

CLASS A MEDICAL OFFICE **FOR LEASE**

Newly Constructed Modern Medical Office Building | ±5,000 SF - ±31,585 SF Available



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LOS ANGELES - LONG BEACH, INC.

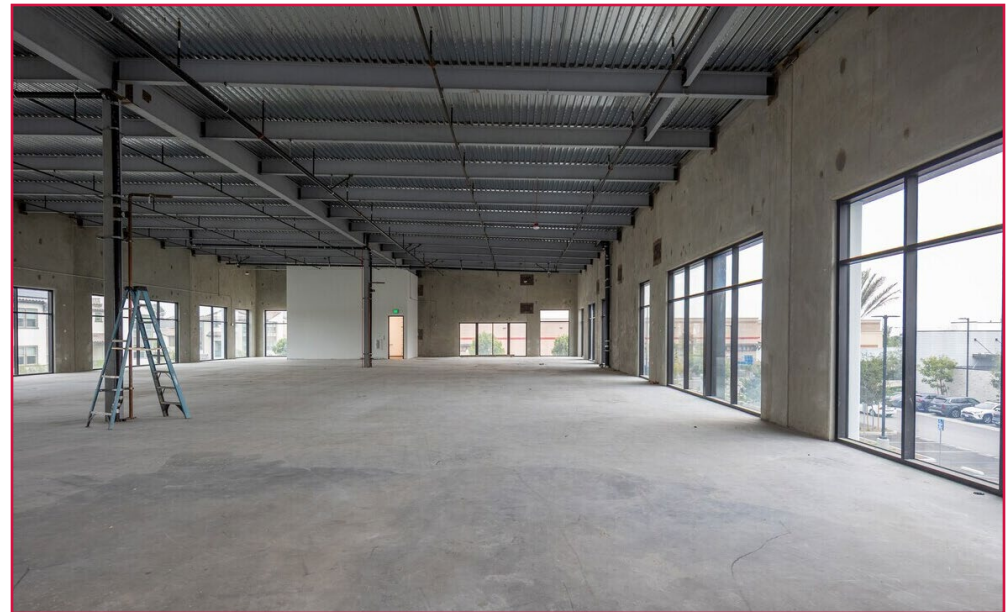
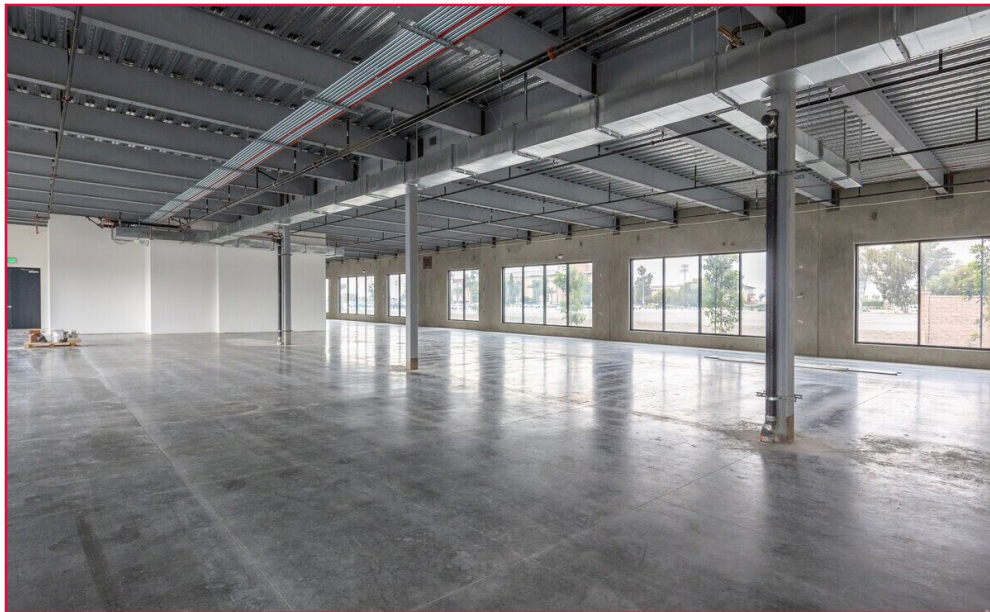
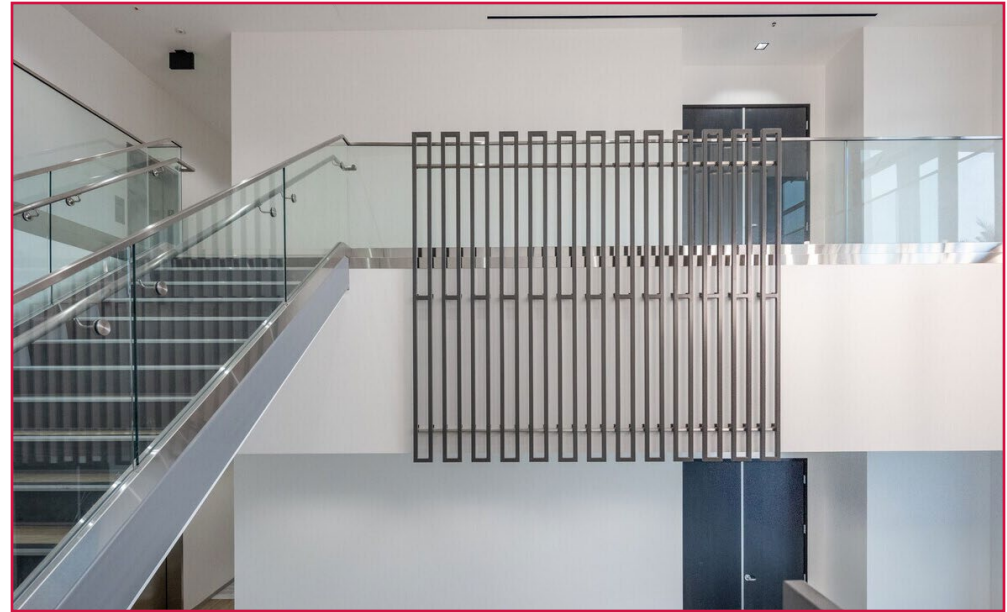
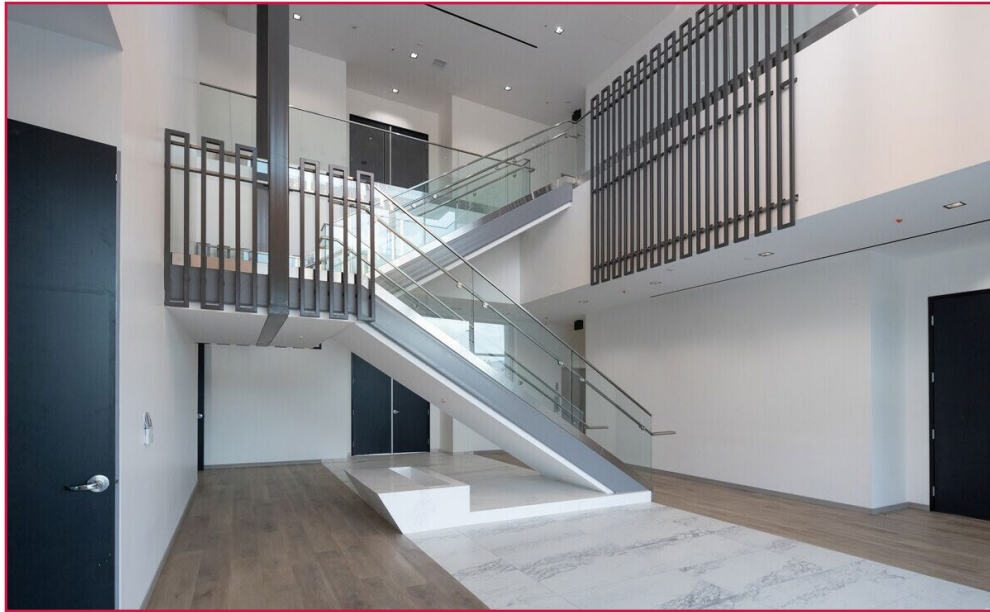
DRE # 01069854

