



REAL ESTATE SERVICES
TRUSTED SINCE 1962

Medical Office Property
For Sale & For Lease

6520 Irwindale Ave, Irwindale CA 91702



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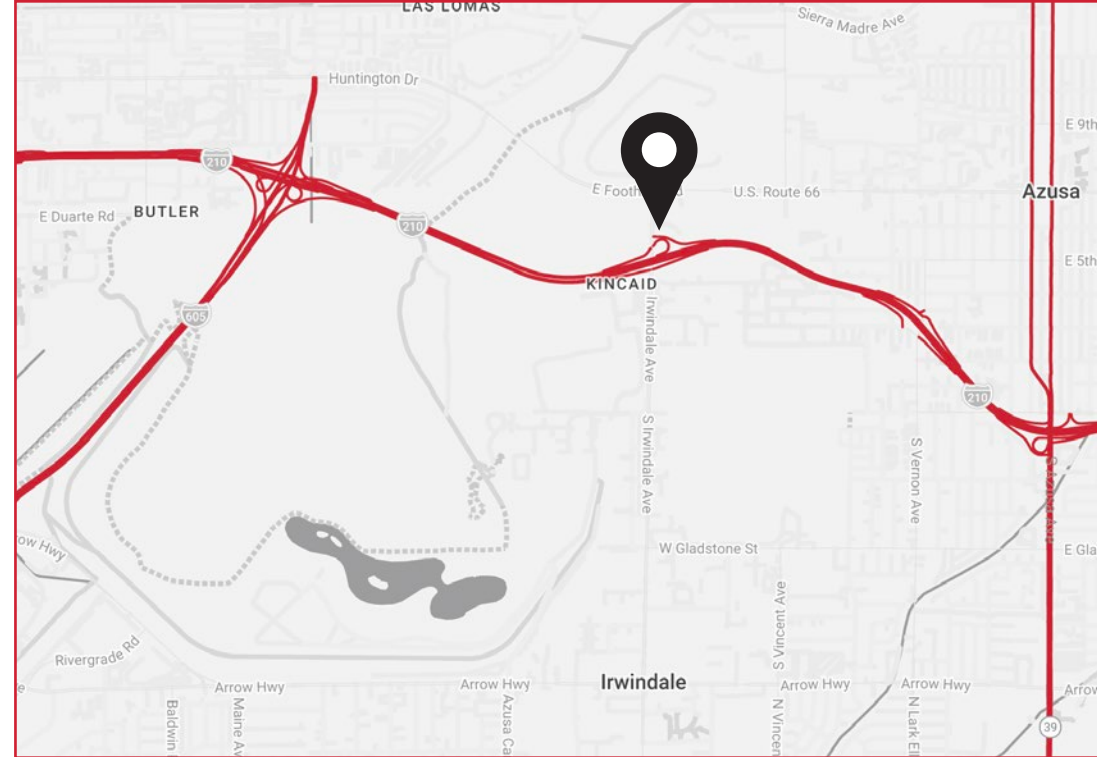
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Offering Summary

SALE PRICE	\$5,250,000
BUILDING SIZE	20,960 SF
PRICE/BSF	\$250
LOT SIZE	46,413 SF
YEAR BUILT	1990
ZONING	M1
PARKING SPACE	58 surface
CURRENT CAP RATE	5.01%
PROFORMA CAP RATE	6.5%



Property Overview

6520 Irwindale Avenue is a well-maintained **20,960-square-foot medical office building** strategically located in the heart of Irwindale, California. Situated on a **46,413-square-foot parcel**, the property offers a strong healthcare tenancy anchored by **Concentra Urgent Care**, a nationally recognized provider of occupational medicine and urgent care services.

The property's established medical tenancy provides a stable foundation while benefiting from consistent patient traffic generated by its anchor tenant. Its functional layout and medical office design make it well-suited for a variety of healthcare providers and complementary medical services.

