

Lakewood Regional Medical Building

✚ MEDICAL SUITES FOR LEASE



**MED
WEST**
REALTY

Lic # 02161402

Bryan McKenney
(949) 478-0087

Casey Immel
(949) 278-5376

Stacey Hall
(949) 331-0845

**5750 Downey Ave
Lakewood, CA**



LAKEWOOD REGIONAL MEDICAL BUILDING

Located on the campus of UCI Health - Lakewood, this premier medical office opportunity offers healthcare providers direct access to one of the region's most recognized community hospitals. The property spans 36,480 SF supporting a diverse tenant mix of primary care, specialists, and outpatient services in a high-demand medical corridor. Positioned in the heart of Lakewood, this location serves as a critical access point for surrounding communities including Bellflower, Cerritos, Long Beach, and Paramount. The site enjoys excellent visibility and accessibility via major thoroughfares such as the 605 and 91 Freeways, ensuring convenience for both providers and patients. With a rapidly growing population and increasing demand for integrated care, 5750 Downey Avenue is ideally suited for providers looking to align with a hospital-affiliated setting.



PROMINENT LOCATION & ACCESSIBILITY

- Minutes from CA-19 and CA-91
- On the walkable campus of UCI - Health Lakewood
- Strong visibility from South Street



IDEAL MARKET & SITE LOCATION

- The proximity to major throughfares enables this location to conveniently serve:
 - ~1,684,000 patients within a 15-minute drive time
 - A strong patient demographic with a desirable payor mix



BUILDING HIGHLIGHTS

- 36,480 SF – 3 story medical outpatient building
- Strong tenant mix of employed and independent providers
- Walkable campus with a broad array service
- Convenient structured parking
- Professional ownership and property management

