

# 624 Medical Center

Medical Space for Lease

**622 West Duarte Road. Arcadia, CA 91007**



## HIGHLIGHTS:

- Part of Arcadia Medical Campus:  
614, 622, 624 W. Duarte Road, Arcadia.
- Major medical office campus serving over 100 doctors.
- Surgical center, radiology & imaging center, pharmacy on campus.
- Close proximity to Arcadia Methodist Hospital.
- Professionally managed with onsite maintenance.
- Three story 30,000 +/- SF medical building.
- Built 1982

## AVAILABLE SPACE:

- 622 W. Duarte Rd.—1st Floor  
Suite 103: +/- 1,468 Sq. Ft.
- Term: 5 – 10 years
- Asking Rate: \$2.35psf NNN
- Tenant Improvement & Build out are negotiable.
- Parking: Free

DEMOGRAPHICS Source : STDB (4/2018)	1-MILE	3-MILE	5-MILE
Population (2016)	26,513	198,526	533,099
Average HH Income (2016)	\$96,846	\$102,129	\$93,049

For more information, please contact **BP International, Inc.**

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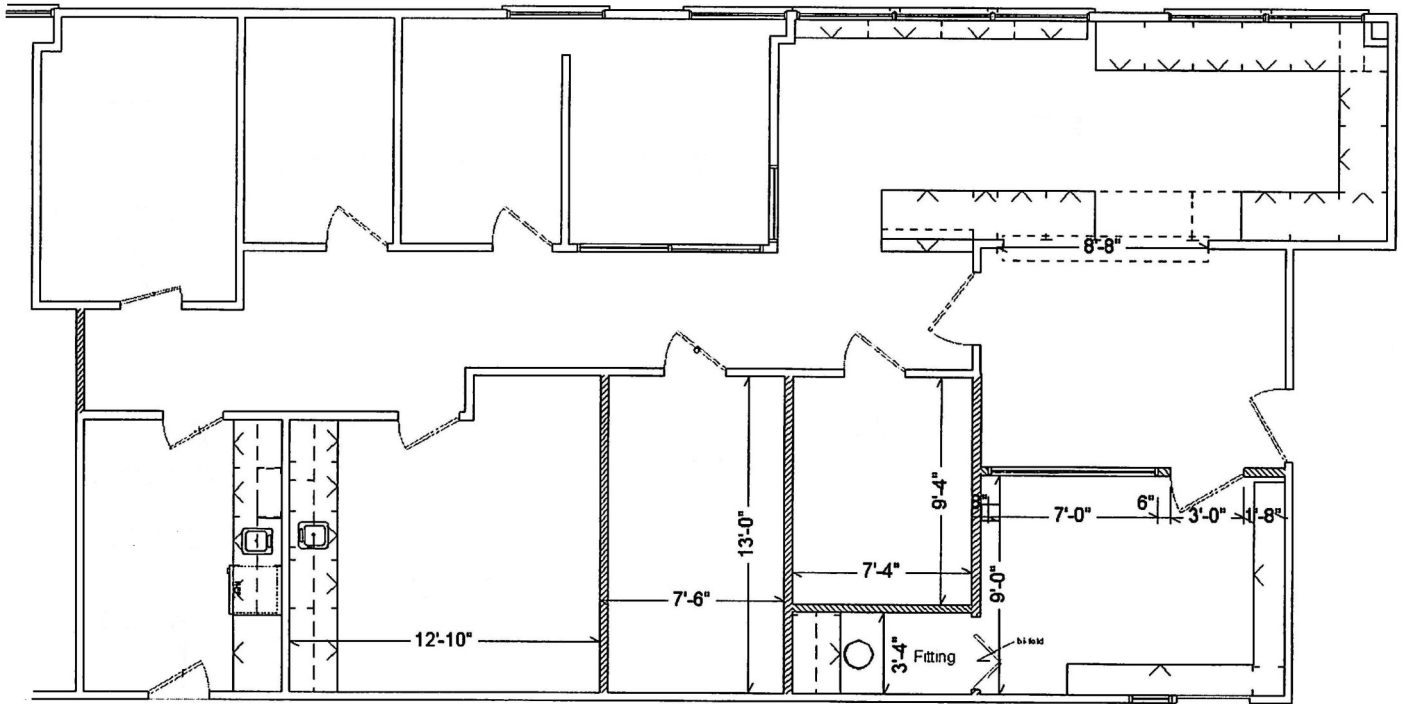
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## 622 W. Duarte Rd. Unit 103



\* Floor plan is not drawn to scale and subject to change without notice.

