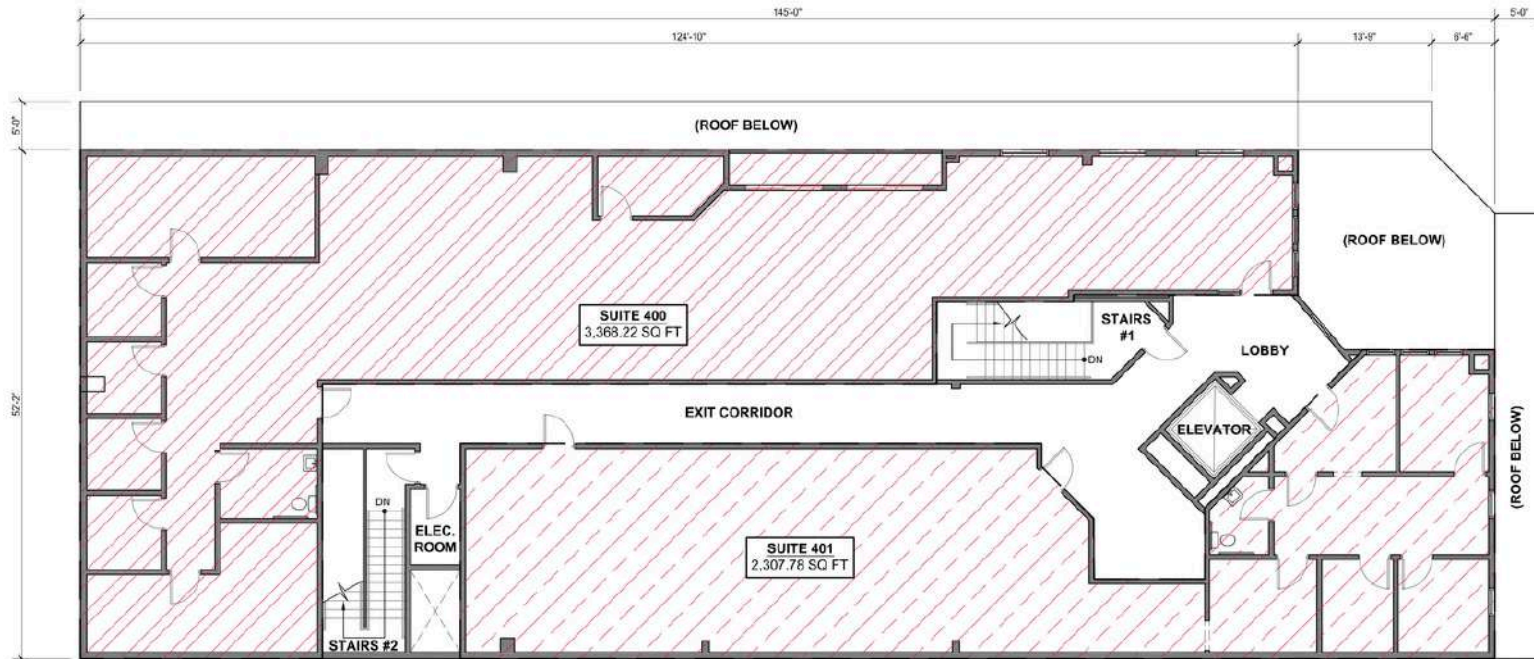
BLUEPRINT - THIRD FLOOR



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FLOOR PLAN - FOURTH FLOOR

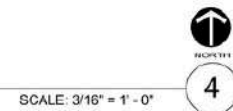


AREA TABLE

SPACE NAME	AREA
SUITE 400	3,368.22 SQ FT
SUITE 401	2,307.78 SQ FT
TOTAL 4TH FLOOR TENANT SPACE (NET ASSIGNABLE)	5,676.00 SQ FT
TOTAL 4TH FLOOR BUILDING SQ FT (GROSS)	7,162.18 SQ FT