Estimate 15 Min Drive

POPULATION ESTIMATES

1,684,257

>17 383,734

18-44 643,762

AVERAGE HOUSEHOLD INCOME

\$109,717.05

45-64 426,816

65+ 229,945

Data Source:  **Placer.ai**

PAYOR MIX Within 15 Min Drive

COMMERCIAL 6.3%

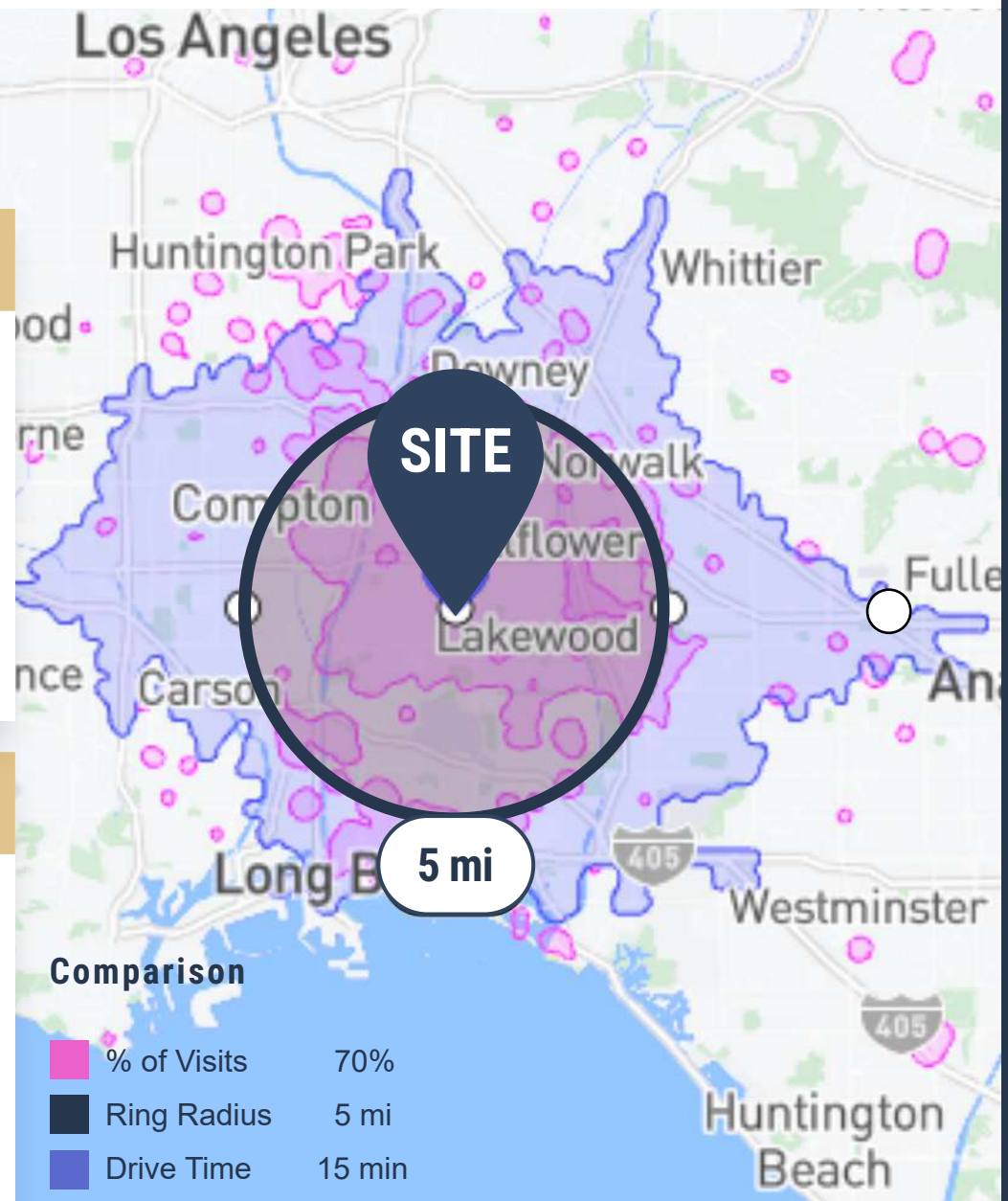
EMPLOYER BASED 45.2%