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# Demographic Detail Report

## Arcadia Medical Campus

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Building Type: **Class B Office**  
 Class: **B**  
 RBA: **32,160 SF**  
 Typical Floor: **10,000 SF**

Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **-**



Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2022 Projection	27,220		198,526		533,099	
2017 Estimate	26,513		193,104		518,885	
2010 Census	25,721		185,928		501,447	
Growth 2017 - 2022	2.67%		2.81%		2.74%	
Growth 2010 - 2017	3.08%		3.86%		3.48%	
<b>2017 Population by Age</b>						
	<b>26,513</b>		<b>193,104</b>		<b>518,885</b>	
Age 0 - 4	1,427	5.38%	10,495	5.43%	30,662	5.91%
Age 5 - 9	1,328	5.01%	10,078	5.22%	29,440	5.67%
Age 10 - 14	1,397	5.27%	10,563	5.47%	29,902	5.76%
Age 15 - 19	1,572	5.93%	11,492	5.95%	31,866	6.14%
Age 20 - 24	1,693	6.39%	12,316	6.38%	34,852	6.72%
Age 25 - 29	1,715	6.47%	12,750	6.60%	37,501	7.23%
Age 30 - 34	1,560	5.88%	11,819	6.12%	35,466	6.84%
Age 35 - 39	1,544	5.82%	11,459	5.93%	33,679	6.49%
Age 40 - 44	1,748	6.59%	12,364	6.40%	34,519	6.65%
Age 45 - 49	1,984	7.48%	13,769	7.13%	36,315	7.00%
Age 50 - 54	2,086	7.87%	14,707	7.62%	37,131	7.16%
Age 55 - 59	2,015	7.60%	14,641	7.58%	36,028	6.94%
Age 60 - 64	1,722	6.49%	13,028	6.75%	31,569	6.08%
Age 65 - 69	1,390	5.24%	10,706	5.54%	25,713	4.96%
Age 70 - 74	1,042	3.93%	7,879	4.08%	18,749	3.61%
Age 75 - 79	802	3.02%	5,730	2.97%	13,569	2.62%
Age 80 - 84	612	2.31%	4,150	2.15%	9,840	1.90%
Age 85+	875	3.30%	5,160	2.67%	12,082	2.33%
Age 65+	4,721	17.81%	33,625	17.41%	79,953	15.41%
<b>Median Age</b>	<b>42.90</b>		<b>42.30</b>		<b>39.40</b>	
<b>Average Age</b>	<b>41.50</b>		<b>41.10</b>		<b>39.40</b>	

