

MEDICAL OFFICE
FOR SALE | 7,000 SF

6538

telegraph rd
EAST LOS ANGELES, CA 90022

CONFIDENTIAL OFFERING MEMORANDUM



CBRE

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6538
telegraph rd

executive summary

THE OFFERING

6538 Telegraph Road presents a rare opportunity to acquire **a single-tenant, net-leased medical asset** in the highly dense and supply-constrained East Los Angeles submarket. The ±7,000 square foot, occupational care facility is 100% leased to **Kain Akeso Medical Holdings, LLC**, providing investors with stable, long-term cash flow backed by a growing healthcare platform.

The Property is secured by a **10-year lease commenced January 2023**, with approximately **6 years and 8 months of remaining term**, offering immediate income with contractual rent growth. Structured as a **net lease**, the investment provides a passive ownership profile with limited landlord responsibilities.

Strategically positioned along Telegraph Road with **direct visibility to Interstate 5**, the asset benefits from exceptional exposure to one of Southern California's most heavily trafficked transportation corridors. The site's **ample surface parking, efficient medical buildout, and strong surrounding demographics** further enhance its long-term functionality and tenant retention.

This offering represents a compelling opportunity to acquire an **institutional-quality, healthcare-oriented investment** in a central infill location with strong real estate fundamentals and durable tenant demand drivers.



INVESTMENT HIGHLIGHTS



**GREAT FREEWAY
VISIBILITY AND SIGNAGE
ON THE 5 FREEWAY**



**STRONG
CREDIT TENANT**



**ABUNDANT
SURFACE PARKED**



**UNIQUE NNN
LEASE PURCHASE
OPPORTUNITY**



**OCCUPATIONAL CARE
FACILITY**



**IRREPLACEABLE
CENTRAL COMMERCE
LOCATION**

property description

Address 6538 Telegraph Rd

Market/Submarket East Los Angeles

Building Square Footage 7,000 SF

Lot Size 20,038 SF

Occupancy Single Tenancy

Price \$5,200,000

FLOOR PLAN



lease abstract

TERMS

Commencement	January 1, 2023
Termination	December 31, 2032
Lease Term	10 years
Remaining term	6 yrs 8 months

RENT

Clinic & Warehouse	\$20,175
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LEASE INFO

Tenant	Kain Akeso Medical Holdings, LLC
Freeway Sign	\$3,000
Last Adjustment	10/2/23
Lease Through	10/1/26
Total	\$23,762
% Increase	Annual 2-6% CPI

EXPENSES

Lease Structure	Net
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location overview

6538 Telegraph Road is ideally located in **East Los Angeles**, one of the most densely populated and infill-constrained markets in Los Angeles County. The Property sits adjacent to the **Interstate 5 Freeway**, a critical north-south artery connecting Downtown Los Angeles to Orange County, providing unmatched regional accessibility and visibility.

The surrounding area is characterized by a **highly dense residential population**, supported by a strong working-class demographic base that drives consistent demand for accessible, neighborhood-oriented healthcare services. The Property benefits from its proximity to major thoroughfares including Telegraph Road, Atlantic Boulevard, and Whittier Boulevard, all of which serve as primary commercial corridors for the region.

East Los Angeles continues to experience **ongoing public and private investment**, with infrastructure improvements and retail reinvestment contributing to the area's long-term growth. The Property is located within close proximity to several medical facilities, retail centers, and community services, reinforcing its position as a **critical healthcare access point** within the trade area.

Additionally, the central location provides convenient access to **Downtown Los Angeles, Commerce, Montebello, and surrounding infill communities**, making it an ideal location for a healthcare operator serving a broad and diverse patient base.

Overall, the Property's **infill positioning, dense population base, and strong transportation connectivity** underpin its long-term viability and make it a highly attractive investment within the Southern California medical office sector.



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