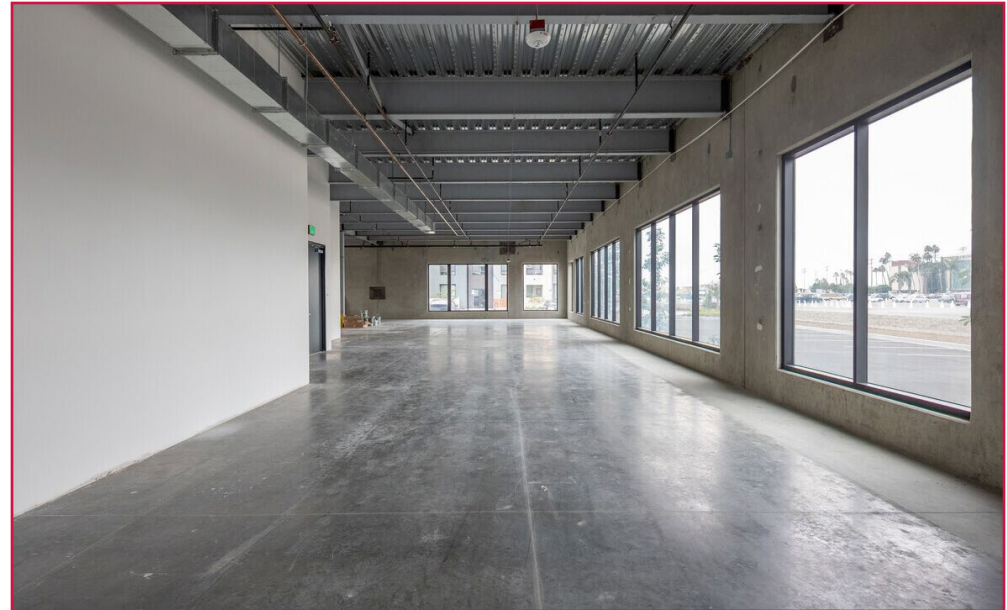
5000 E Spring St., Suite 600,
Long Beach, CA 90815

