

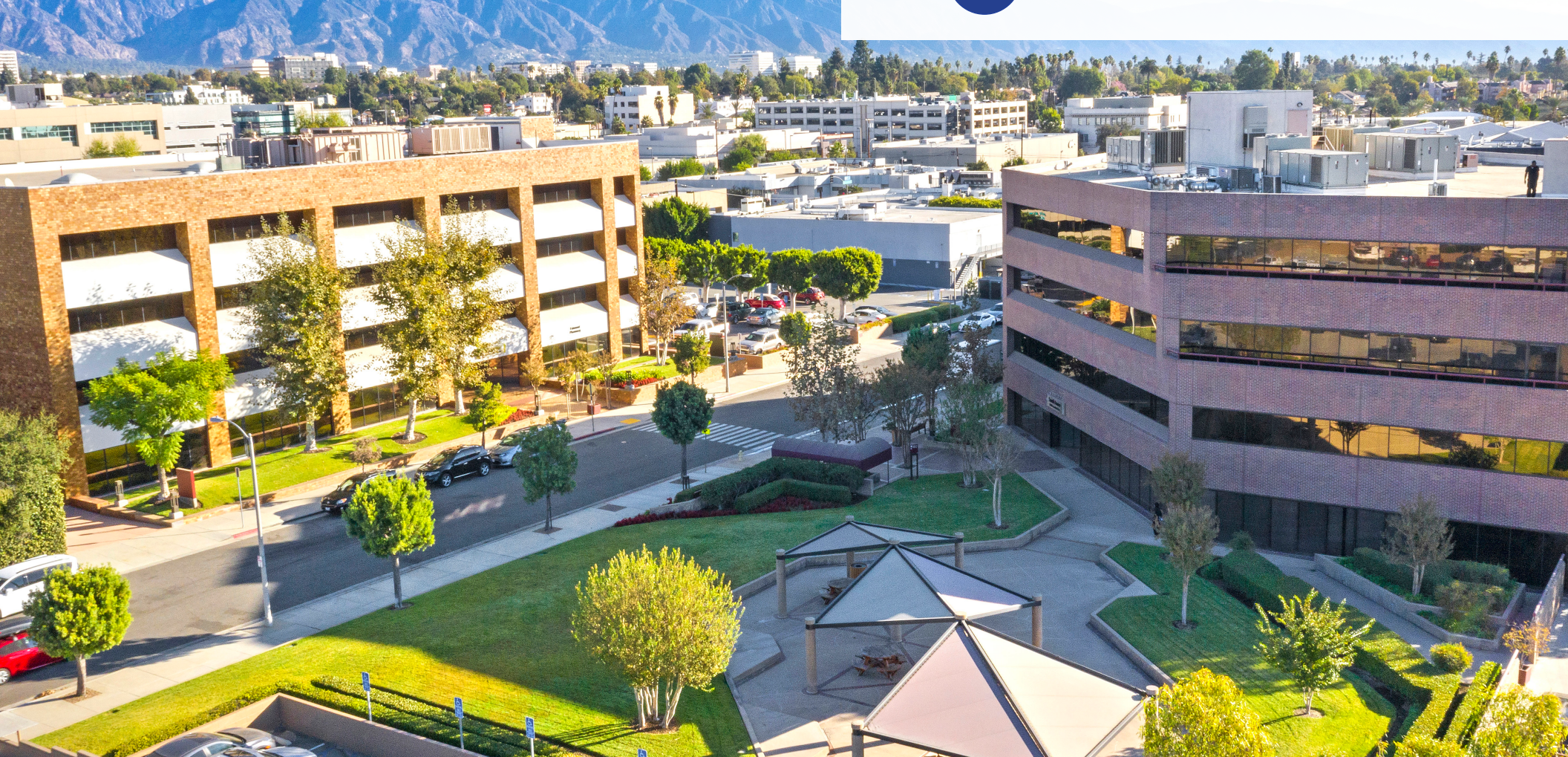
Cotton Medical Center

Medical Space For Lease

50 Bellefontaine & 50 Allesandro
Pasadena, CA



[Click here for Property Video](#)



