

Valley Medical Plaza

Medical Space For Lease

14600 & 14624 Sherman Way, CA

“Class A” Quality with Easy Access
for Elevated Patient Care



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Property Overview



- Class "A" medical office campus
- Abundant structured and surface parking - FREE
- On-site property management & engineers to tend to maintenance needs
- Diversified mix of primary care & specialty physicians
- On-site lab and pharmacy
- Convenient access to 405 & 101 Freeways

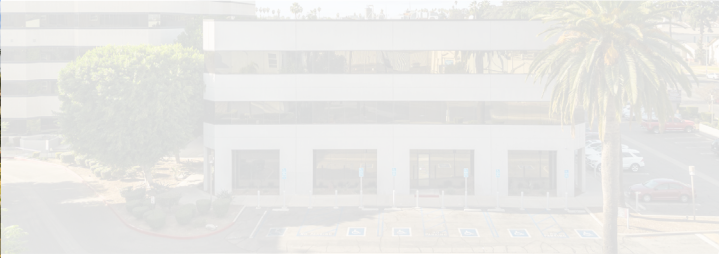


Hospital Proximity



38908






Availabilities

14600 Sherman Way

Suite	SF	Available
100D	7,508	10/1/2026

14624 Sherman Way

Suite	SF	Virtual Tour	Available
203	1,372	Coming Soon	Immediately
*404	1,200	Coming Soon	10/1/2026
*403	1,613	Coming Soon	10/1/2026
408	2,226	Coming Soon	10/1/2026
500	2,143		Immediately

