

Medical Office for Lease Sylmar Medical Center



14124 Foothill Blvd
Sylmar, CA 91342

OFFERING MEMORANDUM

Steve Body Ph.D, MBA, MSF, MA

818.852.9255

steve@MDREcapital.com

www.MDRECapital.com

DRE Lic # 01927373

SYLMAR
MEDICAL
CENTER

FAMILY / INDUSTRIAL
MEDICINE
X-RAY - LAB
PHARMACY
DENTIST
EYE
MEDICAL
GROUP

01 Property



Property Highlights



- 1,586 SF OF MEDICAL OFFICE AVAILABLE FOR LEASE
- Proven Location. Previous Tenant at Location for 20 Years.
- High Impact Property Next to I-210. 1,500+ Patients / Month.
- Potential Synergy with a Busy Family Medicine / Geriatric Practice. 20 Years at Location.
- Ideal for Ophthalmology, Pain Management, Orthopedics, Rheumatology, Neurology, IR/Vascular, Wound Care, Urgent Care

Property Highlights

Medical Design

- 3 Exam Rooms
- 1 Doctor's Office
- Nursing Station, Separate Lab and Kitchen Areas
- Spacious Waiting and Admin Areas
- ADA Bathrooms In-Unit
- Light Controlled Office
- Ample Gated Parking for Patients and Staff



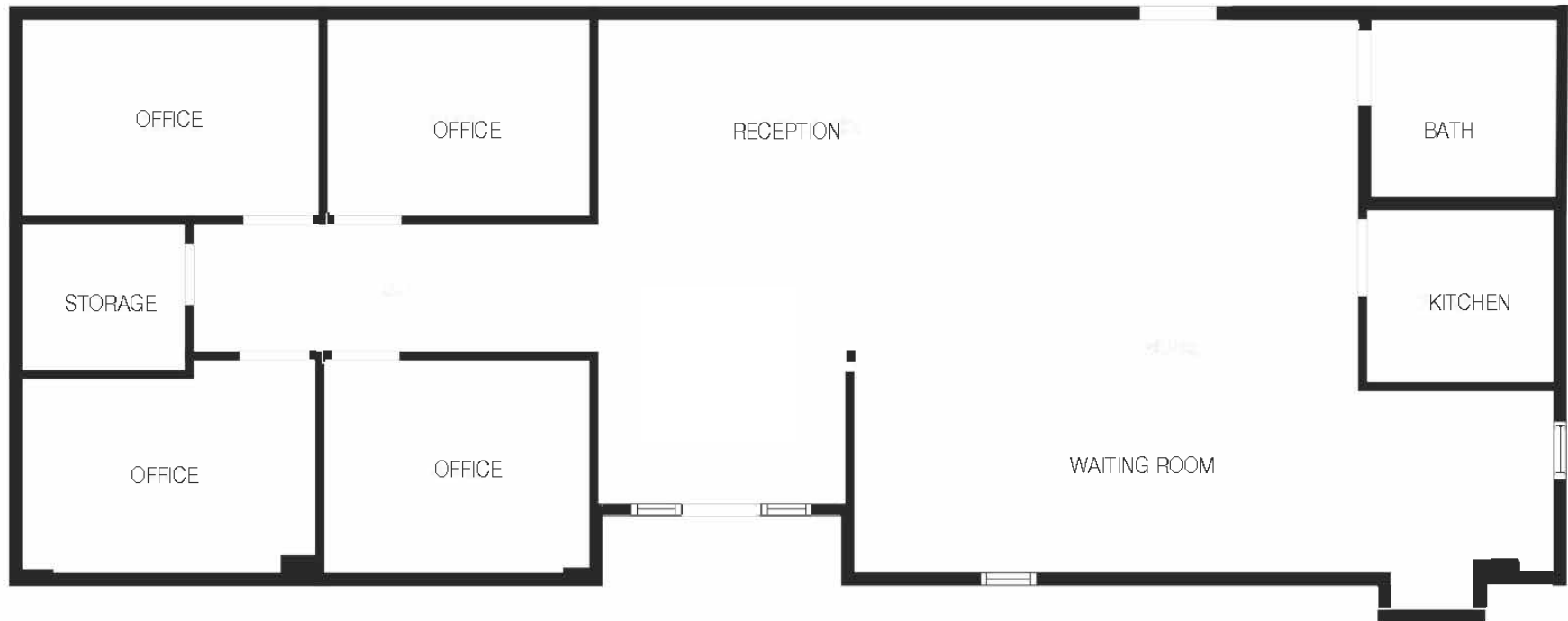
Property Details



PROPERTY INFORMATION

Year Built	2003
Rentable Area	1,585 SF
Building Size	14,500 SF
Zoning	C2-Medical Use Permitted
For Lease	\$3.25/SF NNN
Tenant Improvements	Negotiable

Floor Plan



MEASUREMENTS DEEMED RELIABLE BUT NOT GUARANTEED.