PROPERTY HIGHLIGHTS

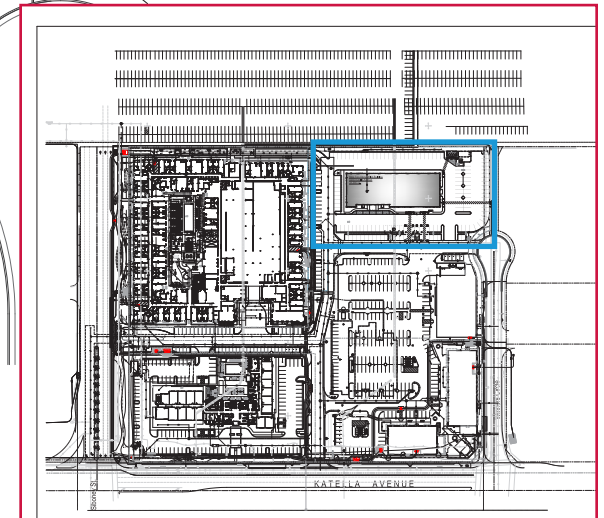
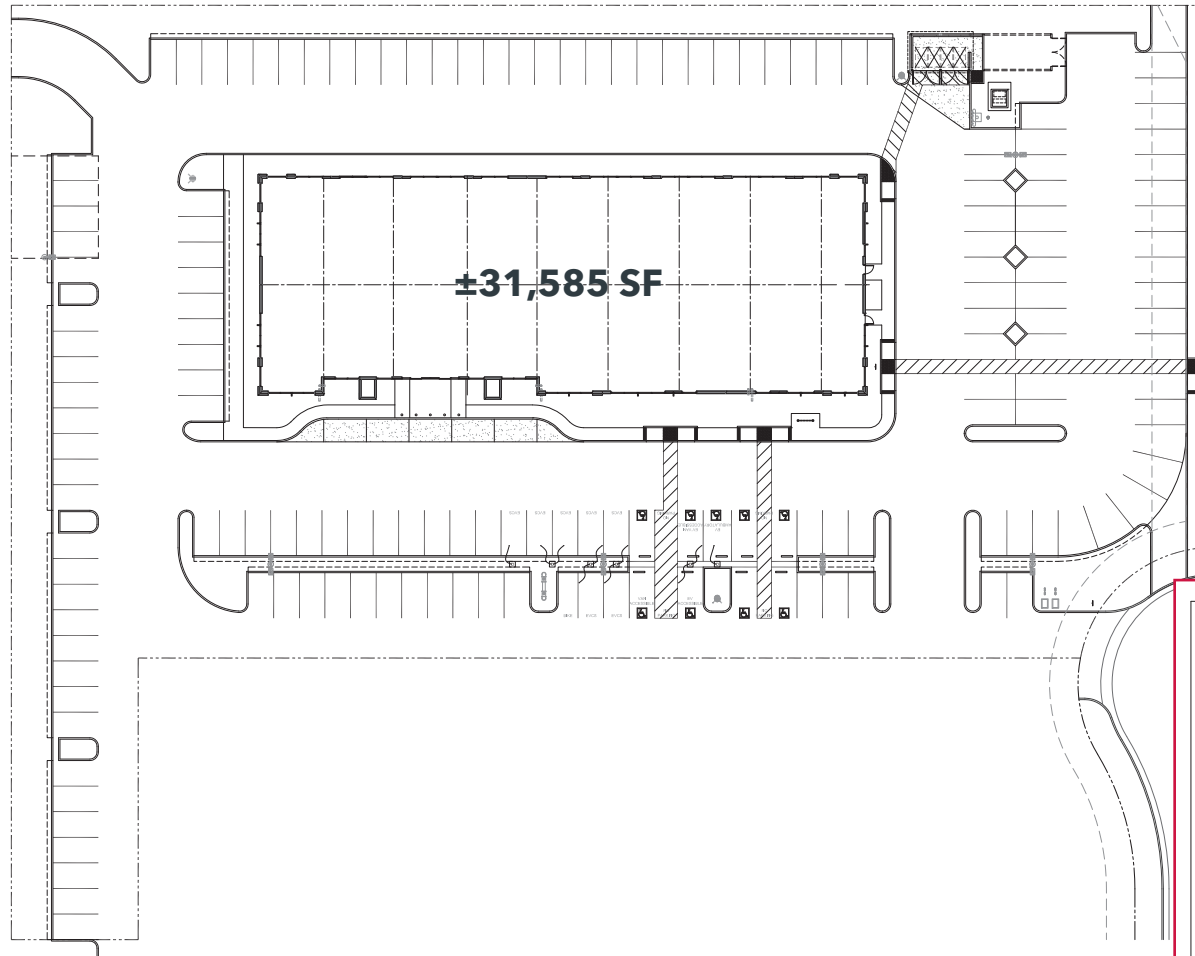
- ±5,000 SF - ±31,585 SF across two stories available
- Newly constructed Class A medical office building
- Completed in 2025
- Delivered in shell condition, allowing full customization
- Designed specifically for medical and healthcare users
- Free surface parking with a strong 5.0/1,000 SF ratio
- Excellent on-site circulation and patient-friendly access
- Modern architectural design with strong street presence
- Elevator-served building
- Ideal for owner-users or multi-tenant medical occupancy
- Efficient floor plates suitable for a range of medical specialties
- Located in a professionally planned business environment



