

Douglas Park Medical

✚ MEDICAL SUITE FOR LEASE



**MED
WEST**
REALTY

Lic # 02161402

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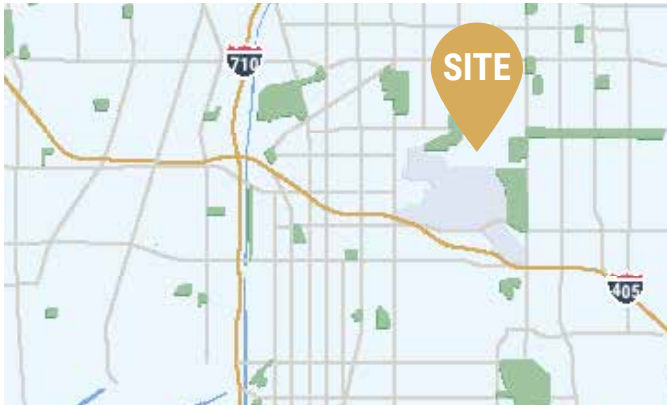
**3828 Schaufele Ave.
Long Beach, CA**



3828 SCHAUFELE AVE

Located within Long Beach's premier Douglas Park master-planned community, 3828 Schaufele Avenue offers healthcare providers a highly visible medical office opportunity with immediate access to the I-405, I-605, SR-22, and I-710 freeways via Lakewood Boulevard. Anchored by MemorialCare Medical Group and surrounded by six major hospitals within a five-mile radius — including Long Beach Memorial Medical Center and Miller Children's & Women's Hospital — the building sits at the center of an active medical referral network serving Long Beach, Lakewood, Los Alamitos, Cypress, and Seal Beach.

Positioned in a densely populated and affluent patient market, the property offers an ideal setting for providers looking to establish or expand a practice. With a modern 2015-built footprint, ample physician parking, and a tenant mix that includes retina, orthopedic, neurosurgery, and primary care groups, 3828 Schaufele Avenue presents an exceptional leasing opportunity in the heart of Long Beach's Douglas Park medical community.



PROMINENT LOCATION & ACCESSIBILITY

- Direct access to the I-405, I-605, and I-710 freeways, with proximity to the SR-22
- Adjacent to Long Beach Airport (LGB) for convenient regional access



IDEAL MARKET & SITE LOCATION

- The proximity to major thoroughfares enables this location to conveniently serve:
 - 576,000 patients within a 15 minute drive time
- Four major hospitals within a 5-mile radius of the property



BUILDING HIGHLIGHTS

- Excellent tenant mix
- 50,618 SF Class A medical office building
- Convenient surface parking
- Professional ownership and property management