NOTE:
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EXISTING TENANT SPACES - 4TH FLOOR

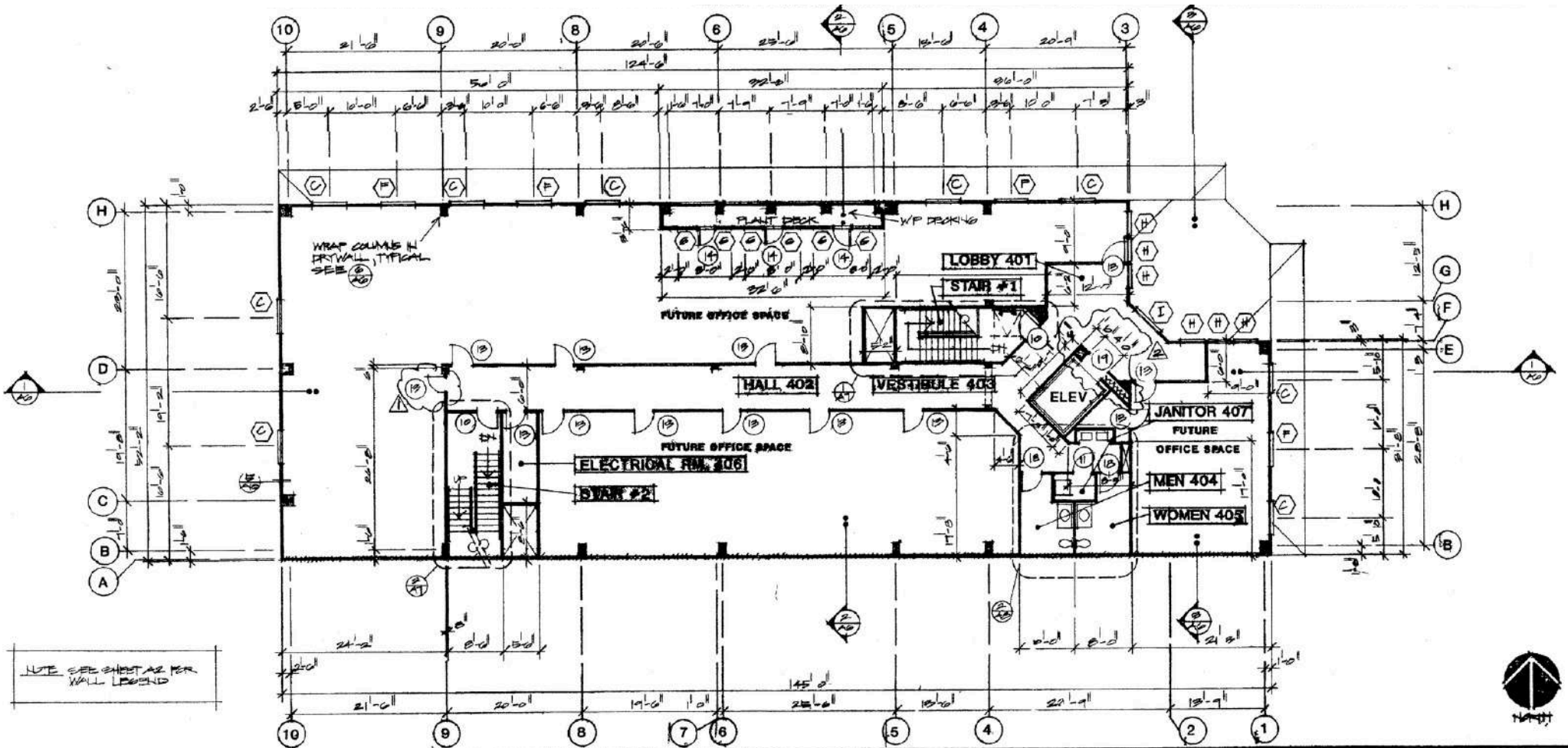


