

**416 W LAS TUNAS DR.
SUITE 205 | SAN GABRIEL, CA**

FOR LEASE

MEDICAL / PROFESSIONAL OFFICE

SAN GABRIEL
PROFESSIONAL
CENTER



416 W LAS TUNAS DRIVE

LUCKY PHARMACY



WILLIAMS CAPITAL ADVISORS
Real Estate Advisory

X expCOMMERCIAL

PROPERTY OVERVIEW

Suite 205 is a well-designed second-floor medical / professional office suite offering 1,700 rentable square feet in an established San Gabriel professional building. The suite features a welcoming reception area and front office, a private main office, three exam rooms, a conference / kitchen, and two restrooms—providing a functional and efficient layout ideal for medical and professional users.

SUITE 205 HIGHLIGHTS



✓ Second-floor medical / professional office suite



✓ 1,700 RSF of efficient, functional space



✓ Reception area



✓ Front office



✓ Main office



✓ 3 exam rooms



✓ Conference / kitchen



✓ 2 restrooms

416 W LAS TUNAS DR, SAN GABRIEL

ADDRESS

416 W Las Tunas Dr, Suite 205,
San Gabriel, CA 91776

PROPERTY TYPE

Professional / medical office building

SUITE

205

RENTABLE AREA

1,700 SF (Suite 205)

BUILDING AREA

30,975 SF (property profile; whole building)

YEAR BUILT

1979

PARKING

35 spaces reported for the property

ZONING

SLC1* – tenant to verify permitted use

APN

5362-010-026

LEASING HIGHLIGHTS

- ◆ **Existing Medical-Office Layout** – Reception/check-in counter plus multiple private rooms suited to consultation, treatment, or administrative functions.
- ◆ **In-Suite Improvements** – Photo-observed sinks, built-in cabinetry, wood-look flooring, acoustical ceilings, and overhead lighting.
- ◆ **Professional Setting** – Second-floor suite within an established professional building on W Las Tunas Drive.
- ◆ **Parking & Access** – Property profile reports a 35-space surface parking lot; photos show accessible spaces near the building entrance.
- ◆ **Tours & Business Terms** – Contact the listing agents for suite measurements, asking rent, term, concessions, and access.



LEASE OVERVIEW

LEASING INFORMATION	
LEASE RATE	Contact agents for details
LEASE TERM	Contact agents for details
AVAILABLE PREMISES	Suite 205 1,700 rentable square feet
BUILDING TYPE	Professional / medical office
DELIVERY	Existing as-built condition; verify during tour
TOURS / ACCESS	By appointment through listing agents
BUSINESS TERMS	Subject to landlord approval



APPROVAL CONDITION

Medical-related occupancy and operation are subject to landlord approval and all required city approvals, including an applicable business license.

LEASE RATE & TERMS

[CONTACT AGENTS FOR DETAILS](#)

POTENTIAL TENANT FIT

Medical-related office users | Allied health | Therapy / wellness |
Consultation-based practices



PROFESSIONAL BUILDING PRESENCE



W LAS TUNAS DRIVE LOCATION

The property is positioned along W Las Tunas Drive in San Gabriel and is identified in public records as a professional building. The exterior presents a recognizable three-story office profile with surface parking immediately adjoining the building.

- ❖ **Professional Identity** – Building signage identifies the San Gabriel Professional Center.
- ❖ **On-Site Parking** – Public profile reports 35 parking spaces for the property.
- ❖ **Accessible Arrival** – Photos show marked accessible spaces near the main entrance.
- ❖ **Second-Floor Suite** – Suite 205 is accessed from the building interior corridor.