## Demographic Detail Report

### Arcadia Medical Campus

622 W Duarte Rd, Arcadia, CA 91007

Radius	1 Mile	3 Mile	5 Mile
<b>2017 Population By Race</b>	<b>26,513</b>	<b>193,104</b>	<b>518,885</b>
White	8,450 31.87%	90,398 46.81%	286,490 55.21%
Black	421 1.59%	3,948 2.04%	13,287 2.56%
Am. Indian & Alaskan	174 0.66%	1,622 0.84%	5,992 1.15%
Asian	16,891 63.71%	92,088 47.69%	200,230 38.59%
Hawaiian & Pacific Island	13 0.05%	246 0.13%	864 0.17%
Other	565 2.13%	4,802 2.49%	12,021 2.32%
<b>Population by Hispanic Origin</b>	<b>26,513</b>	<b>193,104</b>	<b>518,885</b>
Non-Hispanic Origin	23,070 87.01%	145,406 75.30%	321,973 62.05%
Hispanic Origin	3,442 12.98%	47,699 24.70%	196,912 37.95%
<b>2017 Median Age, Male</b>	<b>40.40</b>	<b>40.10</b>	<b>37.60</b>
<b>2017 Average Age, Male</b>	<b>39.60</b>	<b>39.60</b>	<b>38.00</b>
<b>2017 Median Age, Female</b>	<b>45.00</b>	<b>44.10</b>	<b>41.20</b>
<b>2017 Average Age, Female</b>	<b>43.10</b>	<b>42.40</b>	<b>40.60</b>
<b>2017 Population by Occupation Classification</b>	<b>22,046</b>	<b>159,674</b>	<b>422,511</b>
Civilian Employed	12,908 58.55%	95,760 59.97%	252,565 59.78%
Civilian Unemployed	538 2.44%	3,729 2.34%	12,062 2.85%
Civilian Non-Labor Force	8,600 39.01%	60,154 37.67%	157,750 37.34%
Armed Forces	0 0.00%	31 0.02%	134 0.03%
<b>Households by Marital Status</b>			
Married	5,133	36,676	88,020
Married No Children	2,617	19,916	47,006
Married w/Children	2,517	16,759	41,014
<b>2017 Population by Education</b>	<b>20,250</b>	<b>146,324</b>	<b>386,338</b>
Some High School, No Diploma	2,065 10.20%	17,527 11.98%	78,952 20.44%
High School Grad (Incl Equivalency)	3,443 17.00%	26,168 17.88%	74,829 19.37%
Some College, No Degree	4,528 22.36%	35,872 24.52%	84,081 21.76%
Associate Degree	1,154 5.70%	8,162 5.58%	24,176 6.26%
Bachelor Degree	5,915 29.21%	37,286 25.48%	78,066 20.21%
Advanced Degree	3,145 15.53%	21,309 14.56%	46,234 11.97%



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## Demographic Detail Report

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Radius	1 Mile		3 Mile		5 Mile	
<b>2017 Population by Occupation</b>	<b>24,881</b>		<b>183,152</b>		<b>478,532</b>	
Real Estate & Finance	1,464	5.88%	7,965	4.35%	17,384	3.63%
Professional & Management	8,190	32.92%	56,346	30.76%	127,480	26.64%
Public Administration	521	2.09%	3,934	2.15%	9,901	2.07%
Education & Health	2,982	11.99%	23,045	12.58%	55,747	11.65%
Services	1,758	7.07%	13,563	7.41%	44,870	9.38%
Information	412	1.66%	2,944	1.61%	6,926	1.45%
Sales	3,778	15.18%	26,915	14.70%	64,522	13.48%
Transportation	470	1.89%	3,731	2.04%	10,335	2.16%
Retail	1,210	4.86%	9,346	5.10%	26,424	5.52%
Wholesale	824	3.31%	5,401	2.95%	13,064	2.73%
Manufacturing	1,187	4.77%	8,610	4.70%	26,838	5.61%
Production	649	2.61%	6,228	3.40%	28,992	6.06%
Construction	306	1.23%	4,653	2.54%	16,238	3.39%
Utilities	492	1.98%	4,393	2.40%	12,525	2.62%
Agriculture & Mining	5	0.02%	339	0.19%	1,062	0.22%
Farming, Fishing, Forestry	1	0.00%	183	0.10%	811	0.17%
Other Services	632	2.54%	5,556	3.03%	15,413	3.22%
<b>2017 Worker Travel Time to Job</b>	<b>12,339</b>		<b>90,975</b>		<b>239,636</b>	
<30 Minutes	6,208	50.31%	46,949	51.61%	125,709	52.46%
30-60 Minutes	4,747	38.47%	33,094	36.38%	86,105	35.93%
60+ Minutes	1,384	11.22%	10,932	12.02%	27,822	11.61%
<b>2010 Households by HH Size</b>	<b>9,594</b>		<b>64,143</b>		<b>161,250</b>	
1-Person Households	2,349	24.48%	13,370	20.84%	32,892	20.40%
2-Person Households	2,722	28.37%	18,251	28.45%	42,536	26.38%
3-Person Households	1,935	20.17%	12,511	19.50%	29,188	18.10%
4-Person Households	1,599	16.67%	10,938	17.05%	26,477	16.42%
5-Person Households	606	6.32%	4,993	7.78%	14,603	9.06%
6-Person Households	242	2.52%	2,283	3.56%	7,464	4.63%
7 or more Person Households	141	1.47%	1,797	2.80%	8,090	5.02%
<b>2017 Average Household Size</b>	<b>2.70</b>		<b>2.90</b>		<b>3.10</b>	
<b>Households</b>						
2022 Projection	10,122		68,303		171,608	
2017 Estimate	9,862		66,455		166,983	
2010 Census	9,594		64,144		161,251	
Growth 2017 - 2022	2.64%		2.78%		2.77%	
Growth 2010 - 2017	2.79%		3.60%		3.55%	



