

MEDICAL OFFICE SUITE FOR LEASE



REAL ESTATE SERVICES
TRUSTED SINCE 1962

VERDUGO HILLS MEDICAL CENTER

3600 NORTH VERDUGO ROAD, SUITE 210, GLENDALE, CA 91208

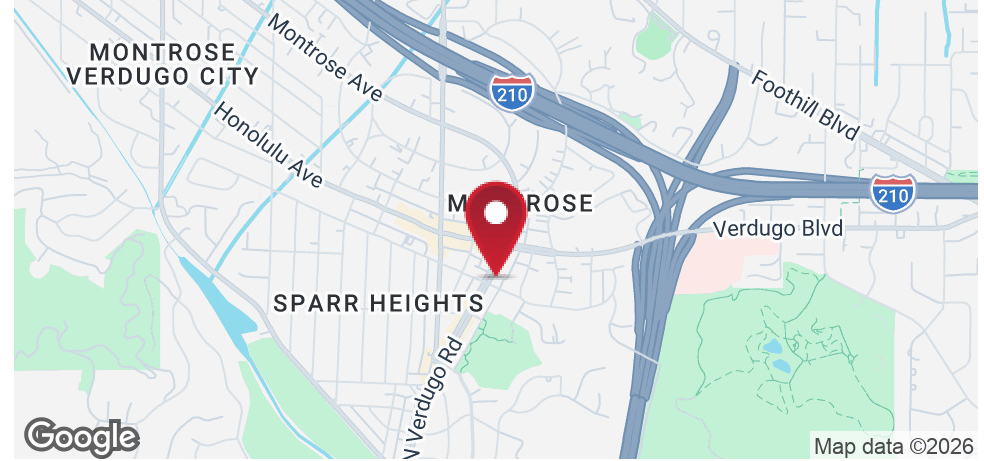
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OFFERING SUMMARY

Available Space:	2,340 SF
Lease Rate:	\$3.60/SF/MO, FSG
Term:	Negotiable
Building Size:	29,794 SF
Zoning:	C3 - Commercial Service
Parking Spaces:	5 Spaces/1,000 SF at No Charge
Year Built/Renovated:	2010 / 2011

PROPERTY OVERVIEW

Attractive medical office suite with above-standard tenant improvements featuring five (5) exam rooms, one (1) doctor's office, one (1) administrator's office, a bullpen area, a large waiting room, an in-suite restroom, a balcony, and storage. The suite is located in a Class-A medical office/retail building built in 2010. The building has three (3) stories and a four (4)-level subterranean parking garage. Parking is excellent with five (5) parking spaces per 1,000 square feet of building at no charge. Located at the confluence of Glendale, La Canada Flintridge and La Crescenta-Montrose, the property is less than 1/2 mile from USC Verdugo Hills Hospital and an abundance of restaurants, retail shops and services. The site has easy access to the 210 and 2 Freeways.

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.