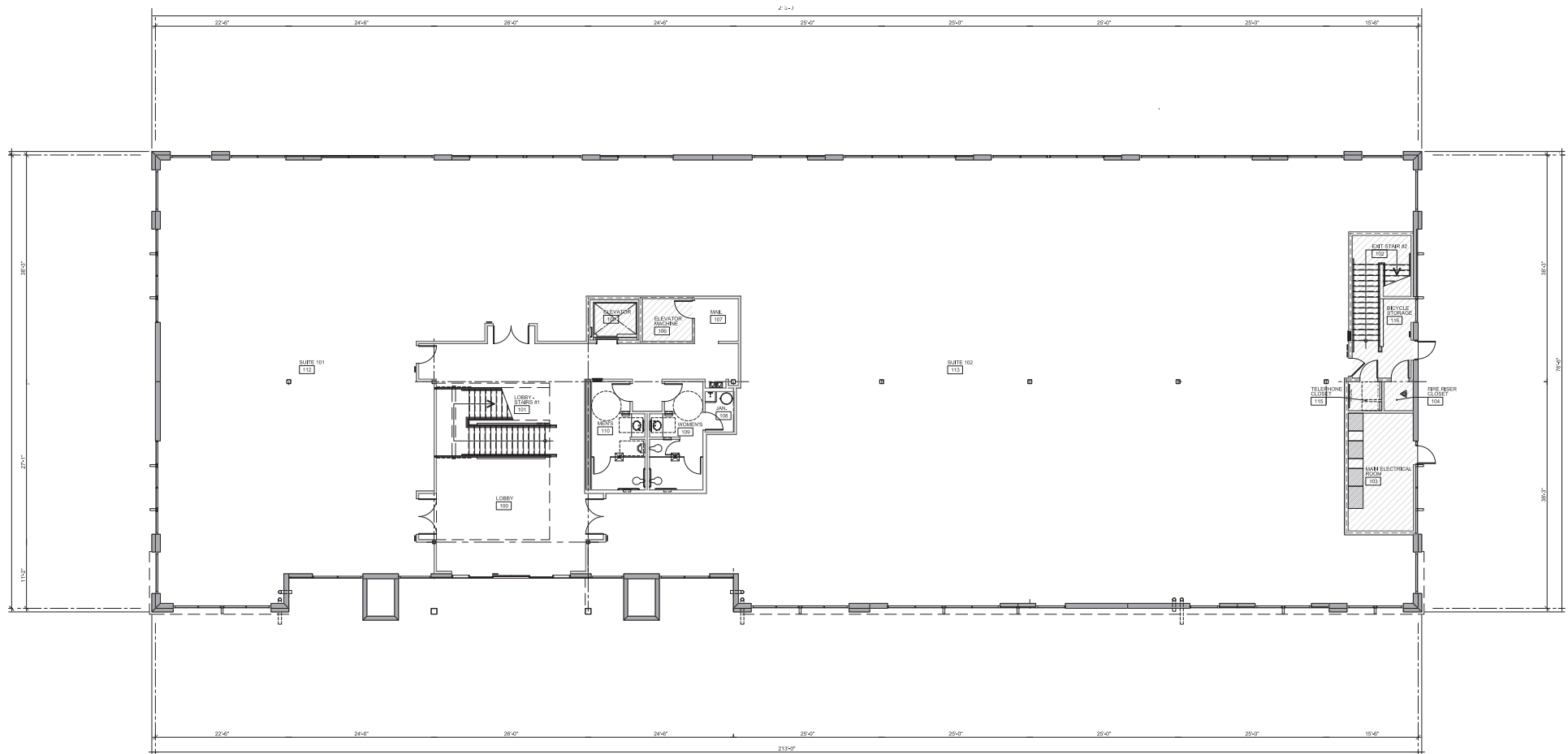




SITE PLAN



This plan and its measurements are approximate and not up to scale.
It is the responsibility of the buyer/lessor to verify the property's measurements independently.