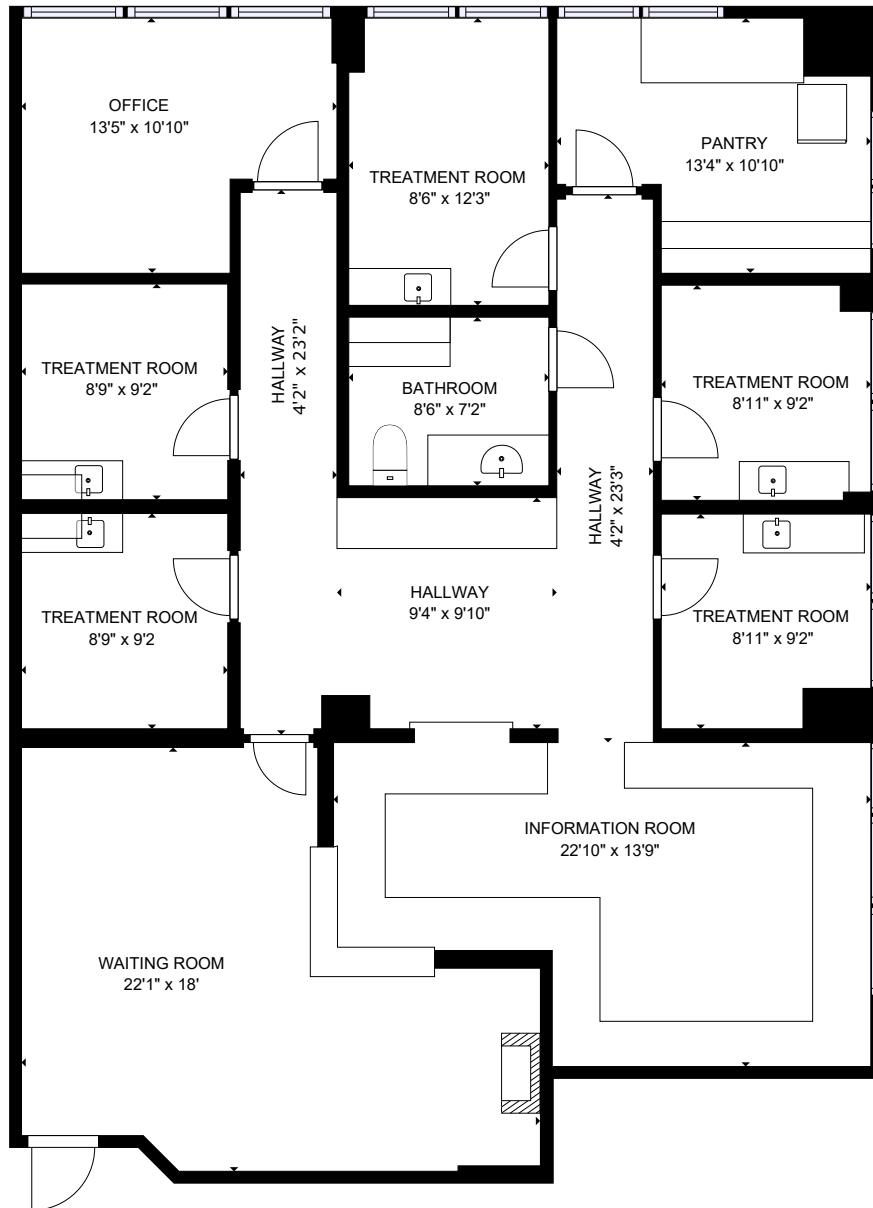
GOVERNMENT 34.4%

MULTIPLE 4.4%

SELF PAY 9.6%

Data Source:  **Placer.ai**



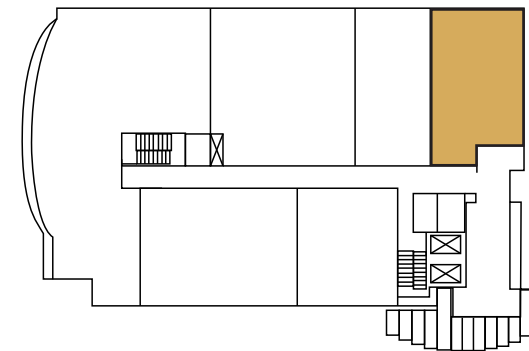


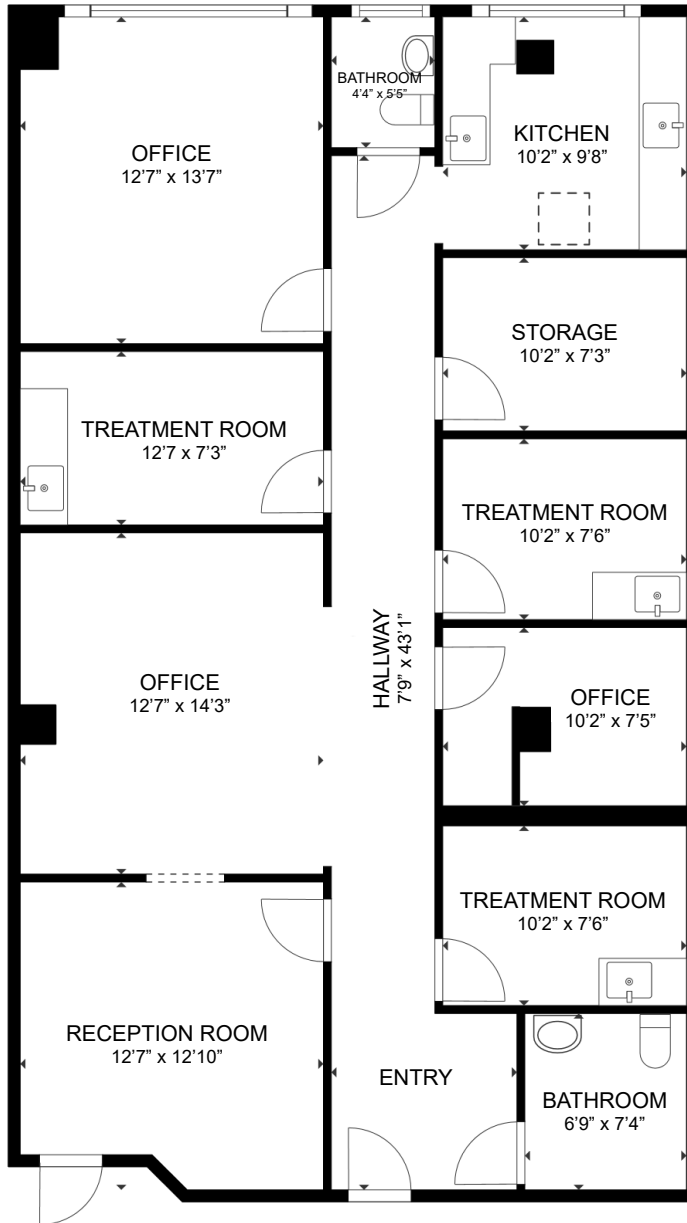
AVAILABLE SUITE

Suite 202 - 1,830 RSF
(Contiguous SF - 3,306 RSF)