Adjacent to:



Jacob Mumper
Senior Vice President
License. No. 01908862
Dir +1 818 325 4119
jacob.mumper@colliers.com

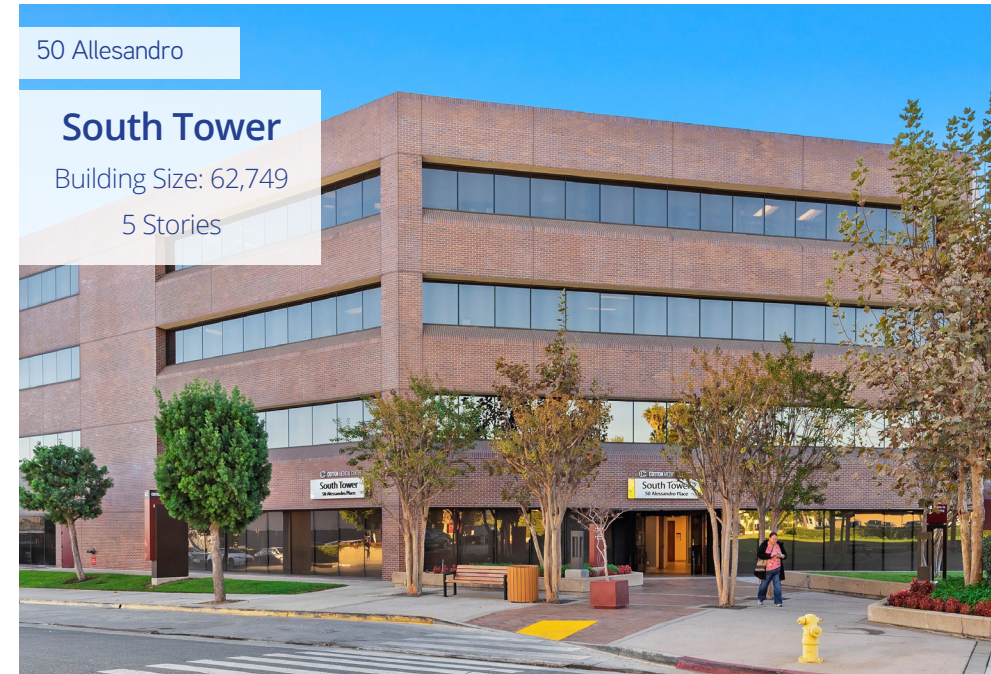
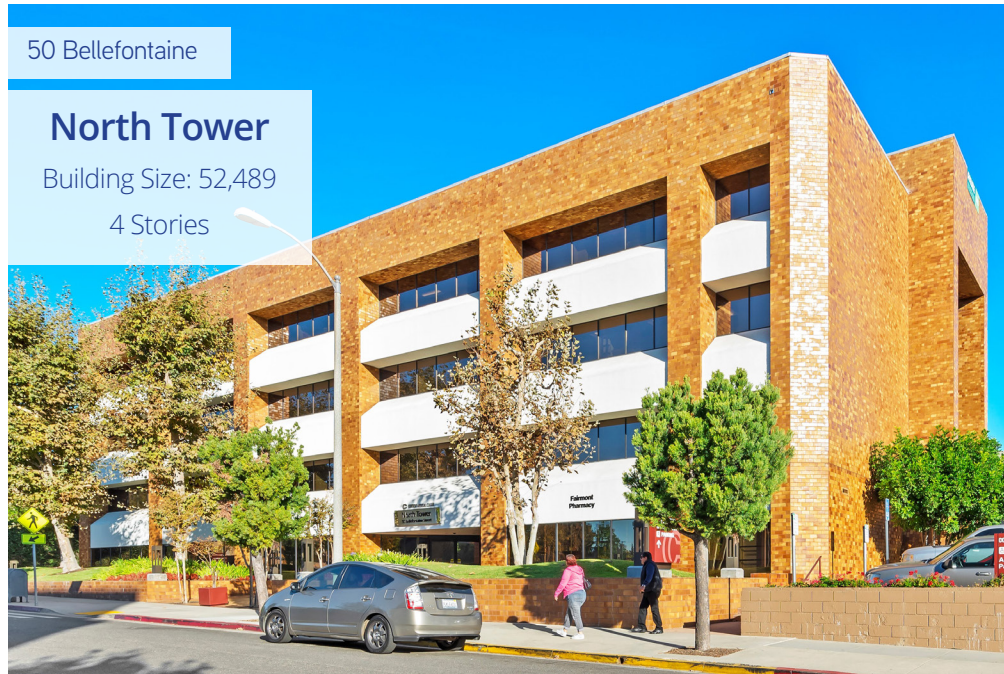
John Wadsworth
Senior Vice President
License No. 01177404
Dir +1 949 724 5528
john.wadsworth@colliers.com