Estimate 15 Min Drive

POPULATION ESTIMATES

576,439

>17 121,994

18-44 224,634

AVERAGE HOUSEHOLD INCOME

\$119,205.78

45-64 149,499

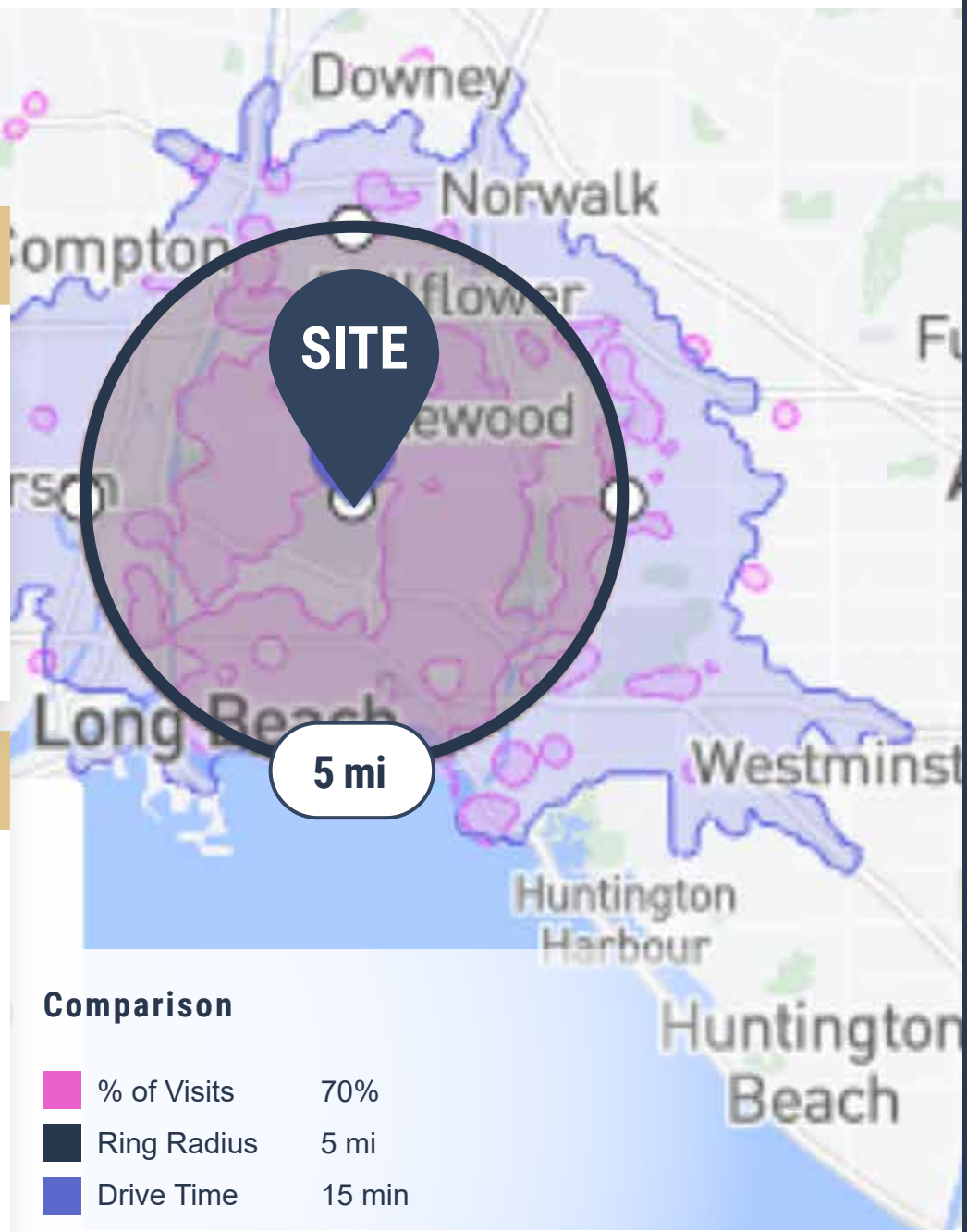
65+ 108,126

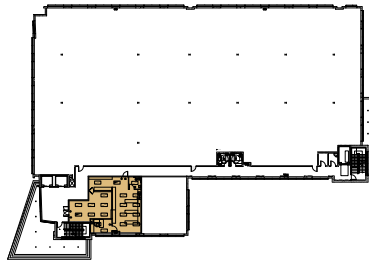
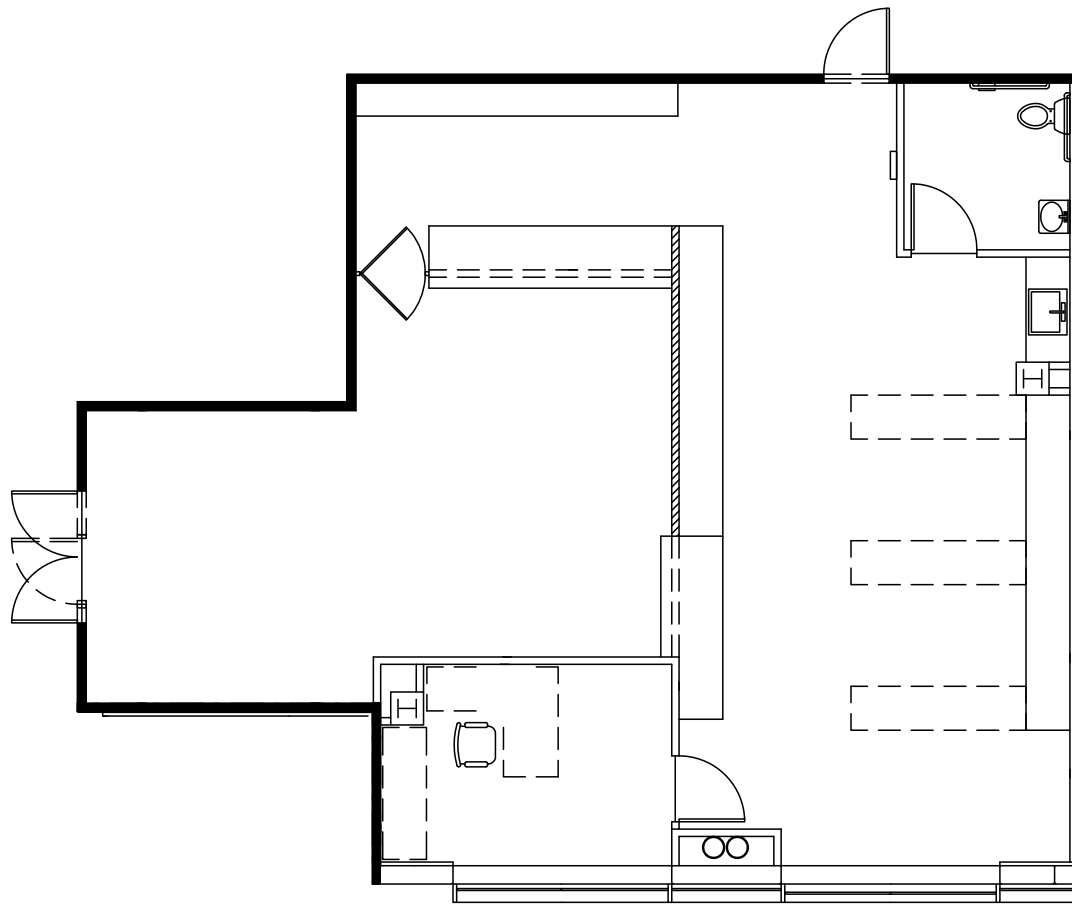
Data Source:  Placer.ai

PAYOR MIX Within 15 Min Drive

COMMERCIAL	7.9%
EMPLOYER BASED	50.4%
GOVERNMENT	29.5%
MULTIPLE	4.4%
SELF PAY	7.8%

Data Source:  Placer.ai





AVAILABLE SUITE

Suite 260 - 1,566 RSF

SUITE DESCRIPTION

Previous Pharmacy Use. Lobby, Service Counter, Private Office, and Staff Restroom.

