

Available For Sale or Lease Highly Improved Owner/User Medical Building

10155 Colima Road
Whittier, CA 90603



Highlights

- ◆ Available For Sale for \$2.1 Million
- ◆ Available For Lease for \$1.35 Sq. Ft. NNN
- ◆ Just Listed—1st Time Available For Sale!
- ◆ High Profile Two Story Medical Building with 83 on-site Parking Spaces
- ◆ 16,075 sq. ft. of Highly Improved Medical Space
- ◆ Close Proximity to both Hospitals in the City of Whittier
- ◆ Handicap Accessible Building with Elevator Access
- ◆ Ideal Owner/User Investment Opportunity for a Medical Group
- ◆ Leaded X-Ray Facility with Equipment
- ◆ Well Maintained Prestigious Building
- ◆ Priced Below Replacement Cost

Kenco Realty

For Further Information, Contact:

Kenneth B. Dauer, CCIM

Kenco Realty

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Executive Summary

Address: 10155 Colima Road
Whittier, CA 90603

Thomas Guide: 707 G4

APN: 8151-008-021

Purchase Price: \$2,100,000

Square Feet: 16,075 Sq. Ft.
1st Floor 7,820 Sq. Ft.
2nd Floor 8,255 Sq. Ft.

Cost Per Sq. Ft.: \$130 Sq. Ft.

Parking: 83 spaces

Lot Size: 41,870 Sq. Ft.

Comments: Also available for lease for \$1.35 NNN

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139 South Beverly Drive, Suite 330
Beverly Hills, CA 90212

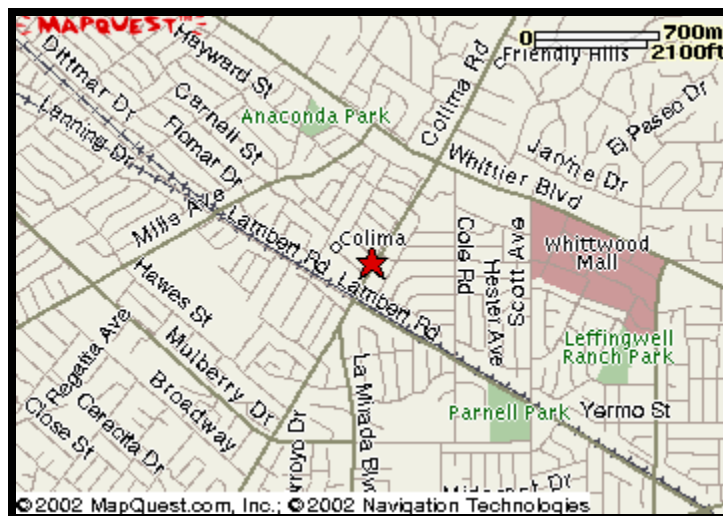
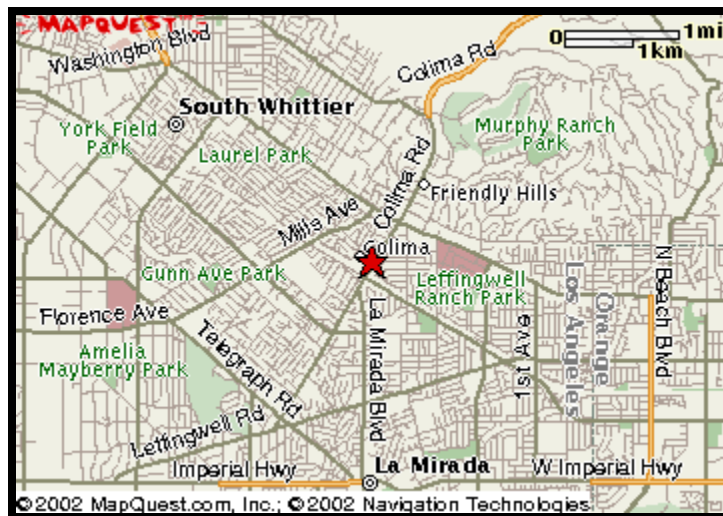
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Location Information