Kevin Fenenbock
Senior Executive Vice President
License No. 01165115
Dir +1 818 325 4118
kevin.fenenbock@colliers.com



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Property Overview



- Class “A” medical office campus
- Directly across the street from Huntington Hospital
- Abundant and convenient structured and surface parking
- On-site property management & engineers to tend to maintenance needs
- Diversified mix of primary care & specialty physicians
- On-site lab and pharmacy





For over 130 years Huntington Hospital (HH) has provided quality healthcare and emergency services to the San Gabriel Valley. HH is a 619 bed, non-profit short term acute care hospital with 725 primary affiliated physicians offering the full spectrum of medical services from a full service emergency department to outpatient surgical services for Cardiology, Neurology, rehabilitation/ therapy, Cancer Treatment and Support, Orthopedics, Imaging, geriatrics, Women's services and mental health and substance abuse. HH became an affiliate of Cedars- Sinai Health System in August 2021 and currently offers the largest Emergency Department and only Level II Trauma Center in the San Gabriel Valley.





Payor Mix

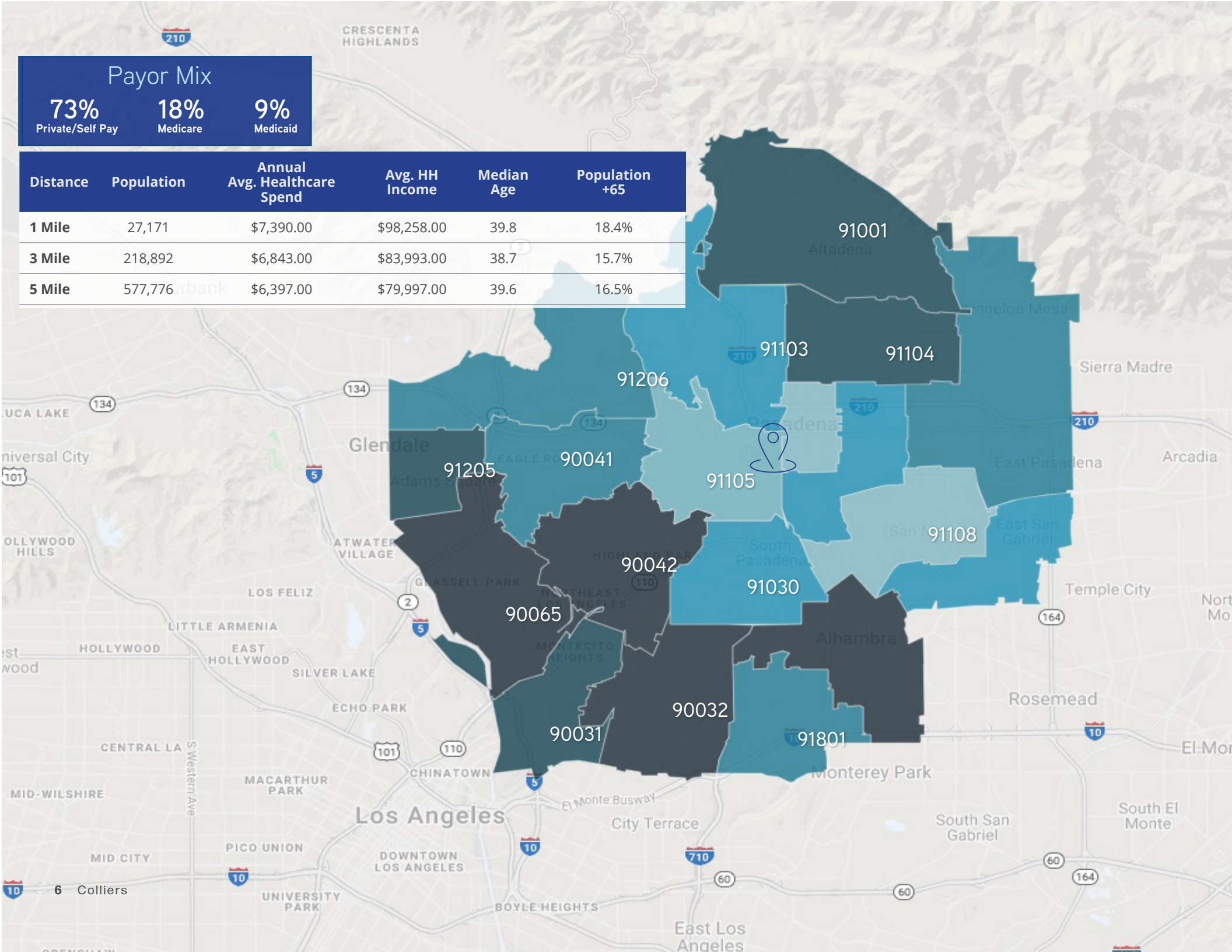
Payor Type	Percentage
Private/Self Pay	73%
Medicare	18%
Medicaid	9%