SUITE 205 | RECEPTION & SUPPORT AREAS



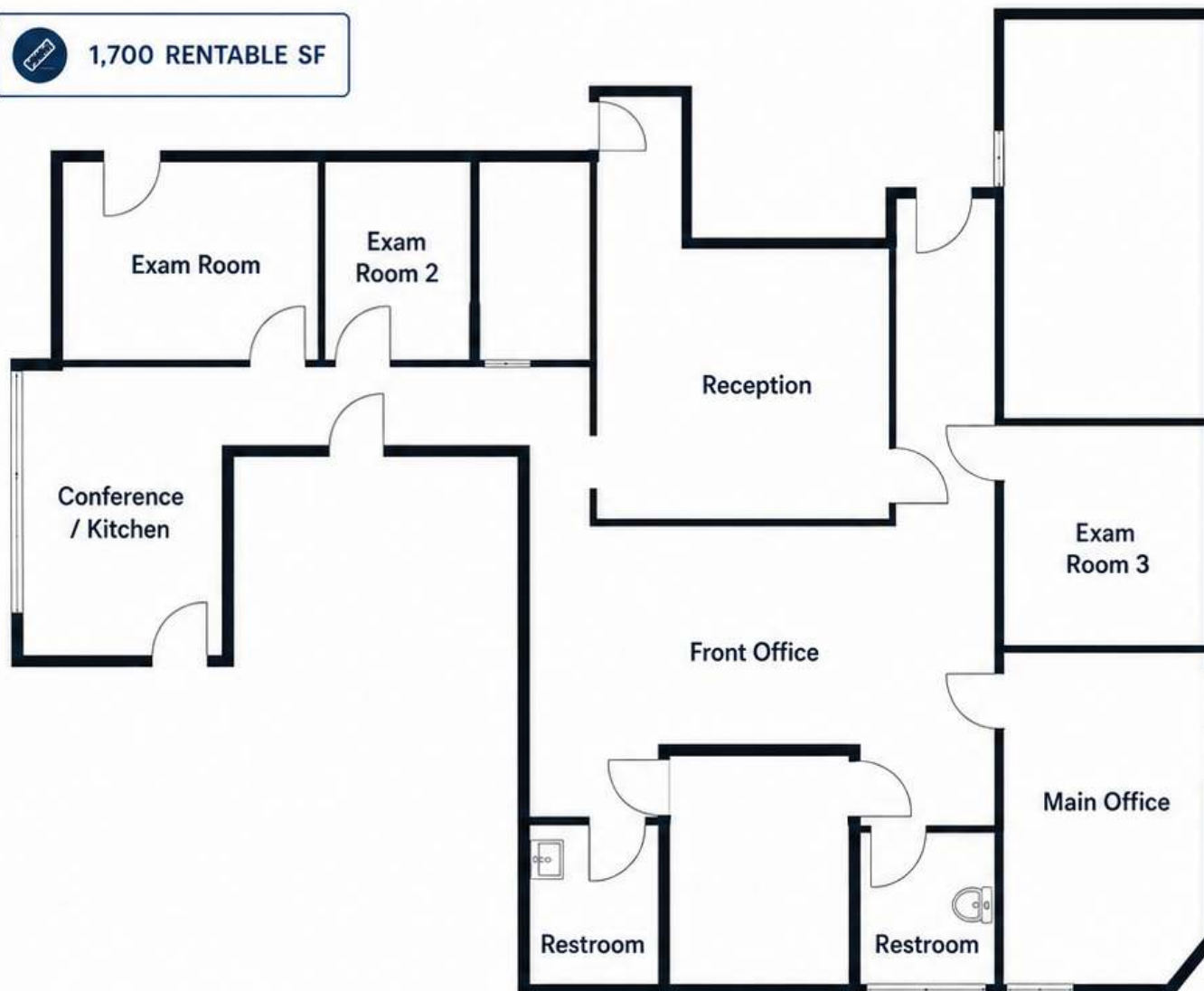
SUITE 205 | PRIVATE ROOMS & INTERIOR



SUITE 205 | FLOOR PLAN



1,700 RENTABLE SF



FLOOR PLAN HIGHLIGHTS

- ✓ Reception area
- ✓ Front office
- ✓ Main office
- ✓ 3 exam rooms
- ✓ Conference/kitchen
- ✓ 2 restrooms
- ✓ 1,700 rentable square feet



Illustrative floor plan only — not to scale. Layout and dimensions to be independently verified.





416 W LAS TUNAS DR. | SUITE 205

MEDICAL / PROFESSIONAL OFFICE FOR LEASE

LEASE RATE AND TERMS:

Contact agents for details

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