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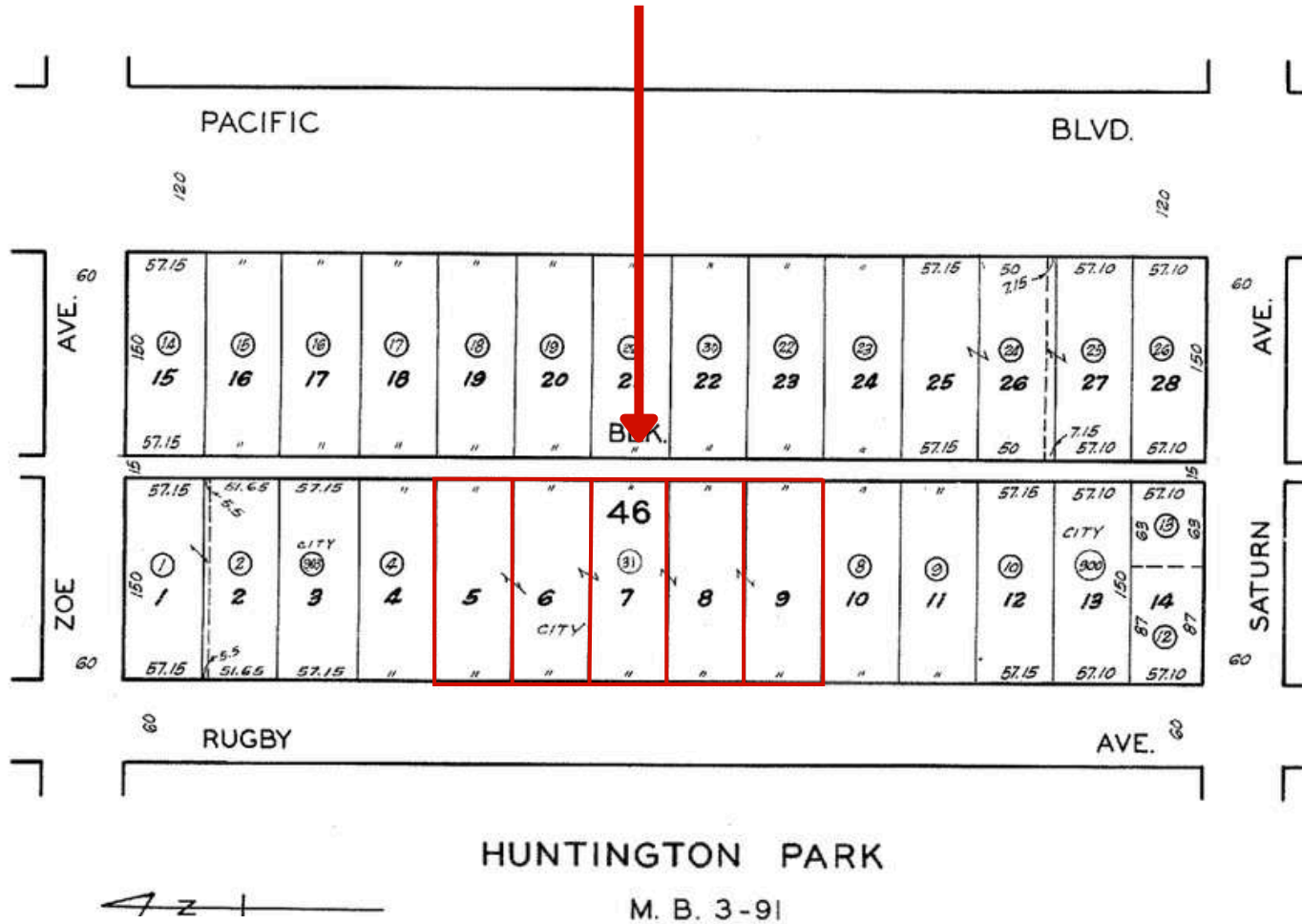
BLUEPRINT - FOURTH FLOOR