Private/Self Pay

Medicare

Medicaid

Distance	Population	Annual Avg. Healthcare Spend	Avg. HH Income	Median Age	Population +65
1 Mile	27,171	\$7,390.00	\$98,258.00	39.8	18.4%
3 Mile	218,892	\$6,843.00	\$83,993.00	38.7	15.7%
5 Mile	577,776	\$6,397.00	\$79,997.00	39.6	16.5%





Patient Demand Forecast, Pasadena

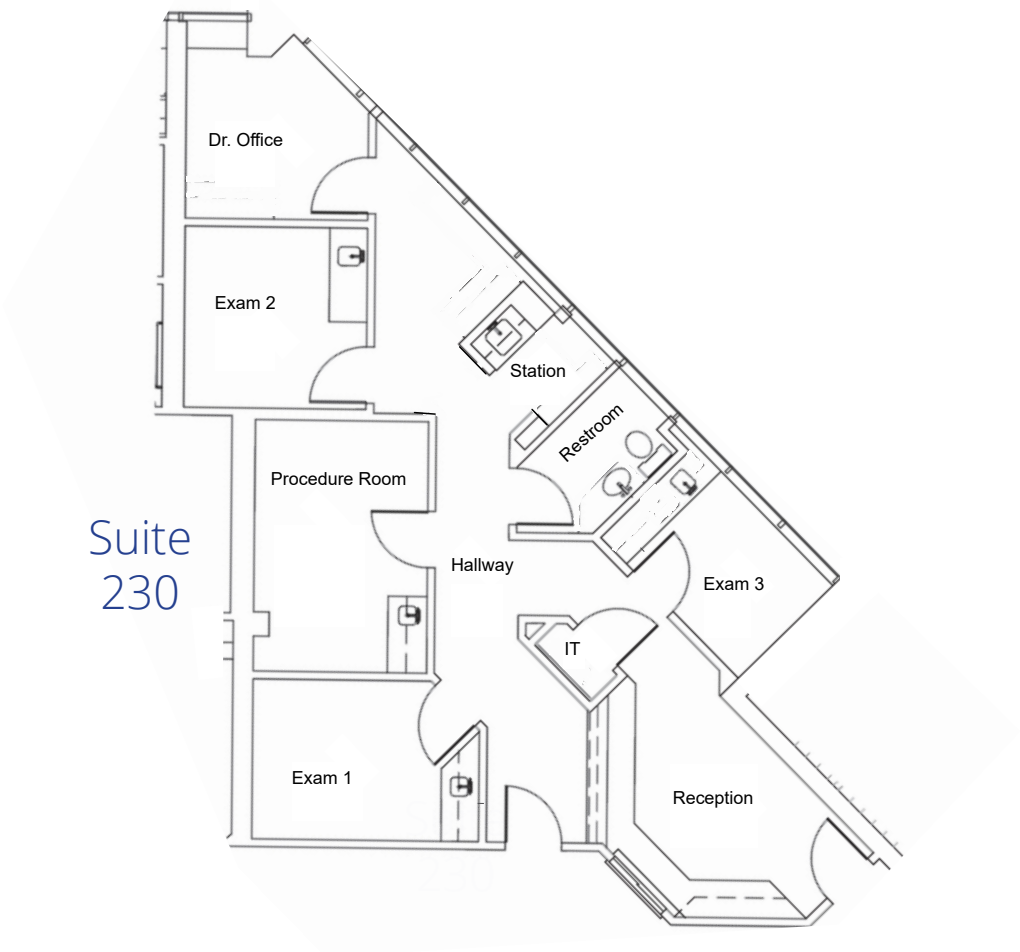
The Outpatient Market Scenario Planner (MSP), as developed by the Advisory Board, provides current and projected patient utilization estimates for specific specialties in key markets across the US. The MSP tool supports planners, providers and hospital executives to make intelligent business development and strategic decisions to locate or expand programs in targeted markets. The below data is representative of the Pasadena zip codes within a three mile radius of Cotton Medical Center – which include For more information the Advisory Board, please visit www.advisory.com.