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Radius	1 Mile		3 Mile		5 Mile	
<b>2017 Households by HH Income</b>	<b>9,864</b>		<b>66,453</b>		<b>166,984</b>	
<\$25,000	1,880	19.06%	10,746	16.17%	30,509	18.27%
\$25,000 - \$50,000	1,776	18.00%	11,273	16.96%	34,217	20.49%
\$50,000 - \$75,000	1,355	13.74%	10,060	15.14%	26,324	15.76%
\$75,000 - \$100,000	1,209	12.26%	8,693	13.08%	20,685	12.39%
\$100,000 - \$125,000	958	9.71%	7,377	11.10%	16,508	9.89%
\$125,000 - \$150,000	793	8.04%	4,721	7.10%	10,382	6.22%
\$150,000 - \$200,000	956	9.69%	6,415	9.65%	12,635	7.57%
\$200,000+	937	9.50%	7,168	10.79%	15,724	9.42%
<b>2017 Avg Household Income</b>	<b>\$96,846</b>		<b>\$102,129</b>		<b>\$93,049</b>	
<b>2017 Med Household Income</b>	<b>\$73,549</b>		<b>\$78,300</b>		<b>\$67,590</b>	
<b>2017 Occupied Housing</b>	<b>9,862</b>		<b>66,455</b>		<b>166,983</b>	
Owner Occupied	4,873	49.41%	40,509	60.96%	90,131	53.98%
Renter Occupied	4,989	50.59%	25,946	39.04%	76,852	46.02%
<b>2010 Housing Units</b>	<b>10,142</b>		<b>67,976</b>		<b>170,568</b>	
1 Unit	5,778	56.97%	52,218	76.82%	122,709	71.94%
2 - 4 Units	471	4.64%	3,189	4.69%	9,853	5.78%
5 - 19 Units	2,053	20.24%	6,727	9.90%	20,401	11.96%
20+ Units	1,840	18.14%	5,842	8.59%	17,605	10.32%
<b>2017 Housing Value</b>	<b>4,872</b>		<b>40,509</b>		<b>90,132</b>	
<\$100,000	19	0.39%	486	1.20%	1,188	1.32%
\$100,000 - \$200,000	5	0.10%	61	0.15%	330	0.37%
\$200,000 - \$300,000	19	0.39%	349	0.86%	2,875	3.19%
\$300,000 - \$400,000	141	2.89%	2,061	5.09%	9,062	10.05%
\$400,000 - \$500,000	611	12.54%	5,245	12.95%	14,910	16.54%
\$500,000 - \$1,000,000	2,680	55.01%	23,111	57.05%	45,412	50.38%
\$1,000,000+	1,397	28.67%	9,196	22.70%	16,355	18.15%
<b>2017 Median Home Value</b>	<b>\$806,156</b>		<b>\$760,752</b>		<b>\$683,883</b>	
<b>2017 Housing Units by Yr Built</b>	<b>10,148</b>		<b>68,557</b>		<b>172,615</b>	
Built 2010+	196	1.93%	1,994	2.91%	4,942	2.86%
Built 2000 - 2010	566	5.58%	2,753	4.02%	7,668	4.44%
Built 1990 - 1999	735	7.24%	3,968	5.79%	9,393	5.44%
Built 1980 - 1989	1,013	9.98%	4,994	7.28%	15,935	9.23%
Built 1970 - 1979	1,829	18.02%	7,278	10.62%	19,349	11.21%
Built 1960 - 1969	1,793	17.67%	10,251	14.95%	25,356	14.69%
Built 1950 - 1959	2,105	20.74%	18,261	26.64%	37,617	21.79%
Built <1949	1,911	18.83%	19,058	27.80%	52,355	30.33%
<b>2017 Median Year Built</b>	<b>1965</b>		<b>1957</b>		<b>1958</b>	



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