Available January 2027

Virtual Floor Plan
CLICK OR SCAN



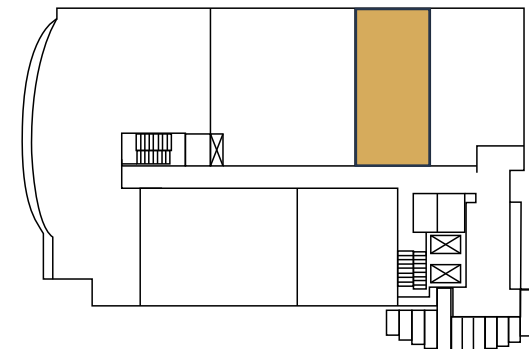


AVAILABLE SUITE

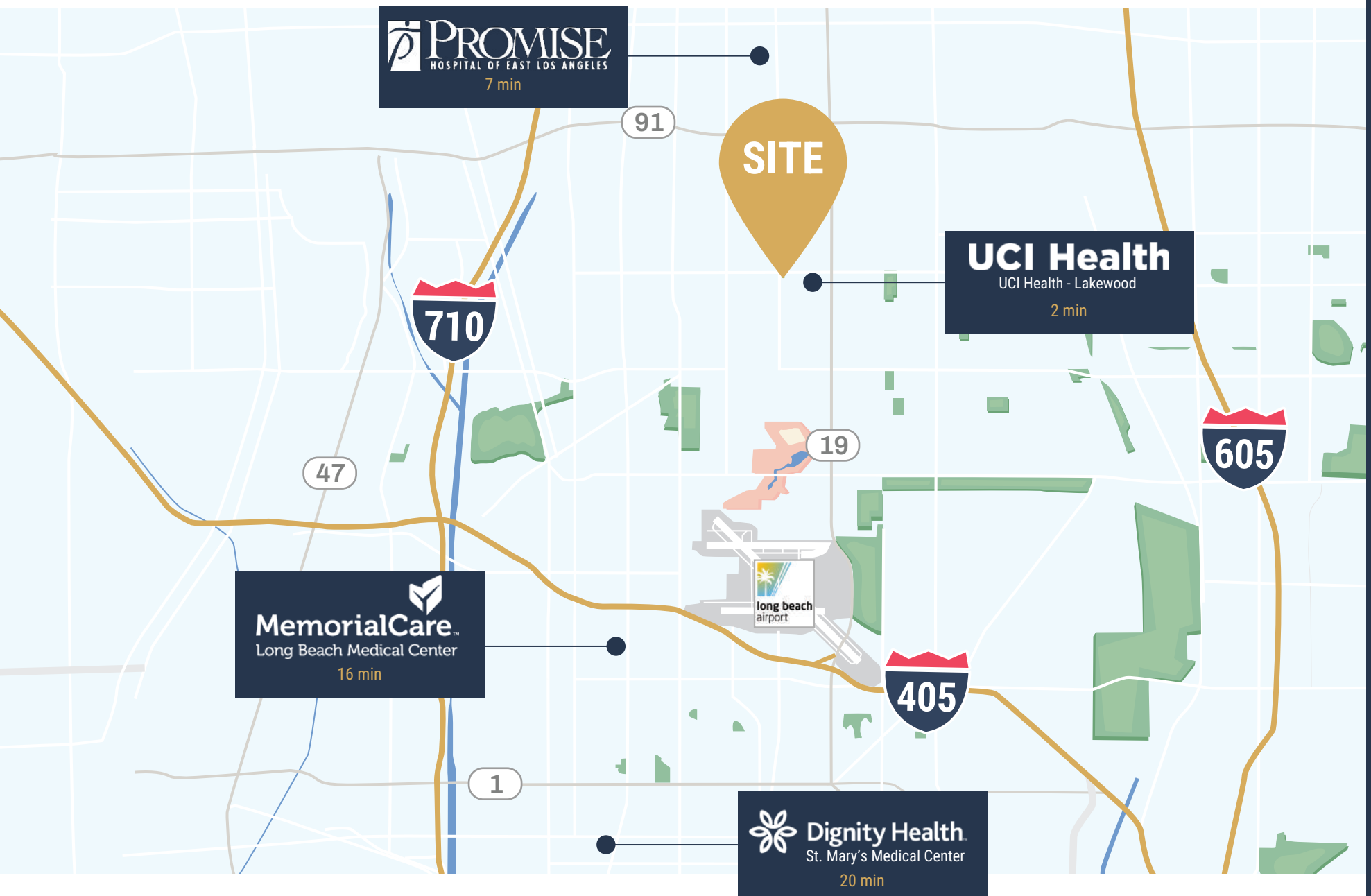
Suite 204 - 1,476 RSF
(Contiguous SF - 3,306 RSF)