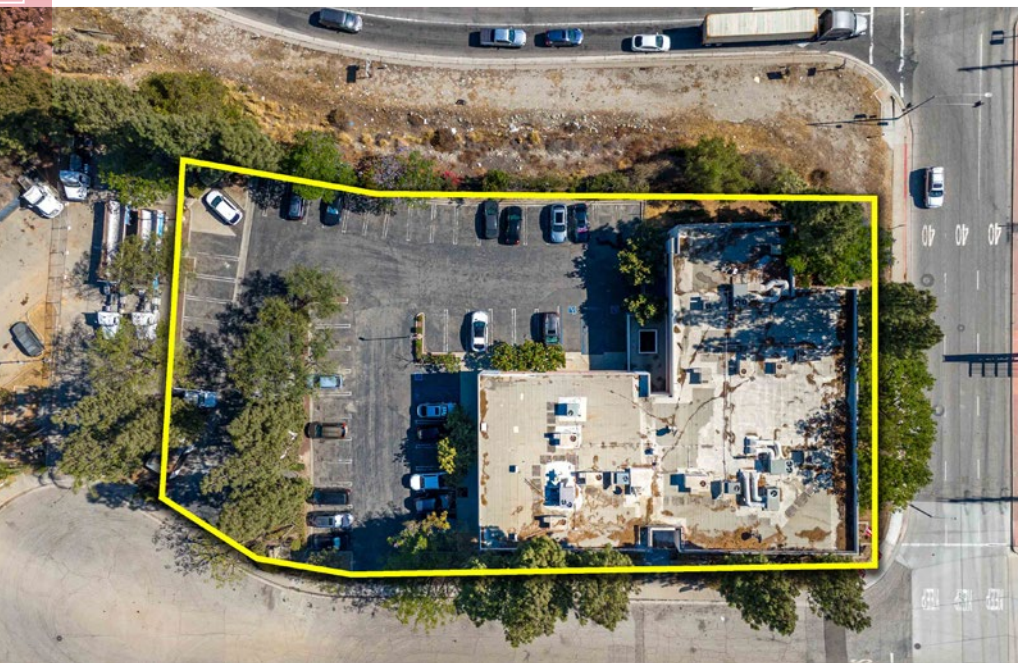
Ideally positioned with convenient access to major transportation corridors, the property serves the surrounding San Gabriel Valley and benefits from excellent visibility from the 10 Freeway, accessibility, and a dense population base. The combination of a high-quality anchor tenant, strategic location, and sizable land parcel makes 6520 Irwindale Avenue an attractive investment opportunity with long-term income potential. Rent roll and expenses available upon request.

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.

Offering Summary

Available for Lease

SUITE	SF	ASKING RENT
130	1,000 SF	\$2.50 Modified Gross
215	2,500 SF	\$2.50 Modified Gross