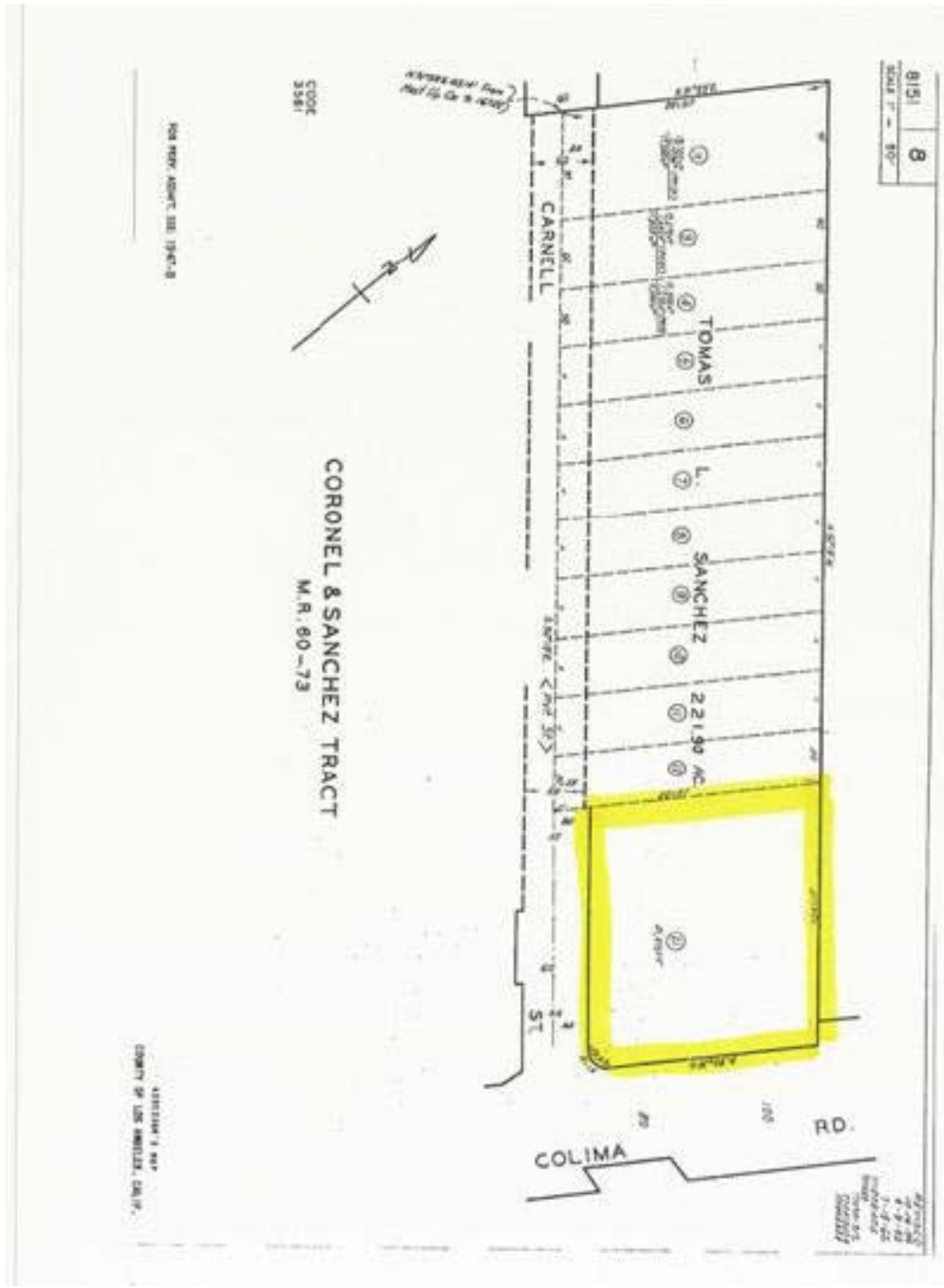
The Subject Property is located in the City of Whittier. Whittier is located in Los Angeles County, about 12 miles southeast of the City of Los Angeles. The City covers 14.8 square miles and has an estimated population of 85,336. The Subject Property is conveniently located approximately 1/2 mile south of Whittier Hospital Medical Center & approximately 3 miles east of Presbyterian Intercommunity Hospital. It is centrally located on Colima Road, which is a major thoroughfare, south of Whittier Boulevard and can easily draw patients from Whittier, La Mirada, La Habra, Hacienda Heights, Rowland Heights, Pico Rivera and other nearby cities.