*Suites 403 & 404 are contiguous totaling 2,813 SF

Amenities Map



Payor Mix

64%

Private/Self Pay

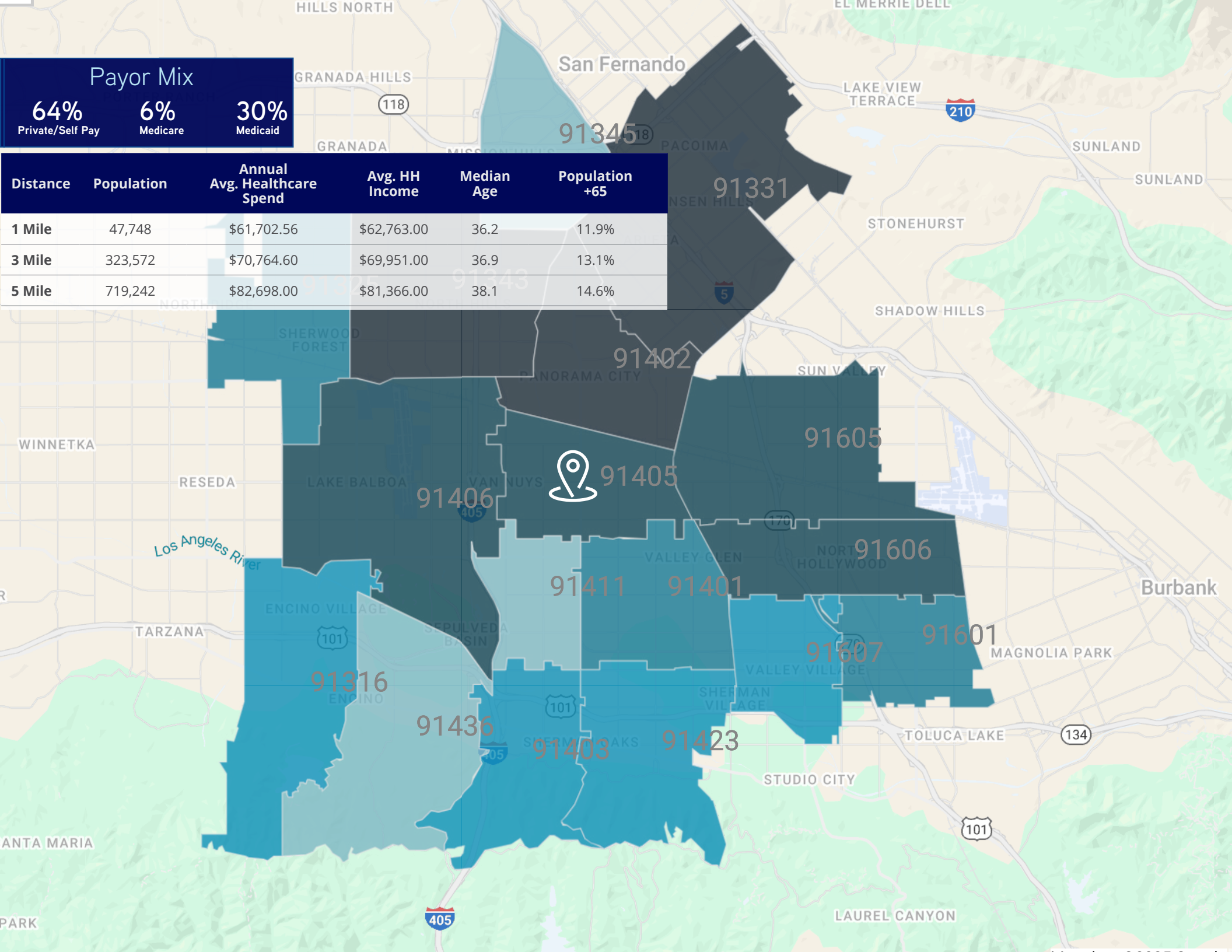
6%

Medicare

30%

Medicaid

Distance	Population	Annual Avg. Healthcare Spend	Avg. HH Income	Median Age	Population +65
1 Mile	47,748	\$61,702.56	\$62,763.00	36.2	11.9%
3 Mile	323,572	\$70,764.60	\$69,951.00	36.9	13.1%
5 Mile	719,242	\$82,698.00	\$81,366.00	38.1	14.6%





