

RARE STANDALONE +/- 4,967 SF MEDICAL OFFICE BUILDING FOR LEASE

2693 E WASHINGTON BLVD, PASADENA, CA 91107



BUILDING SIZE: ±4,967 SF
LOT SIZE: ±17,687 SF
LEASE RATE: \$2.40/SF Modified Full Service

APN: 5751-005-044
ZONING: Commercial Limited (CL)
PARKING: 28 FREE parking spaces

OFFERING MEMORANDUM

 **COLDWELL BANKER
COMMERCIAL** REALTY

OFFERING SUMMARY

ADDRESS	2693 E Washington Blvd, Pasadena, CA 91107
LEASE RATE	\$2.40/SF Modified Full Service*
BUILDING SF	±4,967 SF
LAND SF	±17,687 SF
APN	5751-005-044
PARKING	28 FREE parking spaces (2 are handicap)
LAND USE	Standalone Medical Office
ZONING	Commercial Limited (CL)

*Modified Full Service: Tenant pays for their separately metered electricity, water, interior janitorial + \$0.50/SF OPEX. Owner pays the property taxes, building insurance, HVAC and maintenance, maintenance of roof, exterior walls, parking lot, exterior lighting.

PROPERTY DESCRIPTION

This exceptional ±4,967 RSF standalone medical office building offers an incredible opportunity to occupy a Standalone Medical Office Building in the highly desirable Northeast Pasadena medical corridor. Situated on a generous ±17,687 SF lot, the property features a dedicated parking field with 28 free spaces, including 2 ADA-compliant stalls, providing convenient access for both patients and staff.

Designed with efficiency and patient care in mind, the interior boasts a highly functional layout with a spacious reception area highlighted with abundant natural lighting and above building standard materials. The facility includes 8 well-appointed exam rooms, 2 expansive doctor's offices each with private en-suite bathrooms and showers, a dedicated manager's office, and a professional conference room.

Additional features include a fully equipped physical therapy room, X-ray room, laundry room, kitchen/staff break area, and a total of 8 restrooms throughout the building—supporting a wide range of medical and wellness uses.

Ideal for a medical user looking to occupy a turnkey medical facility in a premier location. This asset combines functionality, visibility, and long-term value in one of Pasadena's most sought-after healthcare hubs.



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RECEPTION AREA



RECEPTION CHECK-OUT AREA

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Property Photos | 2693 E Washington Blvd, Pasadena, CA 91107

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EXAM ROOM



EXAM ROOM



EXAM ROOM



RESTROOM

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DOCTOR'S OFFICE



DOCTOR'S PRIVATE RESTROOM



PARKING LOT



VIEW FROM PARKING LOT

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Location Map | 2693 E Washington Blvd, Pasadena, CA 91107

FOR LEASE

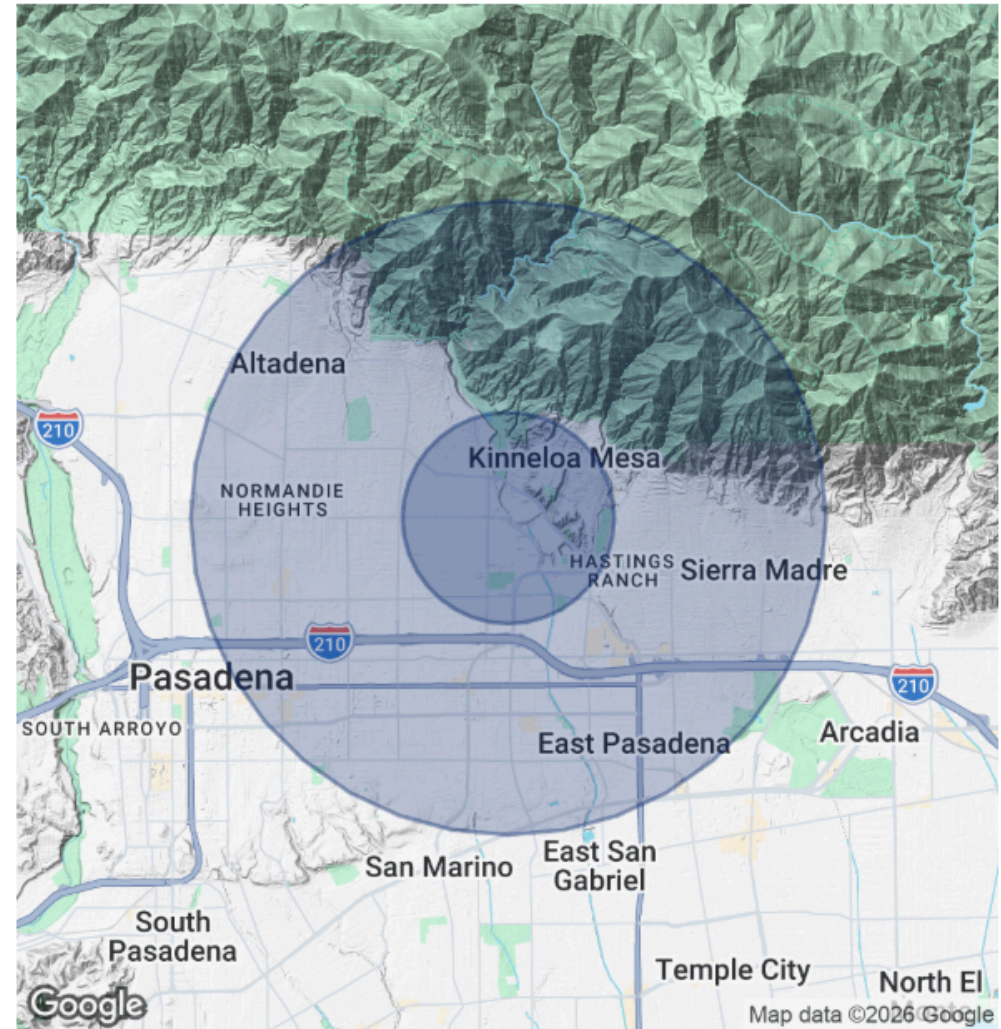
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,480	129,477	320,063
Average Age	49.7	43.7	42.9
Average Age (Male)	48.7	42.4	41.6
Average Age (Female)	48.8	45	44.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,098	52,426	122,368
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$179,643	\$153,361	\$157,064
Average House Value	\$1,260,862	\$1,237,832	\$1,278,638

2023 American Community Survey (ACS)



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