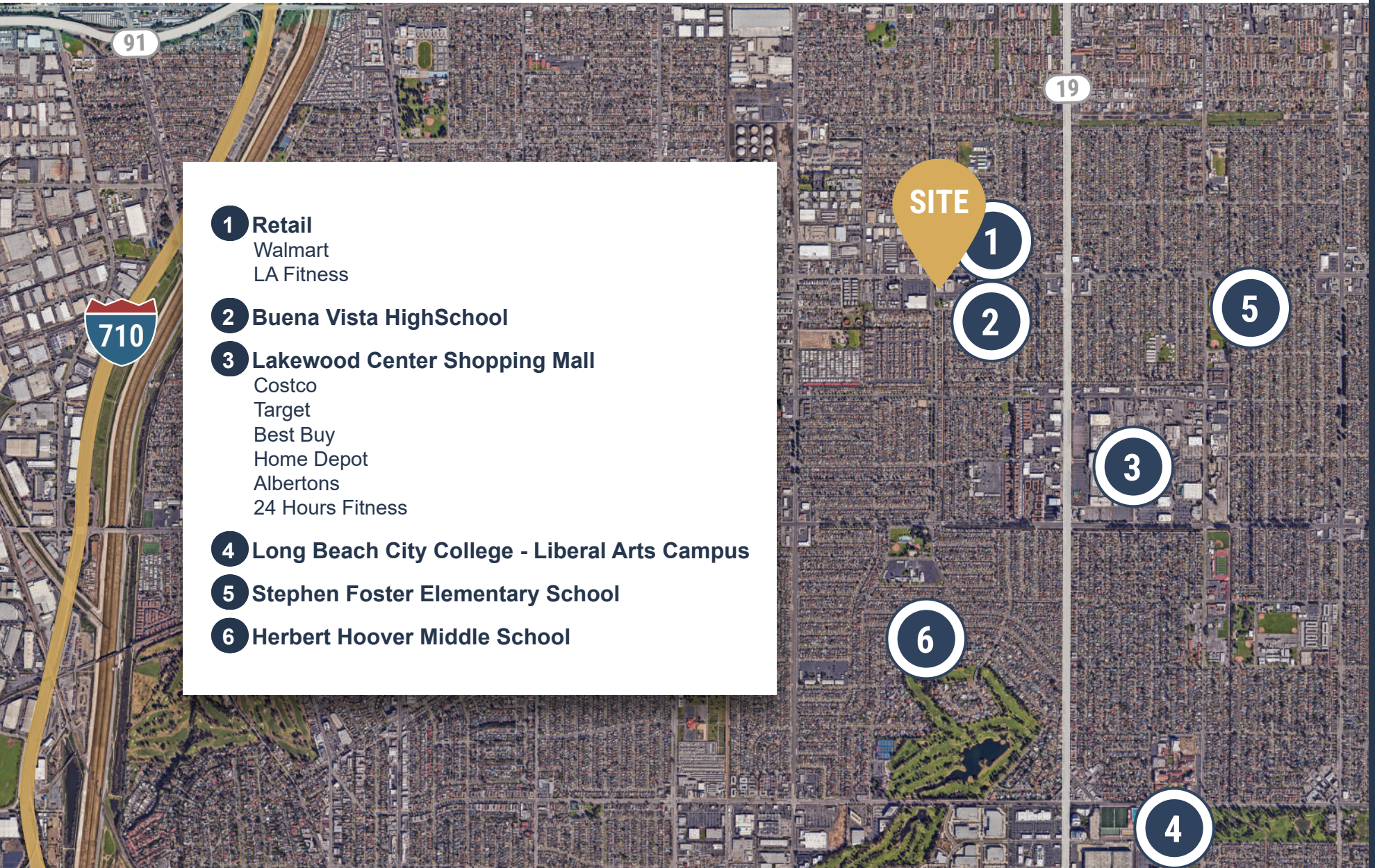
Available March 2027

Virtual Floor Plan
CLICK OR SCAN











**MED
WEST**
REALTY

Lic # 02161402

Bryan McKenney

Bryan@MedWestRealty.com
(949) 478-0087
LIC#01505792

Casey Immel

Casey@MedWestRealty.com
(949) 278-5376
LIC#01312850

Stacey Hall

Stacey@MedWestRealty.com
(949) 331-0845
LIC#01924089

**OWNED &
OPERATED BY**

**Well
tower**