



51 | FIFTH AVENUE

ARCADIA, CA 91006

2nd & 3rd Floor



PROPERTIES

The Area's Best

CREATIVE

Medical Office Space Value

+/- 5,757

divisible rentable square feet of medical office space available

ACCESSIBILITY

medical office space in integrated health network community

PARKING

sufficient parking with free stalls

AVAILABLE

see floor plan for suite availability



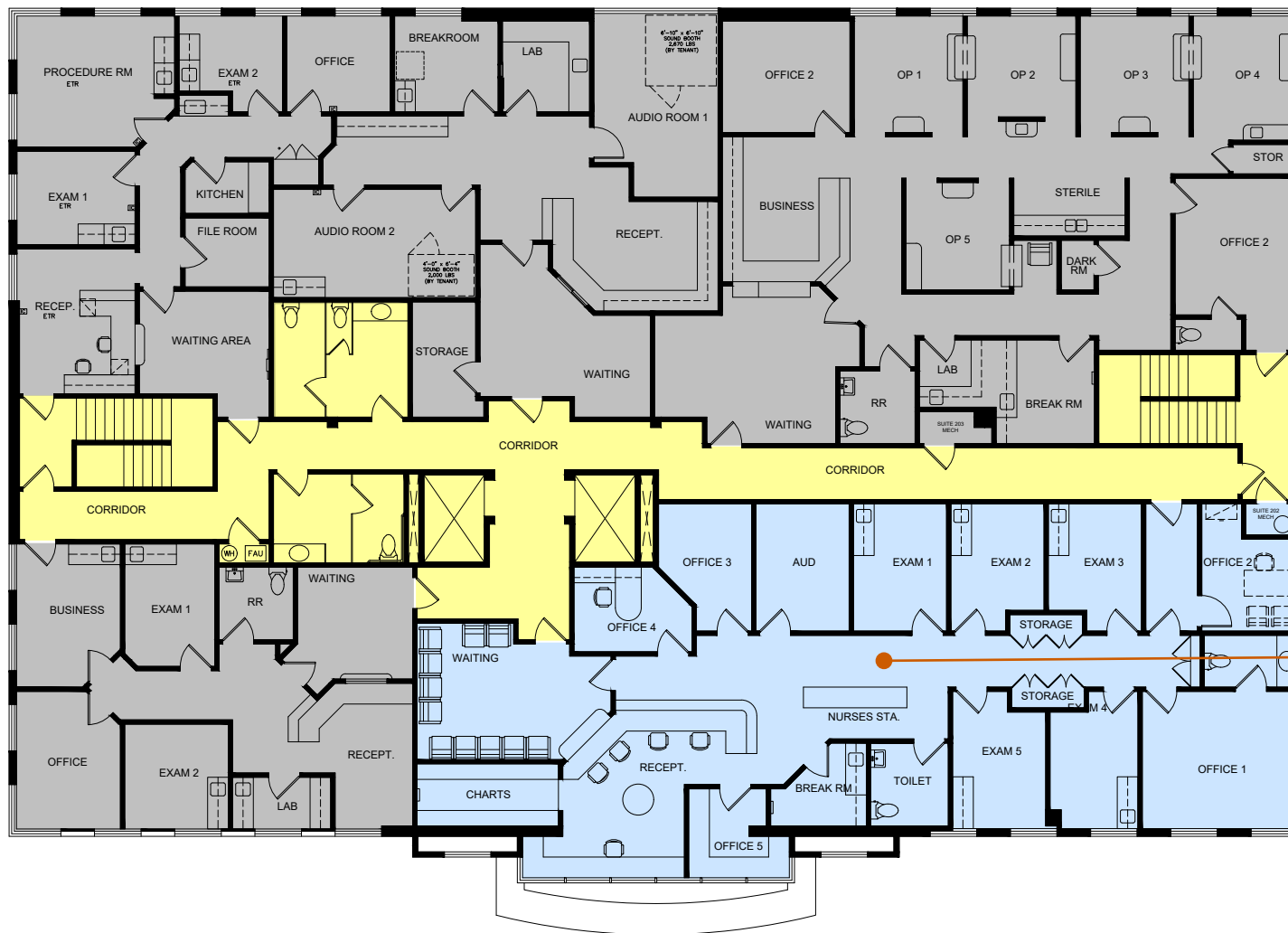
SITE PLAN



FLOOR PLAN

Suite 202

Existing

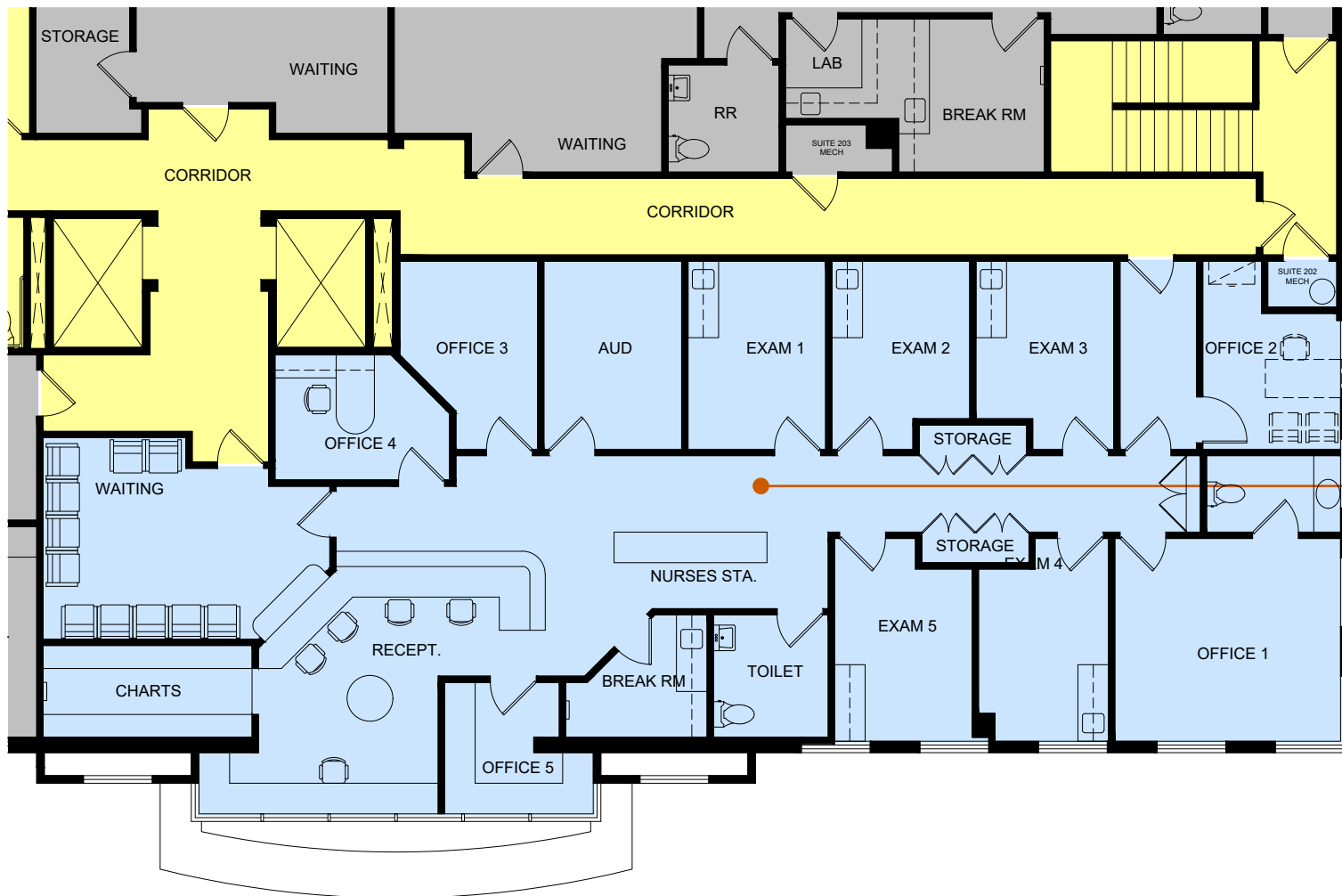


Suite 202
2,899 rsf / 2,570 usf