SERVICE LINES	TODAY'S VOLUME
Endocrinology	3,267
Spine	3,087
Physical Therapy/Rehabilitation	393,849
Vascular	26,388
Cardiology	155,035
Ophthalmology	140,573
ENT	47,412
Orthopedics	46,968
Pain Management	17,902
Lab	685,780
Nephrology	8,280
Neurology	25,041
Evaluation and Management	1,560,217
Podiatry	27,249
Trauma	11,733

2028		2033	
5-Year VOLUME	↑	10-Year VOLUME	↑
3,813	16.7%	4,121	26.1%
3,362	8.9%	3,440	11.4%
420,470	6.8%	467,598	18.7%
28,152	6.7%	29,571	12.1%
163,984	5.8%	168,601	8.8%
148,485	5.6%	154,808	10.1%
49,697	4.8%	51,533	8.7%
49,211	4.8%	52,264	11.3%
18,674	4.3%	19,178	7.1%
715,150	4.3%	728,029	6.2%
8,518	2.9%	8,558	3.4%
25,393	1.4%	25,746	2.8%
1,576,747	1.1%	1,569,039	0.6%
27,512	1.0%	28,265	3.7%
11,836	0.9%	11,907	1.5%

Floor Plans

South Tower - 50 Allesandro

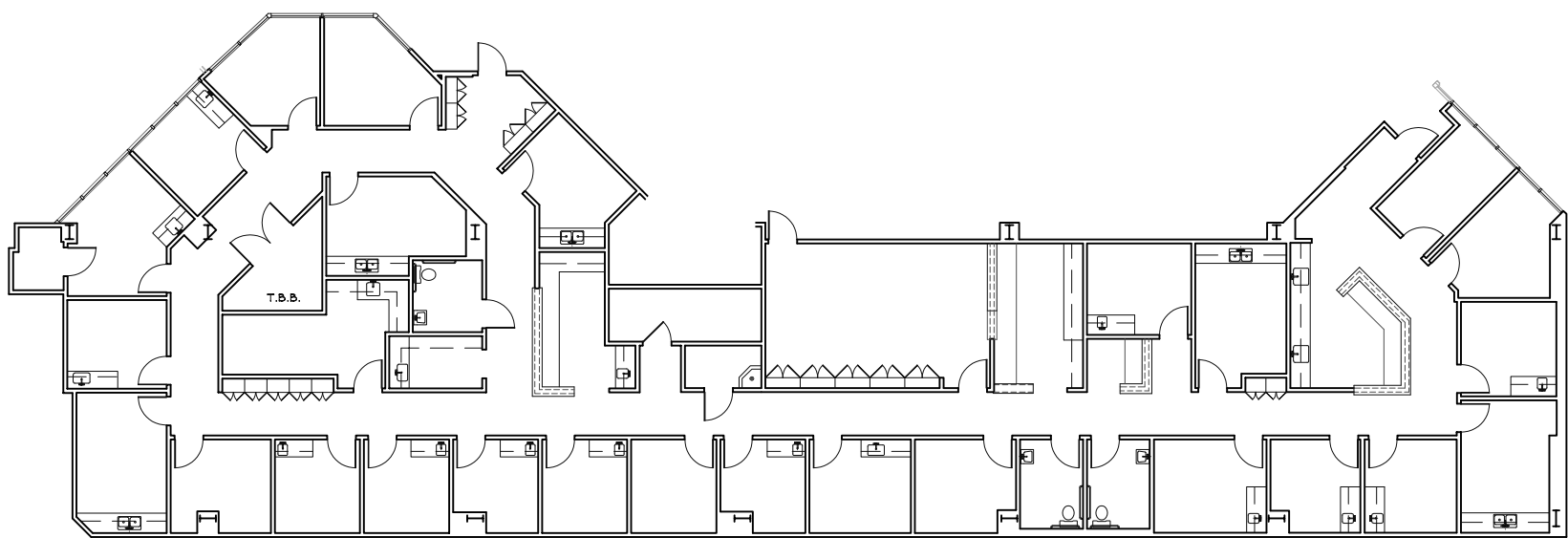


Suite #	Size	Availability	Notes
230	1,479 SF	Immediately	Move-In-Ready Spec Suite

Floor Plans

North Tower - 50 Bellefontaine

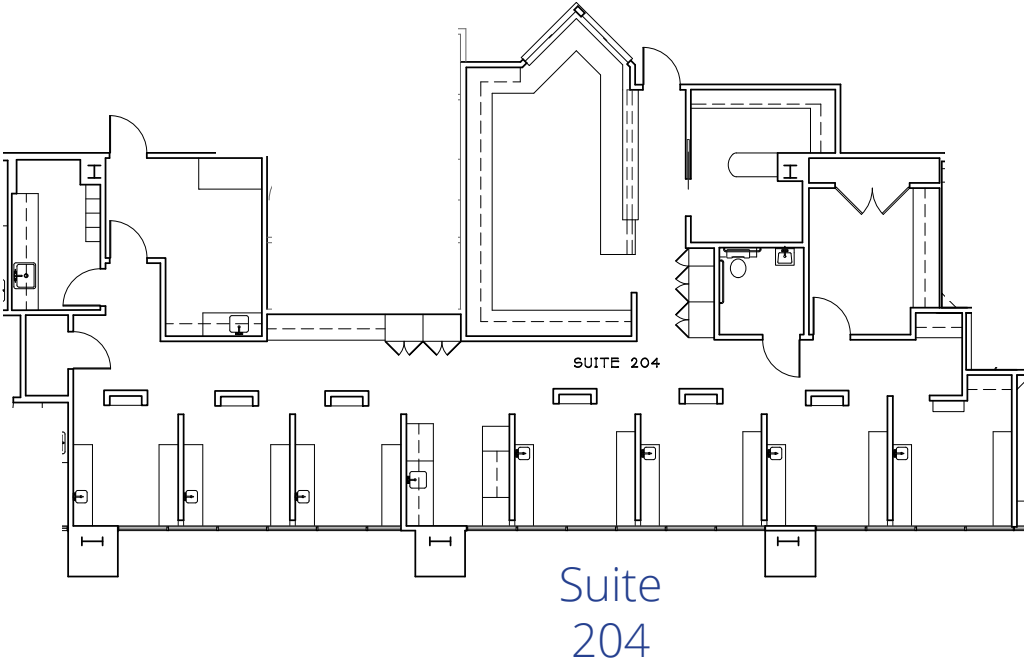
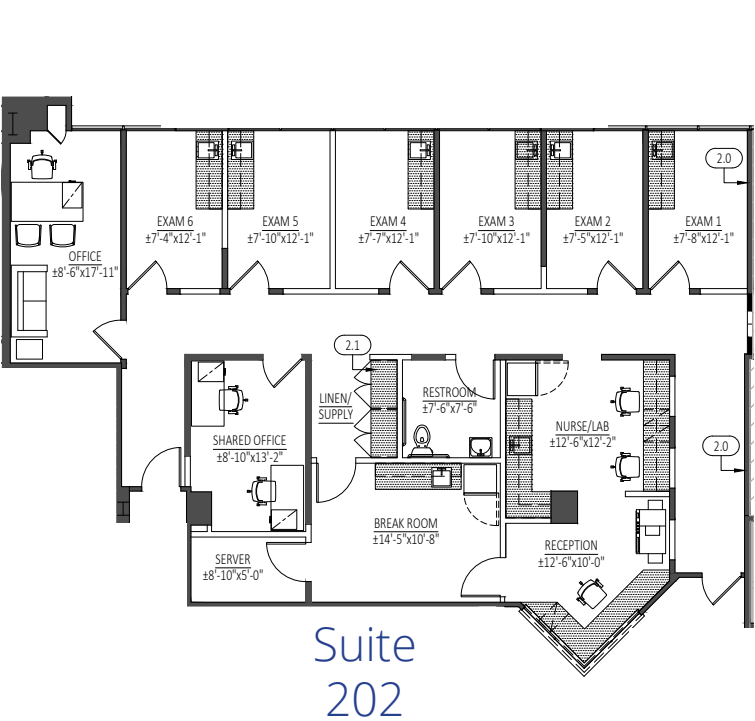
Suite
104