ASKING LEASE RATE

\$3.95 NNN

Virtual Floor Plan
CLICK OR SCAN





N LAKEWOOD BLVD

31,600
cars/day

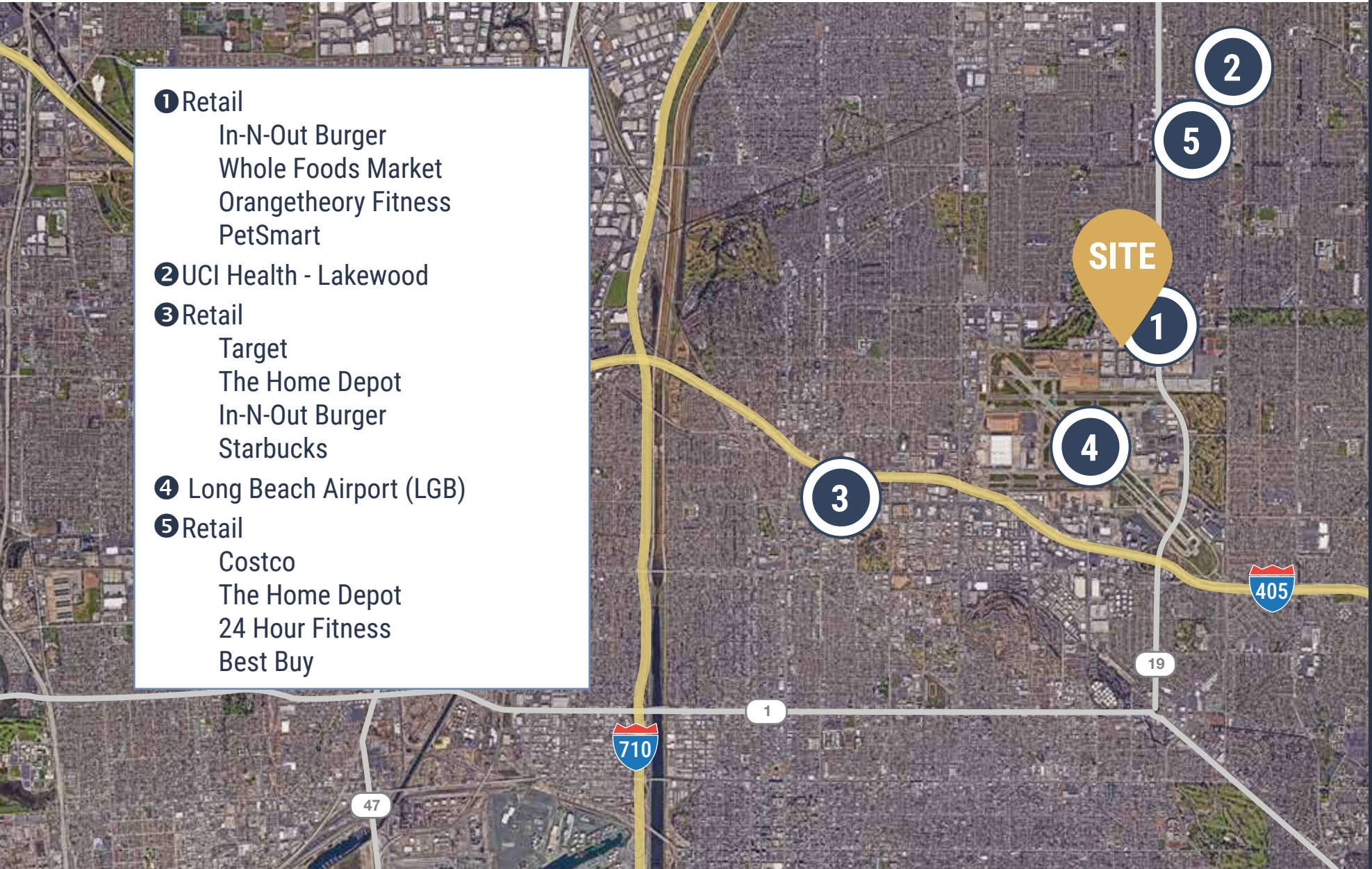
SITE

6,500
cars/day

COVER ST

LOCAL HOSPITAL DISTANCE MAP





- 1** Retail
 - In-N-Out Burger
 - Whole Foods Market
 - Orangetheory Fitness
 - PetSmart
- 2** UCI Health - Lakewood
- 3** Retail
 - Target
 - The Home Depot
 - In-N-Out Burger
 - Starbucks
- 4** Long Beach Airport (LGB)
- 5** Retail
 - Costco
 - The Home Depot
 - 24 Hour Fitness
 - Best Buy



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