Available: Now

FLOOR PLAN

Suite 202

Existing

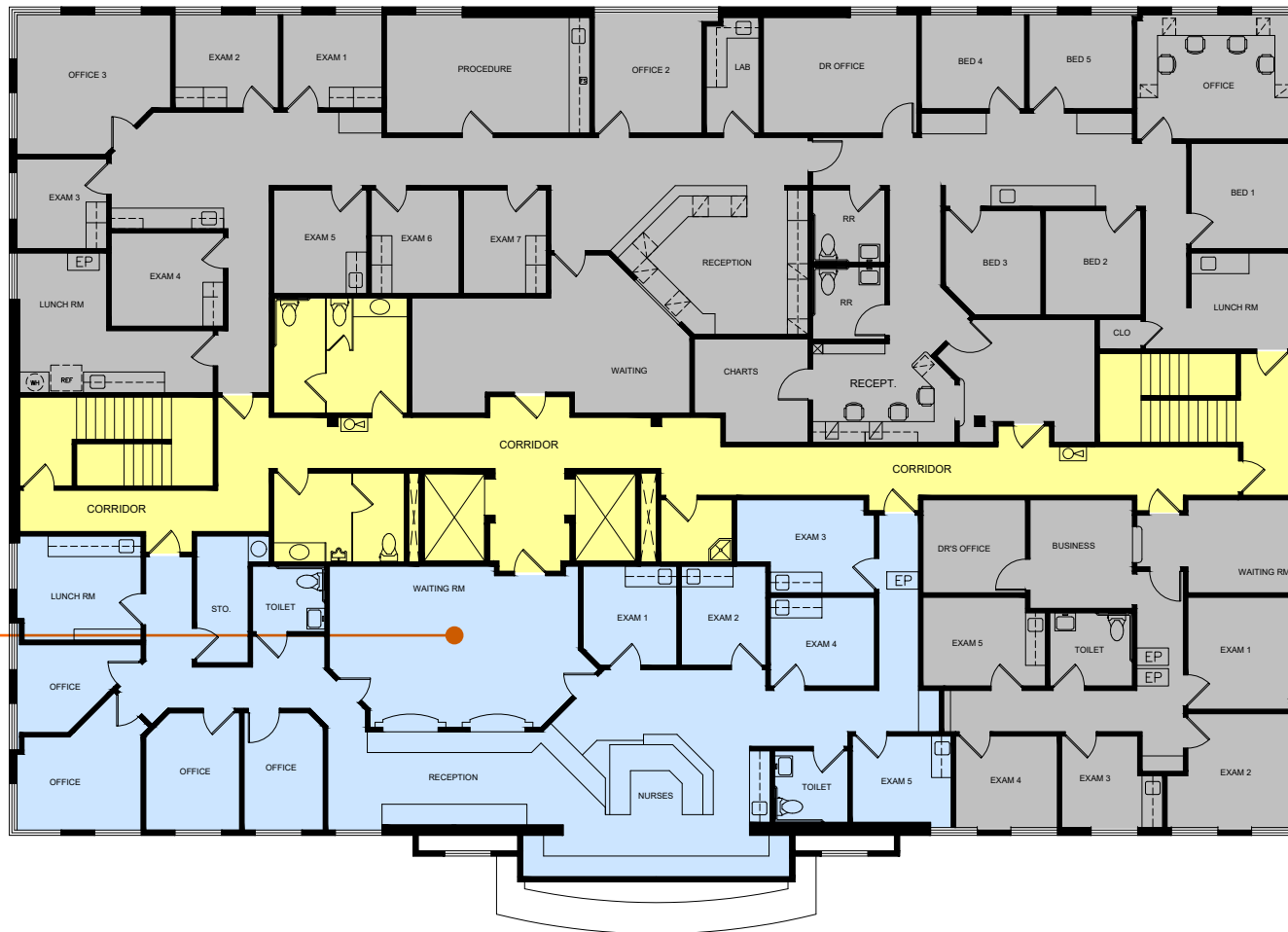


Suite 202
2,899 rsf / 2,570 usf
Available: Now

FLOOR PLAN

Suite 303

Existing



Suite 303
2,858 rsf / 2,533 usf
Available: Now

Note: All walls shown are existing.