Suite #	Size	Availability
104	6,688 SF	Immediately

Floor Plans

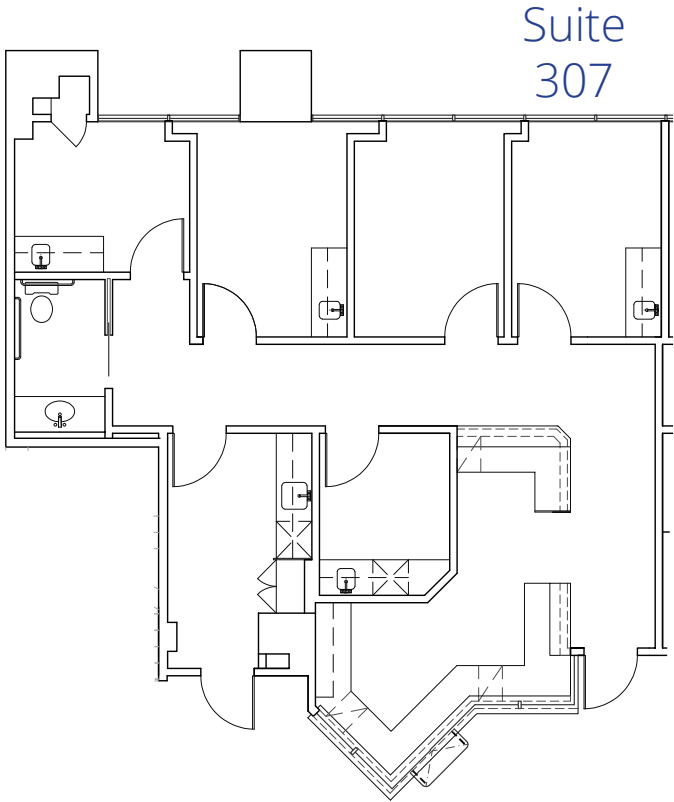
North Tower - 50 Bellefontaine



Suite #	Size	Availability	Notes
202	2,521 SF	Immediately	Move-In-Ready-Condition
204	3,023 SF	Immediately	Fully Built-Out Dental Space

Floor Plans

North Tower - 50 Bellefontaine



Suite #	Size	Availability
307	1,429 SF	4/1/2026



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Jacob Mumper

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john.wadsworth@colliers.com

Colliers

505 N Brand Blvd Suite 1120
Glendale, CA 91203
P: +1 949 724 5500
F: +1 949 724 5600



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