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INCLUDED PARKING LOTS - BLOCK 46, PARKING LOTS, 5, 6, 7, 8 AND 9



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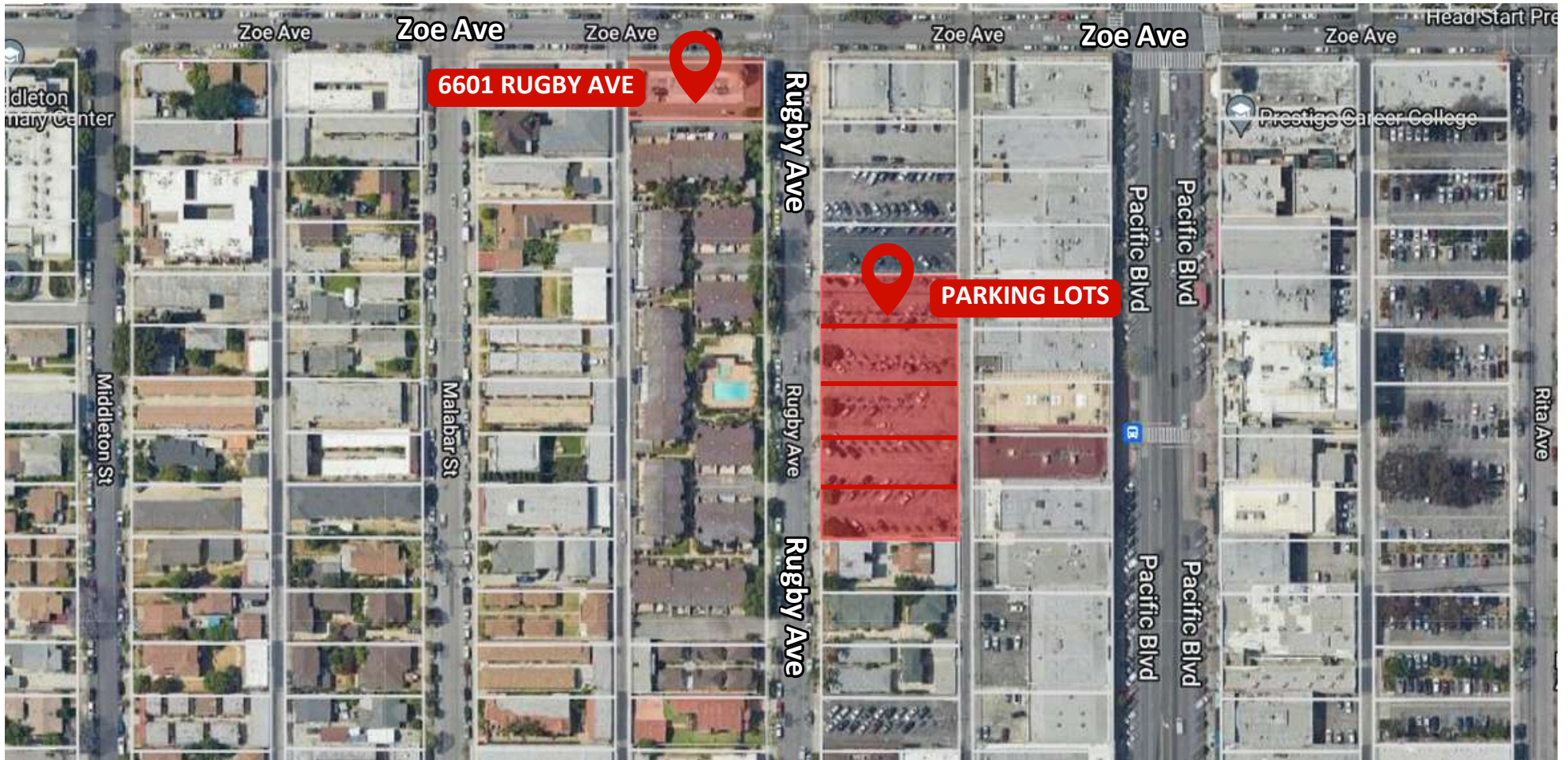