FLOOR PLAN

Suite 303

Existing

Suite 303
2,858 rsf / 2,533 usf
Available: Now

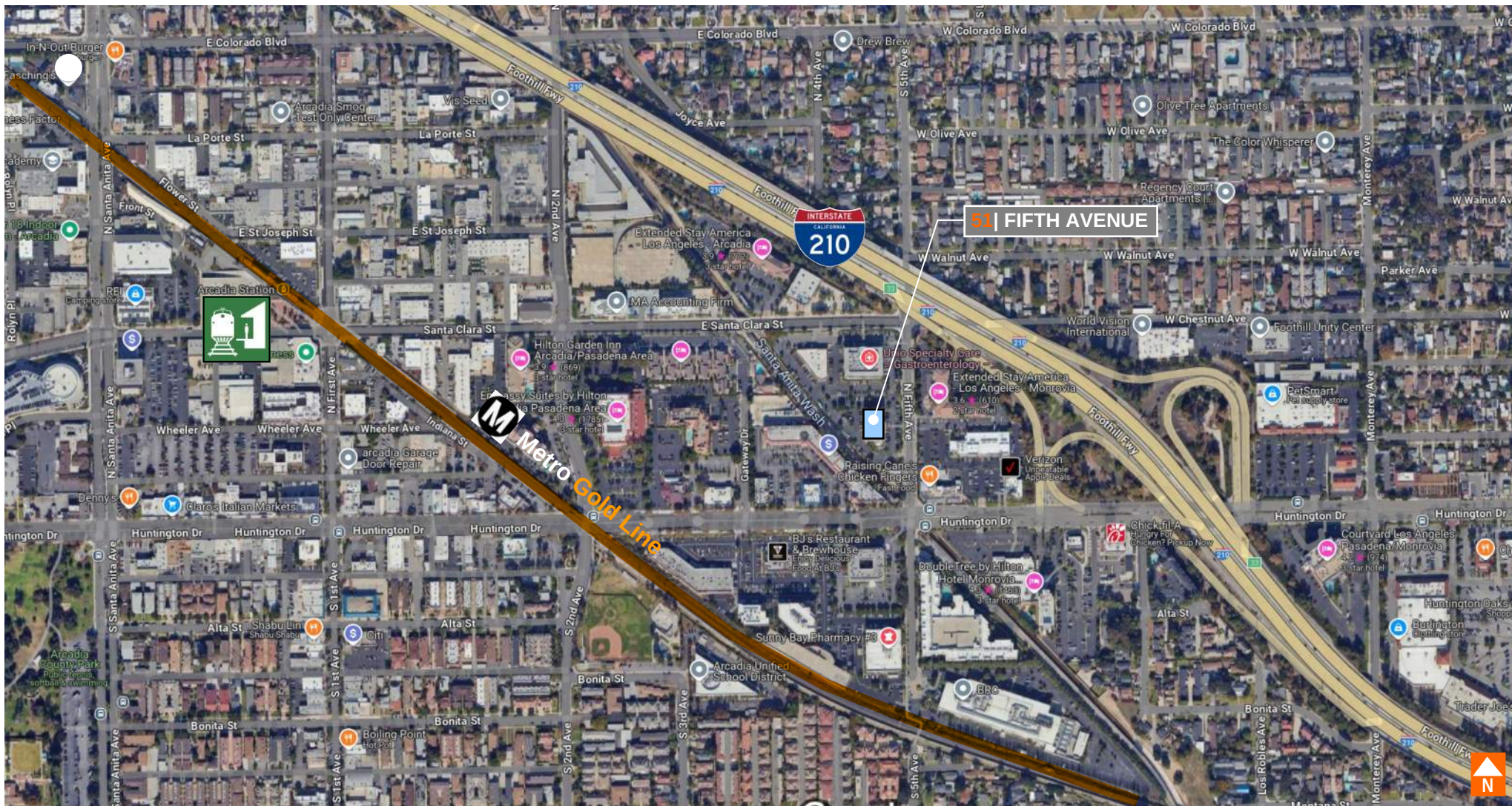


Note: All walls shown are existing.

The Area's Best

CREATIVE

Medial Office Space Value



The Area's Best

CREATIVE

Medical Office Space Value

EASY ACCESSIBILITY

1 to 5 min drive

- 210 Freeway
- Westfield Santa Anita Shopping Mall
- Santa Anita Horse Racing Park
- USC Arcadia Hospital - Keck Medicine of USC
- LA County Arboretum & Botanic Garden
- Trader Joe's

5 to 10 min walk

- Metro Gold Line
- Restaurants
- 24 Hour Fitness Sport

Building Info.