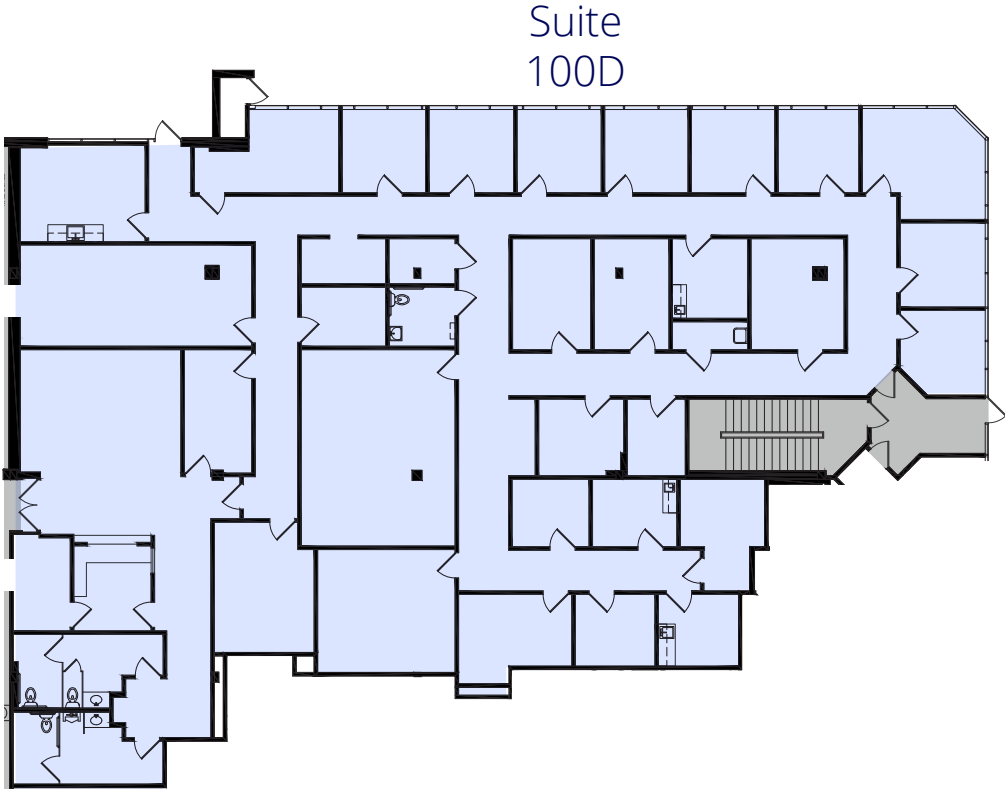
Patient Demand Forecast, Pasadena

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	2028		2033	
		5-Year VOLUME ↑	%	10-Year VOLUME ↑	%
Endocrinology	4,367	5,158	18.1%	5,626	28.8%
Psychiatry	290,962	322,269	10.8%	319,173	9.7%
Spine	3,919	4,316	10.1%	4,483	14.4%
Vascular	31,747	34,605	9.0%	37,281	17.4%
Cardiology	188,403	203,188	7.8%	213,507	13.3%
Ophthalmology	169,314	182,591	7.8%	198,172	17.0%
Physical Therapy / Rehabilitation	536,120	577,071	7.6%	646,090	20.5%
Pain Management	22,200	23,584	6.2%	24,711	11.3%
ENT	66,793	70,900	6.1%	74,419	11.4%
Orthopedics	59,971	63,540	6.0%	68,446	14.1%
Lab	887,948	935,517	5.4%	964,467	8.6%
Nephrology	10,329	10,840	4.9%	11,192	8.4%
Podiatry	30,998	32,234	4.0%	34,231	10.4%
Neurology	35,002	35,687	2.0%	36,381	3.9%
Oncology	29,155	29,704	1.9%	30,528	4.7%
Trauma	14,989	15,271	1.9%	15,572	3.9%
Evaluation and Management	2,085,887	2,120,276	1.6%	2,128,827	2.1%
Radiology	597,700	602,765	0.8%	607,454	1.6%

Floor Plans

South Tower - 14600 Sherman Way



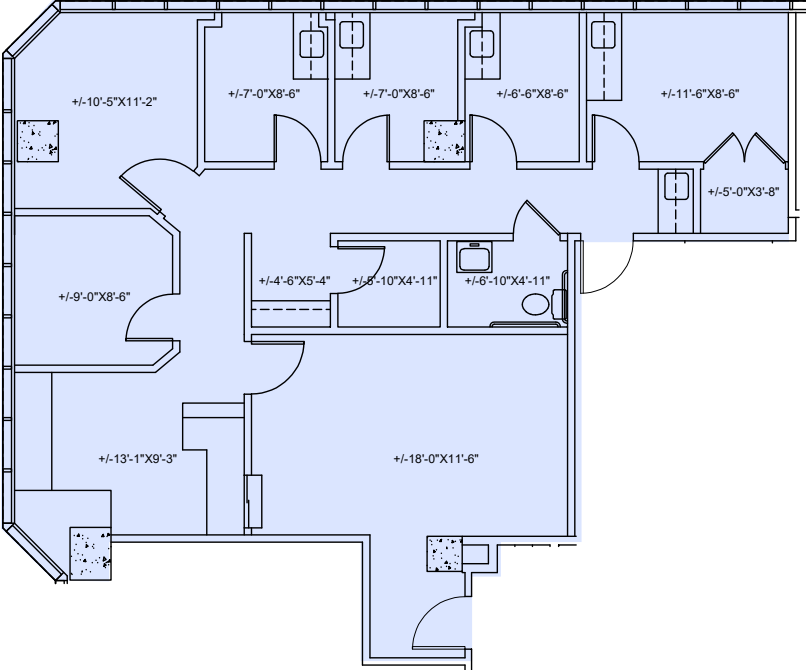
Note: Ground Floor Availability Off Lobby w. Dedicated Entrance