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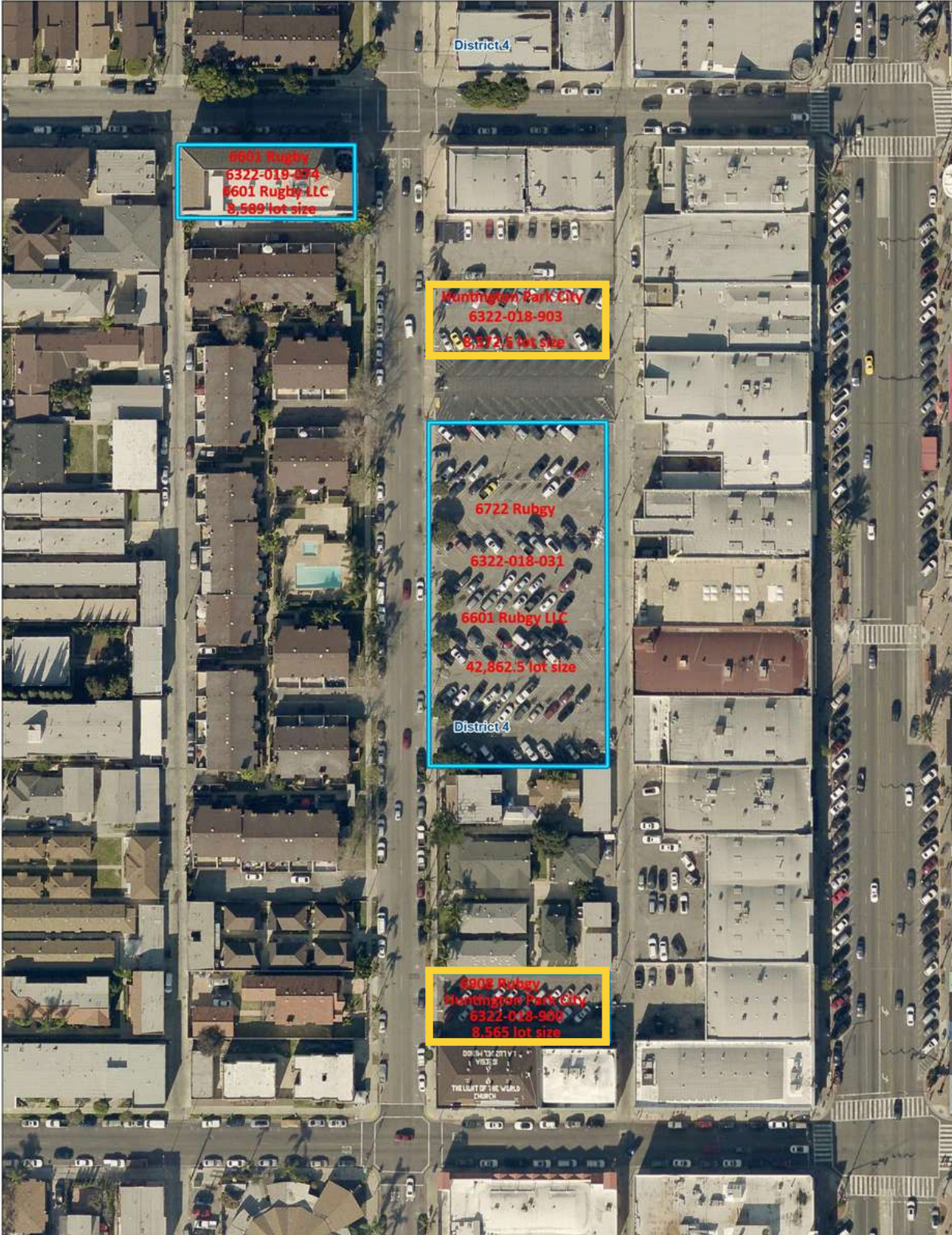
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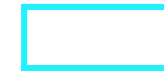
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LEGEND:



Parking Lots for the City of Huntington Park



Parking Lots for the Building

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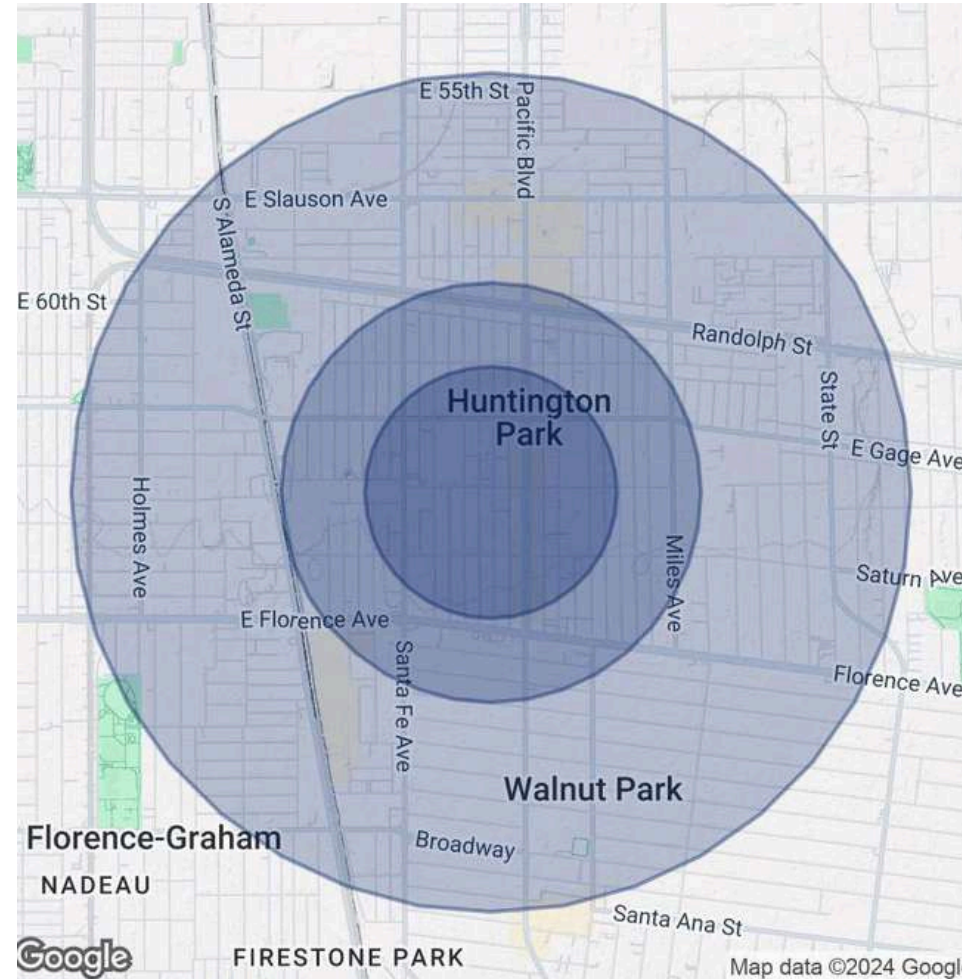
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DEMOGRAPHICS

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	7,240	19,856	53,450
Average Age	37	37	37
Average Age (Male)	36	35	36
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,194	5,796	14,579
# of Persons per HH	3.3	3.4	3.7
Average HH Income	\$65,457	\$65,760	\$74,281
Average House Value	\$680,686	\$693,257	\$671,133

Demographics data derived from AlphaMap



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