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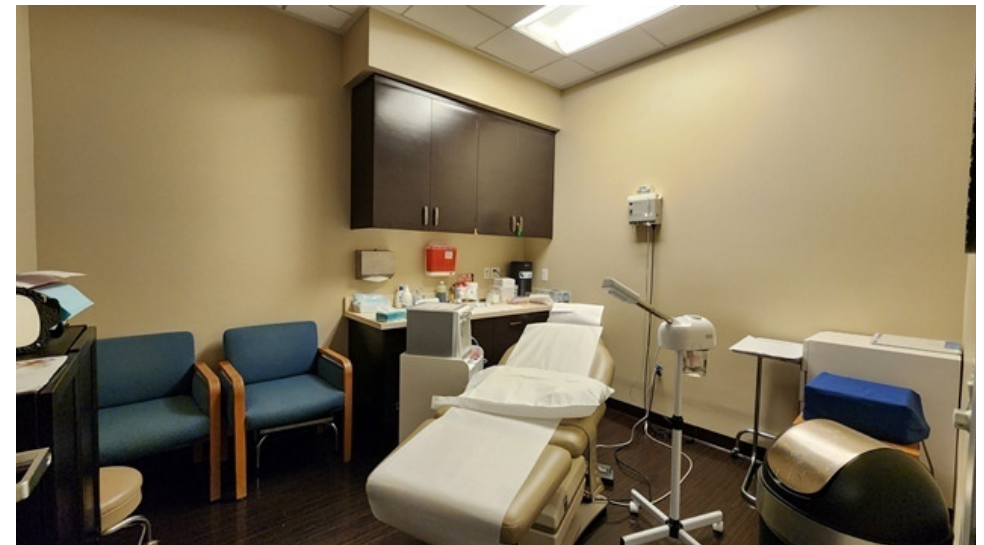
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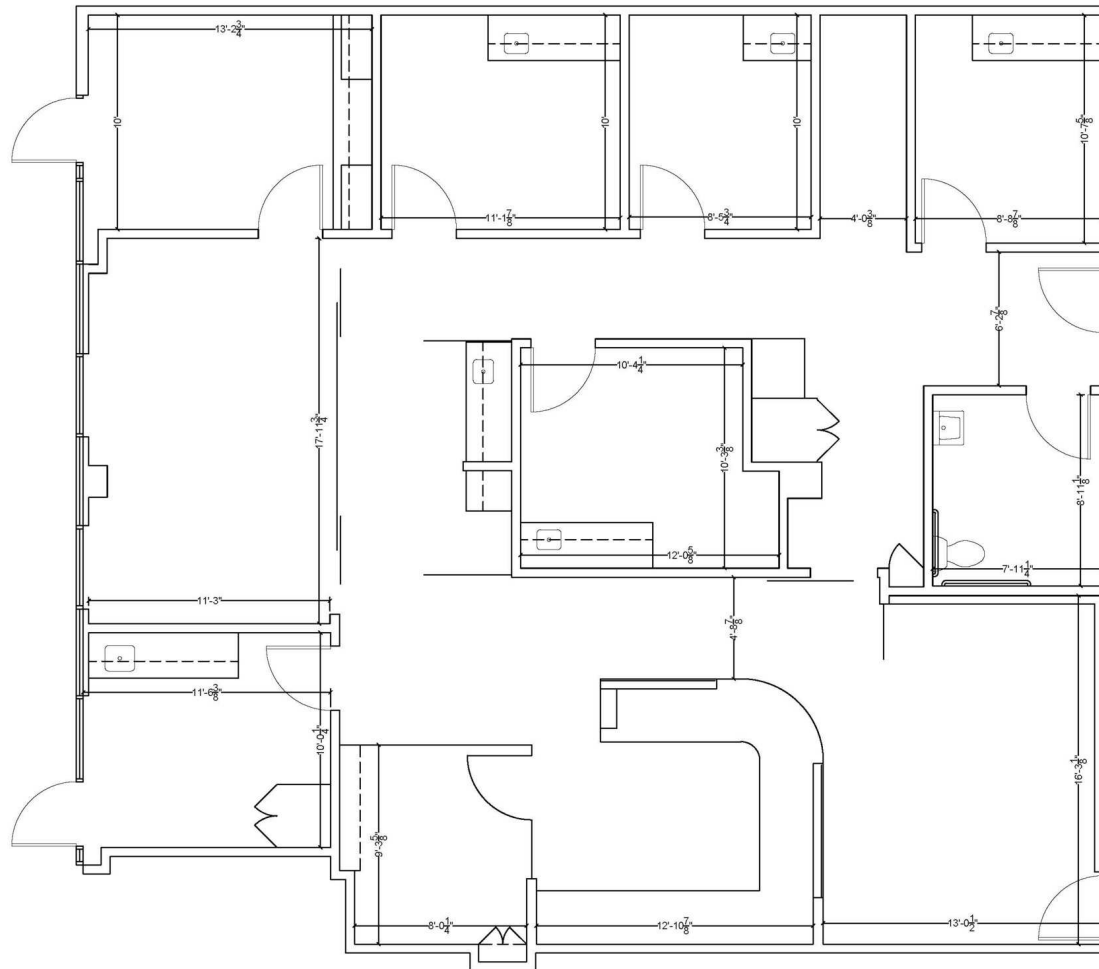
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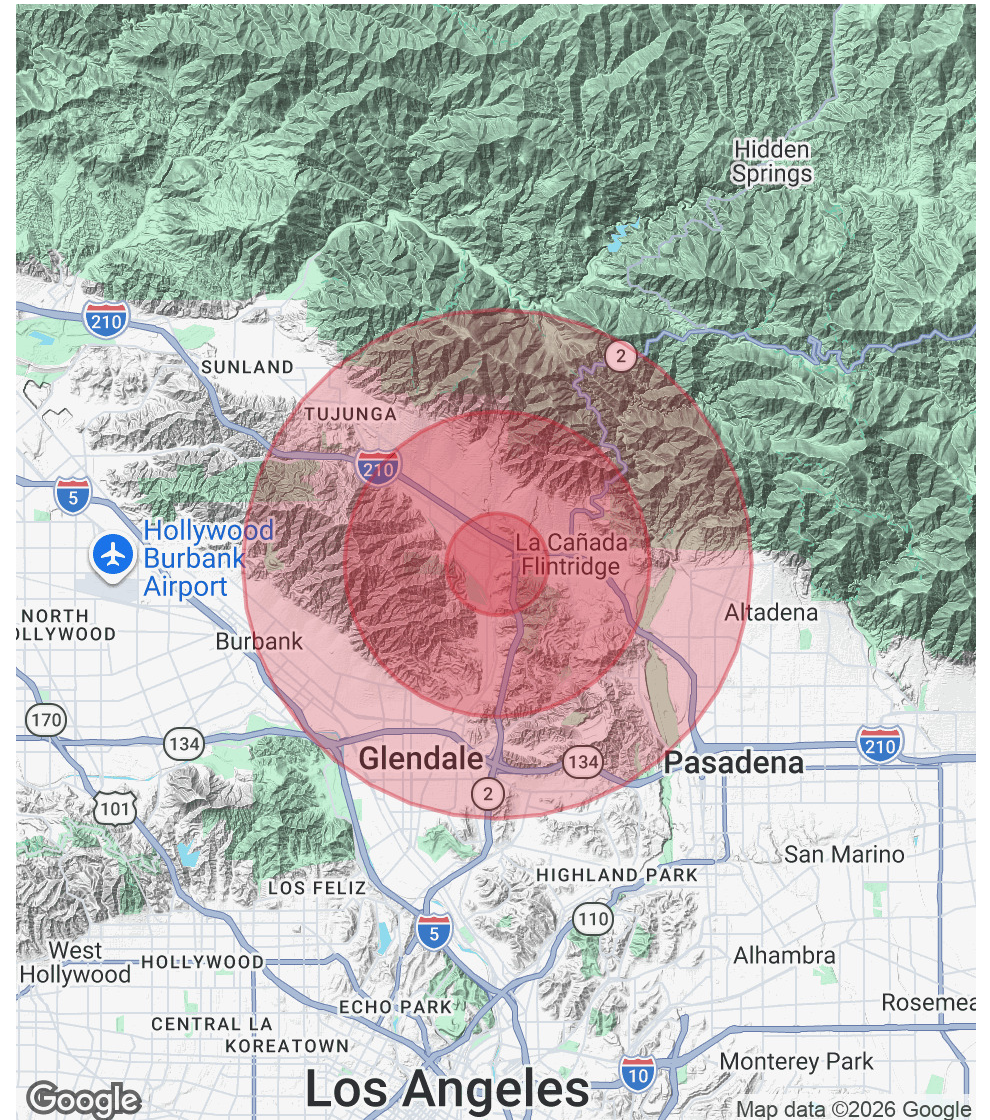
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,780	79,150	300,056
Average Age	43.3	44.5	42.8
Average Age (Male)	40.5	41.2	41.1
Average Age (Female)	44.6	45.7	44.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,458	28,158	111,967
# of Persons per HH	2.5	2.8	2.7
Average HH Income	\$149,669	\$194,950	\$142,352
Average House Value	\$1,370,358	\$1,501,811	\$1,230,847

2023 American Community Survey (ACS)



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