Location Maps



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Parcel Plat Map



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Property Description

The Subject Property is a free-standing medical office building consisting of approximately 16,075 sq. ft. that was built in 1977 specifically as a medical facility. The breakdown of the space is as follows:

<u>Tenant</u>	<u>Square Feet</u>	<u>Floor</u>
Vacant (Former Friendly Hills space)	7,220 Sq. Ft.	1 st Floor
Vacant (Former Carnell Pharmacy space)	600 sq. Ft.	1 st Floor
<u>Total</u>	7,820 Sq. Ft.	

<u>Tenant</u>	<u>Square Feet</u>	<u>Floor</u>
Whittier Dialysis	7,055 Sq. Ft.	2nd Floor
Vacant (X-Ray Facility)	1,200 sq. Ft.	2nd Floor
<u>Total</u>	8,255 Sq. Ft.	

First Floor Space

The 1st Floor medical space was formerly occupied by Friendly Hills Medical Group and was utilized for a multi-specialty internal medical practice. The space consists of a patient waiting room, 18 exam rooms, 7 physician consultation rooms, 6 bathrooms, laboratory, business office, and 2 larger treatment rooms--one with a full shower. The space is well designed and has an excellent floor plan allowing a busy medical practice to efficiently treat a high volume of patients.

There is a separate small space on the 1st floor that was previously occupied by an independent pharmacy since approximately 1977; however, the pharmacy vacated the premises after Friendly Hills Medical Group vacated their space on the 1st floor.

Second Floor Space

A dialysis clinic previously occupied approximately 7,055 sq. ft. on the 2nd Floor. The dialysis space consists of a large open patient dialysis area, a conference room, large separate men's and women's restrooms, and various rooms for support staff space and dialysis equipment. Whittier Dialysis will be vacating the premises by the end of May 2003 and will be relocating to a new location.

There is also an approximate 1,200 sq. ft. x-ray facility on the 2nd Floor. This space contains two patient x-ray rooms in addition to support areas/rooms serving the x-ray facility.

Basement

There is basement of approximately 8,555 sq. ft. that is used for underground parking. Portions, of the basement are used for the dialysis equipment as well as various storage spaces. There is a roll up door that provides security for the basement area.

Amenities

The Subject Property was specifically built as a first class medical facility and has many features essential for operating a medical office such as handicap access—i.e. wheel chair ramps, wide hallways, handicap restrooms, and elevator access to all floors including the basement area. The elevator is a large elevator and can accommodate a wheelchair or a patient gurney. The exam rooms have plumbing and extensive built in cabinetry for medical supplies and equipment. There are also on-site areas for a laboratory, x-ray facility and pharmacy making this a convenient one-stop medical facility.

Investment Opportunity

The Subject Property offers a medical group the opportunity to own their own their medical building instead of paying rent. In addition, an Owner/User medical group can occupy a portion of the building and lease out remaining balance that they can occupy in the future should they choose to expand. The 1st Floor is built out with many exam rooms while the 2nd Floor has an open floor plan creating many possibilities for an Owner/User medical group. For example, an Owner/User medical group such as cardiologists or orthopedics could occupy the ground floor as traditional medical offices and put a rehab facility/gym on the 2nd floor. Given the extensive medical tenant improvements, the Subject Property is priced below replacement cost for a comparable medical facility.

Exterior of Building



Front Entrance



Parking Lot



Patient Exam Room



Ground Floor Hallway



Lab Area on Ground Floor



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Former Dialysis Space



Former Dialysis Space



X-Ray Room



Procedure Room



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Touring the Premises

In order to set-up on-site tours of the Subject Property please contact the Listing Broker, Kenneth B. Dauer at 310-275-1414.

For Further information on this listing, please visit:

www.kencorealty.com/Colima

or contact:

**Kenneth B. Dauer, CCIM
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