Suite #	Size	Availability
100D	7,508 SF	6/1/2026

Floor Plans

South Tower - 14624 Sherman Way

Suite
203

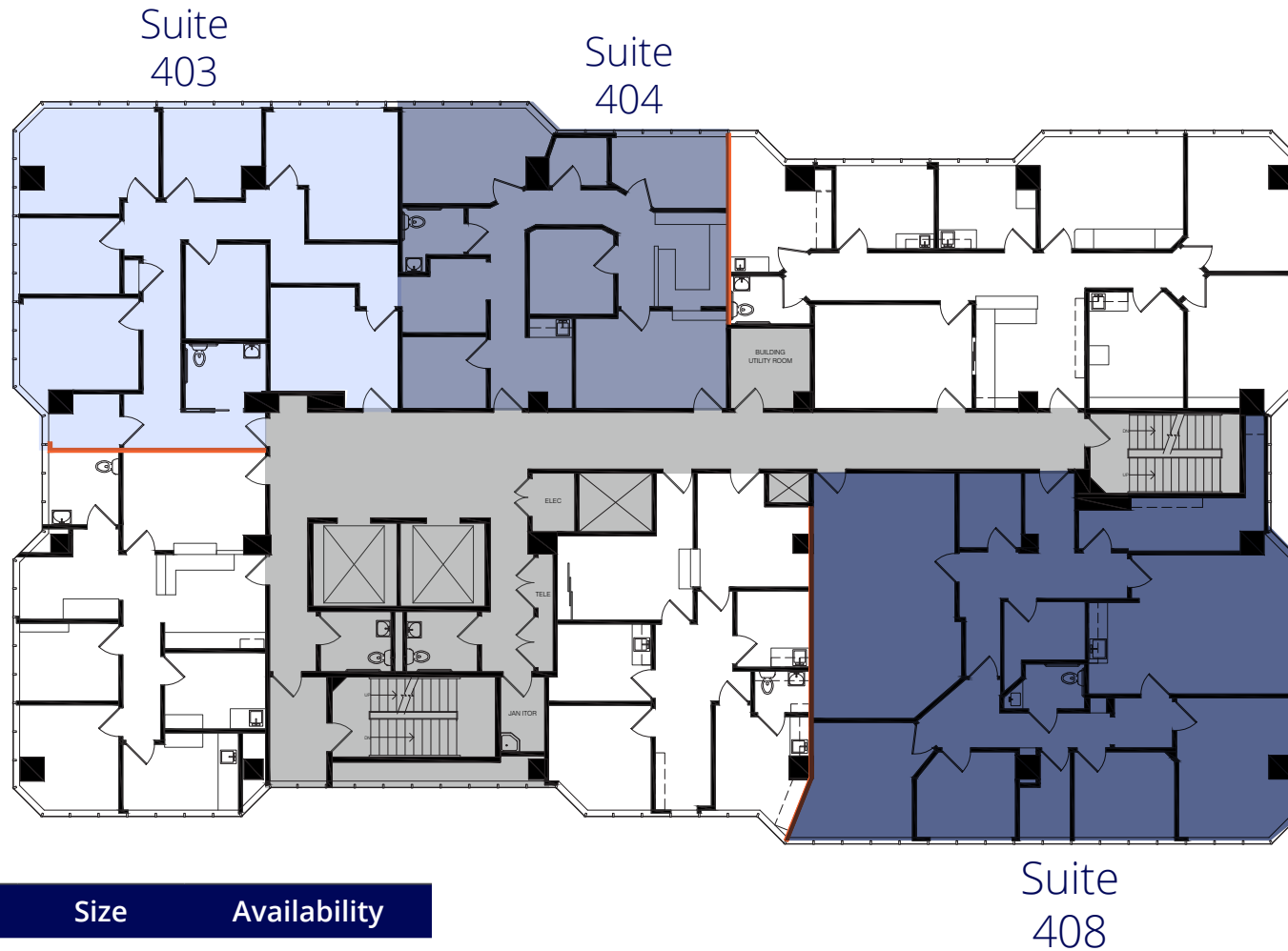


Suite #	Size	Availability	Virtual Tour
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203	1,372 SF	Immediately	
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Floor Plans