- Professionally Managed
- Constructed in 2002
- Free Surface Parking



57,047
2017 total population



14.8%
total Millennial
population in Arcadia



52%
total population with a
bachelor's degree or higher



52,554
cars travel along Huntington
Drive (Route 66) daily
264,000
cars travel along 210 freeway
through Arcadia daily



20
total restaurants within a
1 mile radius of
51 Fifth Avenue



1,000,000+
total square feet of retail
within a
1 mile radius of
51 Fifth Avenue



10
hotels within a
1 mile radius



72
average annual high
temperature in Arcadia



SANTA ANITA HORSE RACE TRACK



LA COUNTY ARBORETUM & BOTANIC GARDEN



WESTFIELD SANTA ANITA SHOPPING MALL



VIBRANT CITY

At the heart of the most vibrant neighborhood in City of Arcadia, 51 Fifth Avenue is surrounded by fine dining, shops, nature and fun.



DINING



GILB MUSEUM OF ARCADIA HERITAGE

BLENDING

51 FIFTH AVENUE &
CITY OF ARCADIA



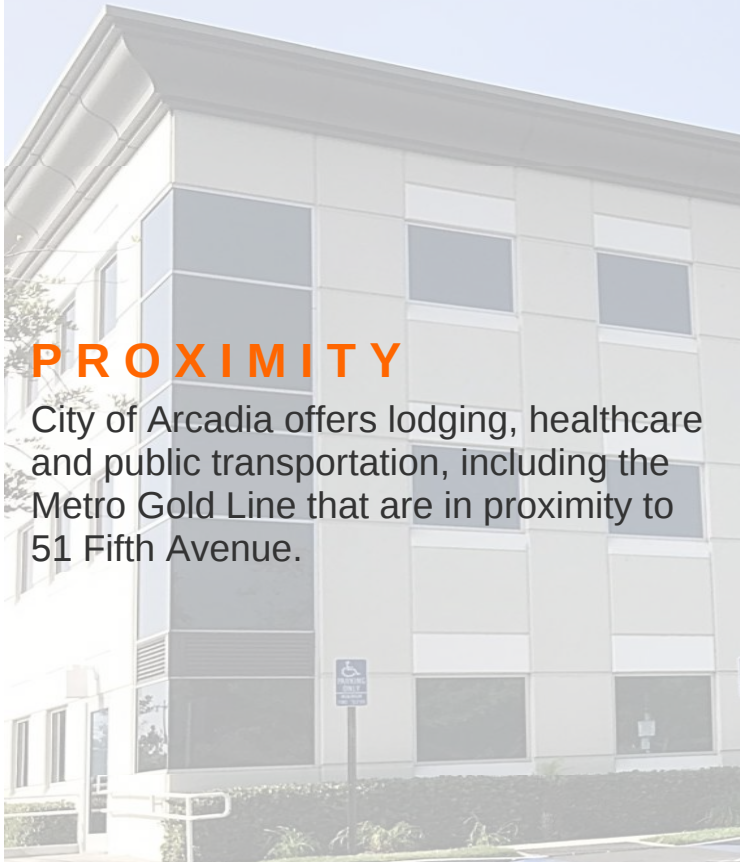
HALE MEDICAL CENTER



USC ARCADIA HOSPITAL - KECK MEDICINE OF USC

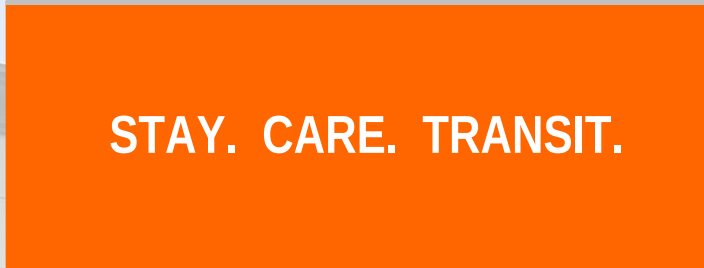


METRO GOLD LINE ARCADIA STATION



PROXIMITY

City of Arcadia offers lodging, healthcare and public transportation, including the Metro Gold Line that are in proximity to 51 Fifth Avenue.



STAY. CARE. TRANSIT.



ARCADIA'S BIKE SHARE PROGRAM



LE MERIDIEN HOTEL

ACCOMMODATING

51 FIFTH AVENUE &
CITY OF ARCADIA

51 | FIFTH AVENUE

ARCADIA, CA 91006

3rd Floor

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PROPERTIES

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