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Property Photos - Exterior



Property Photos - Exterior



Property Photos - Exterior



Property Photos - Interior

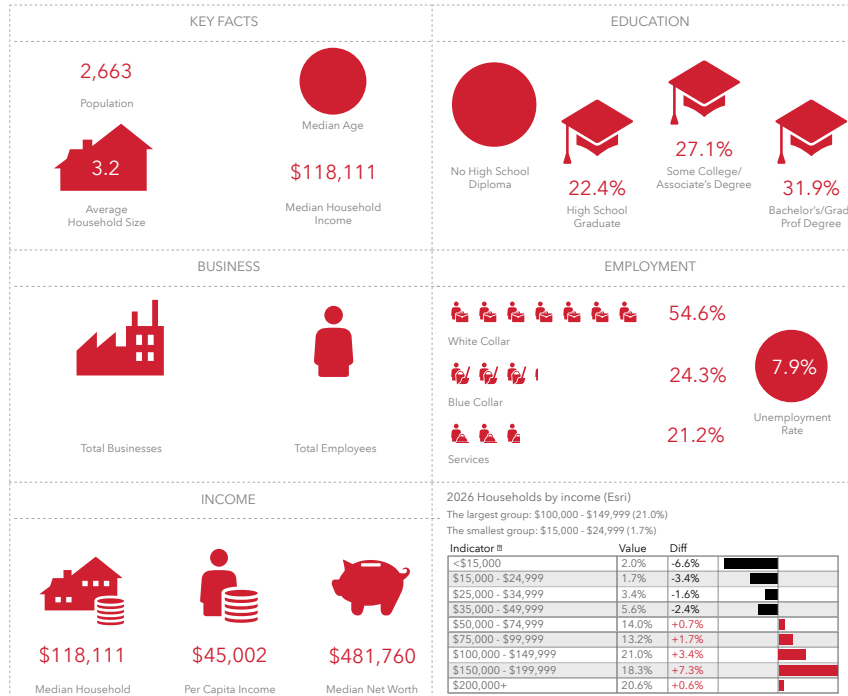


Location Map

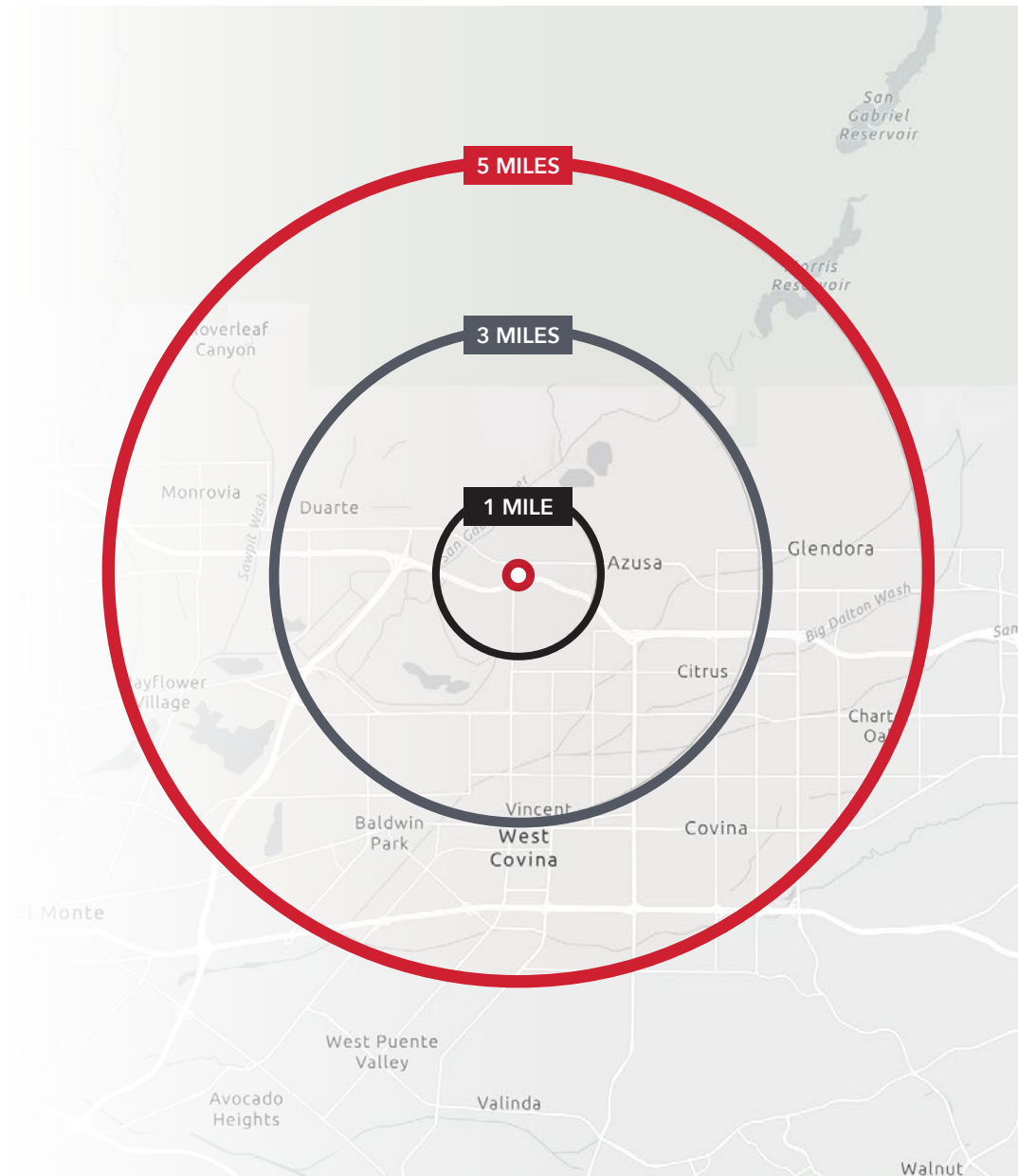


Demographics

1-MILE RADIUS SNAPSHOT



2026 SUMMARY	1 MILE	3 MILES	5 MILES
Population	2,663	116,279	344,261
Households	834	35,503	110,525
Families	646	26,627	82,400
Average Household Size	3.18	3.17	3.06
Owner Occupied Housing Units	568	21,527	63,550
Renter Occupied Housing Units	266	13,976	46,975
Median Age	40.2	38.0	39.1
Median Household Income	\$118,111	\$97,091	\$101,032
Average Household Income	\$144,145	\$122,244	\$130,372



For more information, please contact:

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