South Tower - 14624 Sherman Way



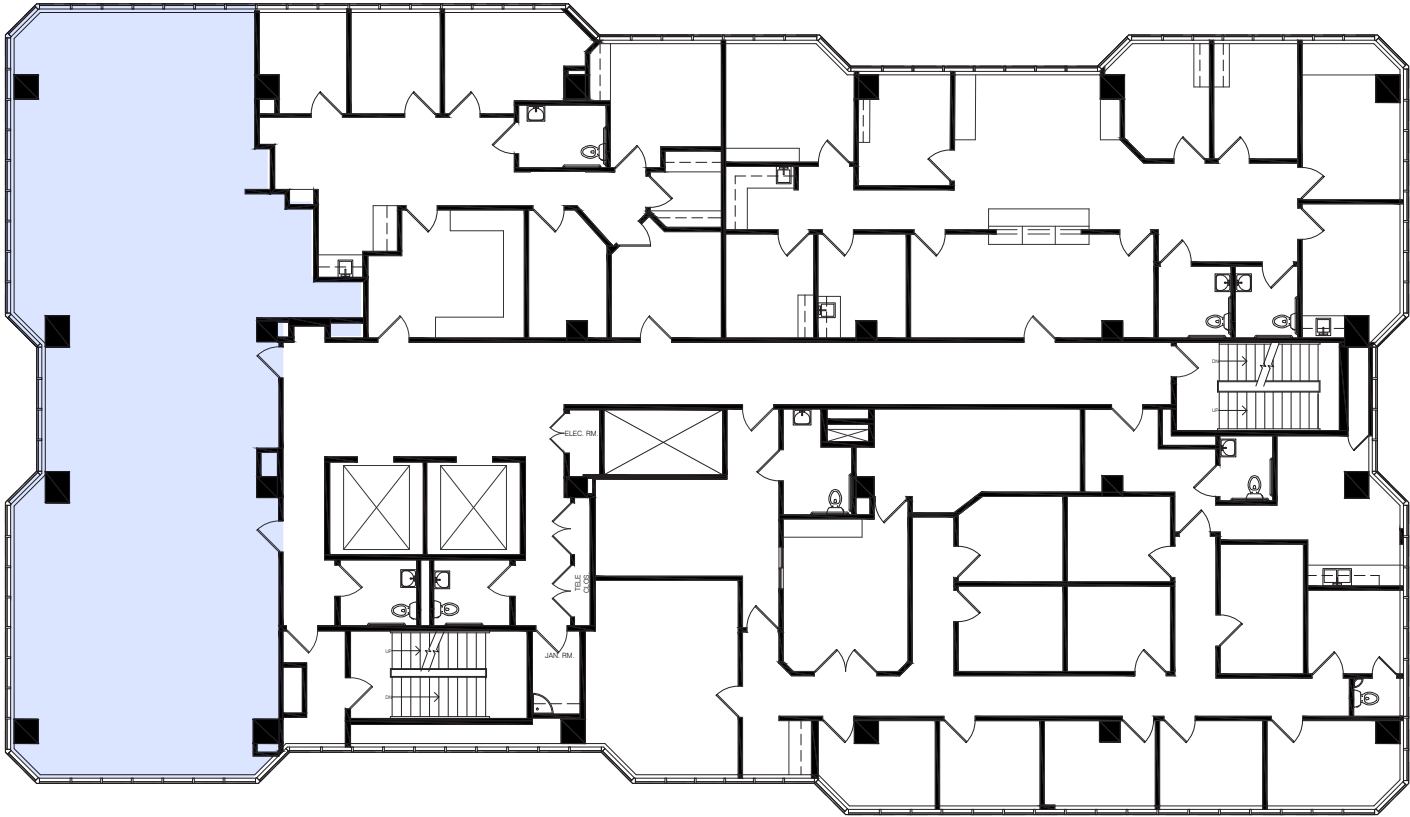
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South Tower - 14624 Sherman Way

Suite
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