1ST FLOOR - FLOOR PLAN

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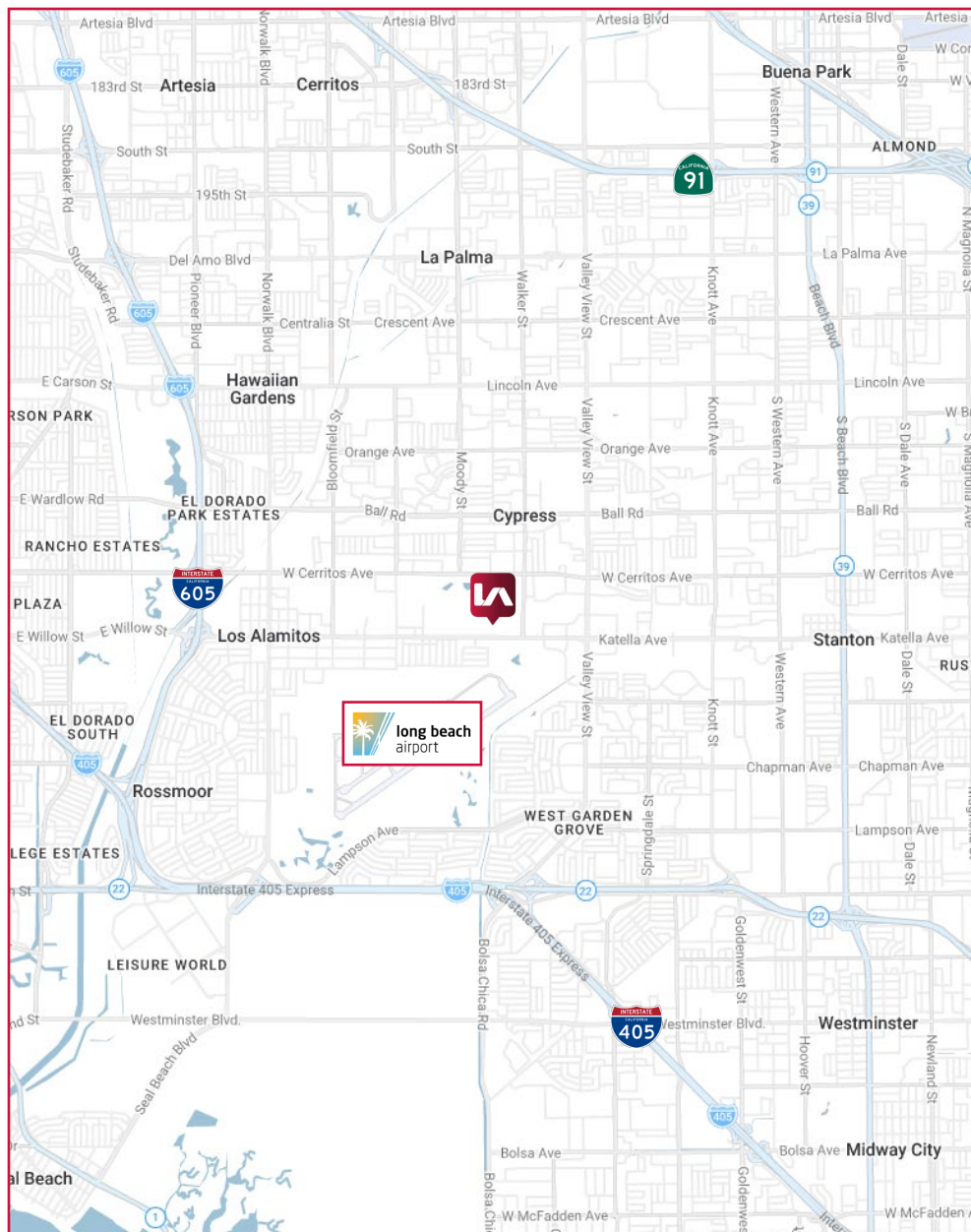
Architectural floor plan of the 2nd floor. The plan shows a large central hall (SUITE 202) and a smaller hall (SUITE 201) on the left. A central core contains restrooms (MEN 210, WOMEN 209), a janitor's closet (JAN 208), and a storage room (STOR 207). A lobby (LOBBY 200) with stairs (LOBBY STAIRS #1) is adjacent to the core. A patio (PATIO 211) is located at the bottom center. A staircase (EAST STAIR #2) is on the right. The plan includes dimensions: 22'-0", 24'-0", 26'-0", 24'-0", 21'-0", 25'-0", 25'-0", 15'-0" along the top and bottom, and 76'-0" along the left and right sides.



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PROPERTY DEMOGRAPHICS

		1 mile	3 miles	5 miles
Population	2020 Population	11,899	199,722	553,975
	2024 Population	11,342	193,526	538,241
	2029 Population Projection	11,141	190,352	528,537
	Annual Growth 2020-2024	-1.2%	-0.8%	-0.7%
Households	2020 Households	3,955	64,192	176,776
	2024 Households	3,750	61,829	170,786
	2029 Household Projection	3,679	60,727	167,423
	Annual Growth 2024-2029	-0.4%	-0.4%	-0.4%
Income		1 mile	3 miles	5 miles
	Avg Household Income	\$135,995	\$123,483	\$116,237
	Median Household Income	\$114,629	\$99,487	\$91,727
	\$50,000 - 75,000	415	8,018	23,289
	\$75,000 - 100,000	468	7,746	22,207
	\$100,000 - 125,000	546	7,195	18,373
	\$125,000 - 150,000	379	5,175	14,419
	\$150,000 - 200,000	622	8,591	20,896
	\$200,000+	647	9,794	24,356

AMENITIES MAP



ABOUT **CYPRESS**

Cypress is a charming city located in Orange County, California, with a population of around 50,000 residents. Known for its small-town feel and community-oriented atmosphere, Cypress offers a unique blend of suburban living and easy access to urban amenities. The city is home to several parks, trails, and recreational facilities, making it an ideal place for families and outdoor enthusiasts.

The area around 5255 Katella Avenue in Cypress is a bustling hub of activity, with several local attractions and amenities nearby. The Cypress College campus is within walking distance, offering a range of academic programs and community events. Additionally, the Cypress Shopping Center and other retail destinations are just a short drive away, providing access to shopping, dining, and entertainment options. The city's central location also makes it easy to explore nearby attractions in Los Angeles and Long Beach

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