

IMPERIAL MEDICAL PLAZA

15651 Imperial Highway, La Mirada, CA 90638



LEASING AGENTS:

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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PROPERTY FEATURES

- The Imperial Medical Plaza consists of a two-story, 26,503 gross square foot Medical Facility
- The Imperial Medical Plaza is conveniently located at 15651 Imperial Highway, La Mirada.

AREA AMENITIES

- Close to the 5 freeway
- Three schools walking distance from property
- Winner of the City of La Mirada Spring Beautification Award
- Two-story, 26,503 gross square foot Medical Facility
- Ideal welcoming environment for medical practices and ancillary services
- Ample surface free 5:1,000 parking available
- On-site pharmacy, legal and insurance services

DEMOS	1 mile	3 mile	5 mile
Population	22,636	194,578	461,159
Avg. HH Income	\$109,159	\$105,634	\$102,009
Daytime Pop.	18,737	157,614	371,798
Traffic Count	±31,715 cars per day		



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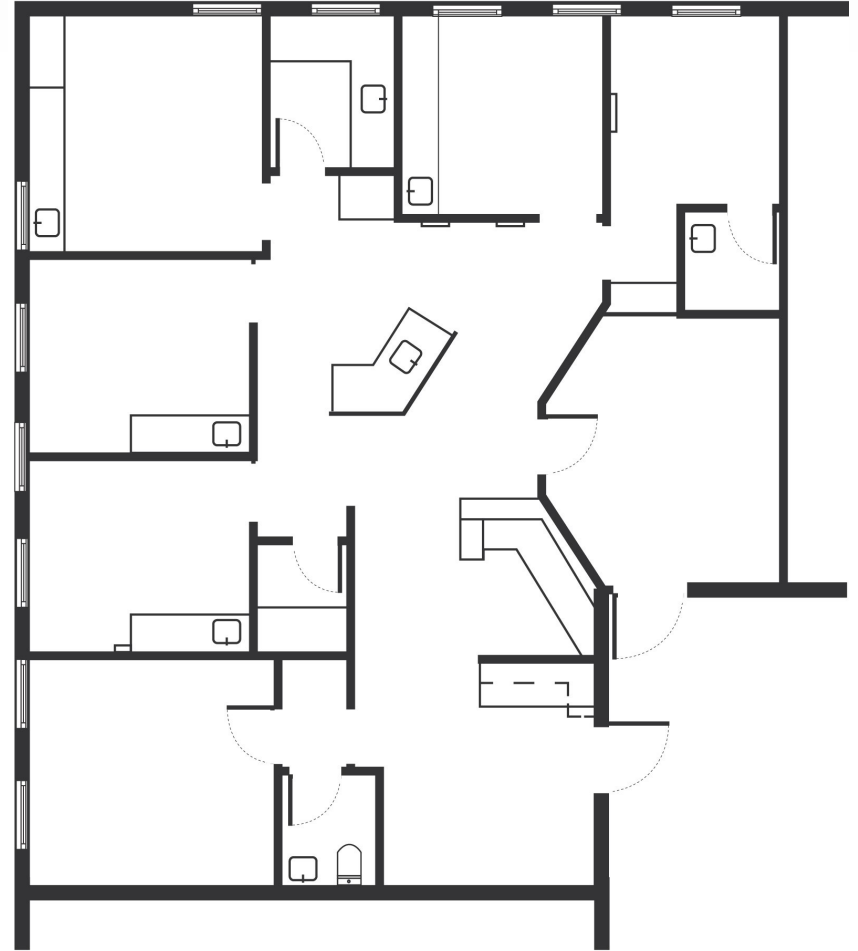
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Unit 206 | ±1,365 SF

OFFICE/MEDICAL SPACE | 2ND FLOOR

- Mostly open floor plan layout
- Central air and heating
- Fully built-out as dental office space
- Space is in excellent condition
- Plenty of natural light



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