SYLMAR
MEDICAL
CENTER

FAMILY / INDUSTRIAL
MEDICINE
X-RAY - LAB

PHARMACY

DENTIST

EYE
MEDICAL
GROUP

02 Location

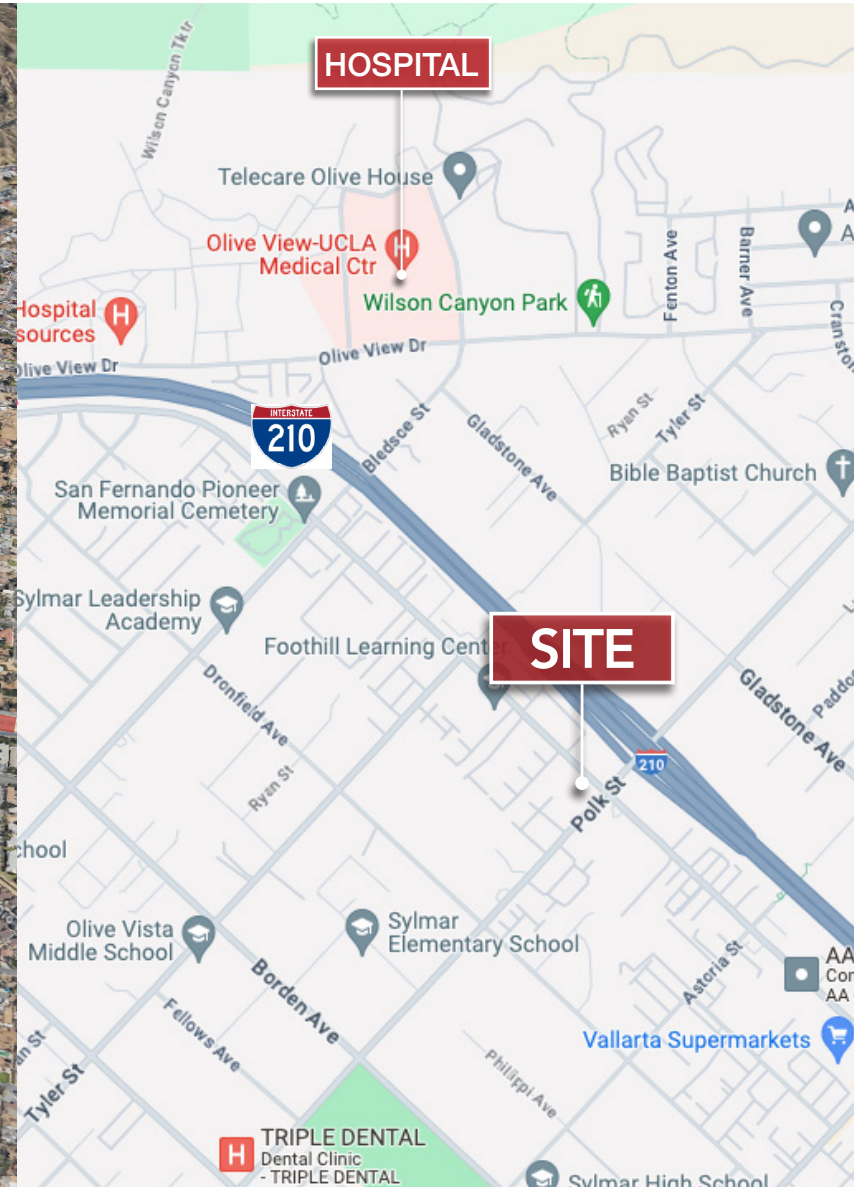


Location Highlights

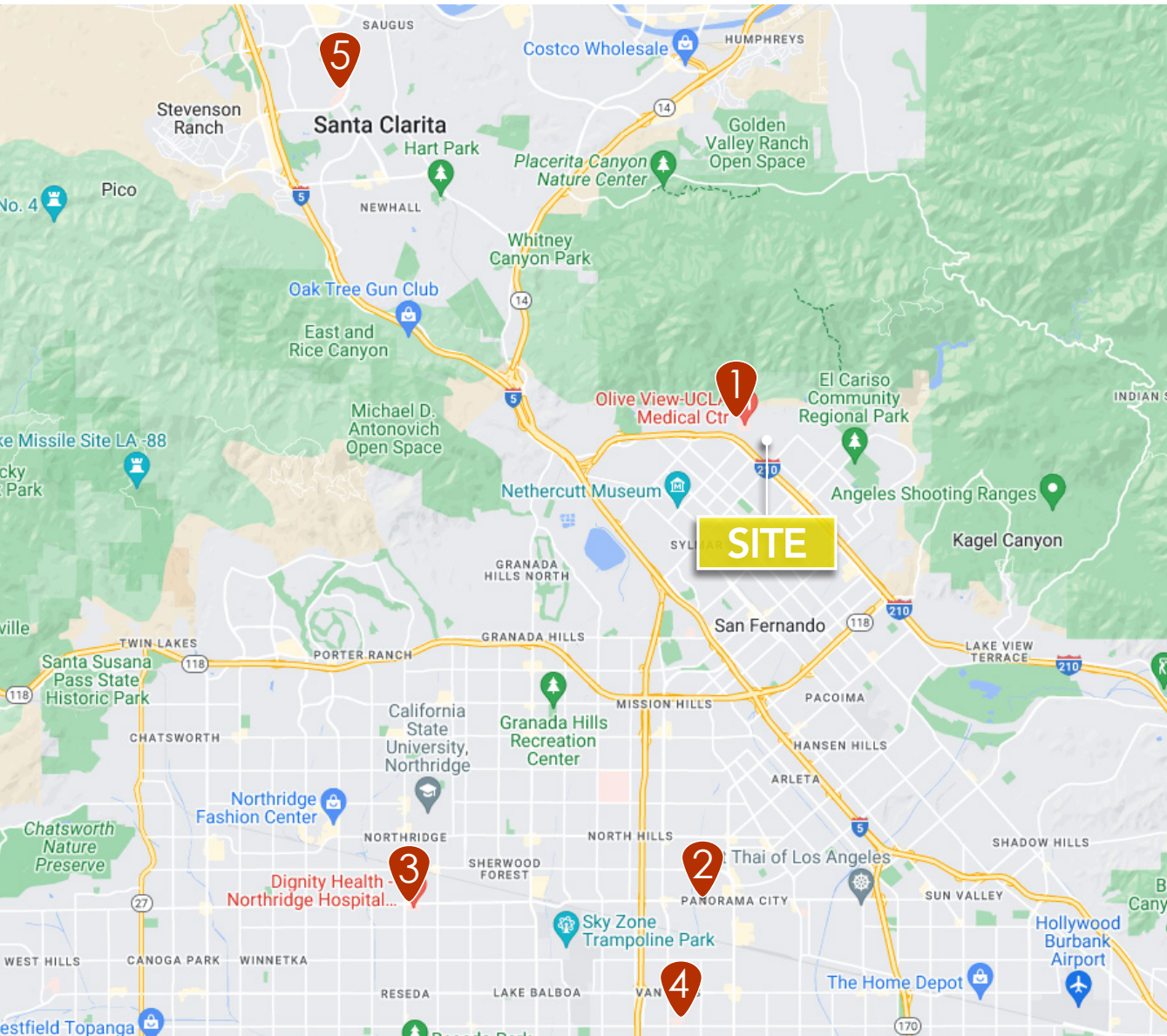
- High Demand Senior Medical Market
- Minutes from Olive View UCLA Hospital
- Adjacent to Exit Ramp to I-210
- High Visibility Location on Foothill Blvd
- Convenient Patient and Staff Access Adjacent to I-210
- Average Daily Traffic - About 36,000 Cars
- 5 Hospitals with 1,547 Beds / \$8.6 Billion Patient Revenue in Comfortable Driving Distance



Location Overview



Hospital Area Map



Hospital Beds: 1,958

Hospital Revenues: \$12 Billion+

- 1. Olive View-UCLA Medical Center**
Patient Revenue: \$1,413,469,093
Beds: 275
- 2. Mission Community Hospital**
Patient Revenue: \$744,834,741
Beds: 145
- 3. Northridge Hospital – Dignity Health**
Patient Revenue: \$ 3,306,625,992
Beds: 416
- 4. Valley Presbyterian Hospital**
Patient Revenue: \$950,775,168
Beds: 350
- 5. Henry Mayo Newhall Hospital**
Patient Revenue: \$2,221,958,320
Beds: 357

City of Sylmar



Founded in 1874, in the northern part of San Fernando Valley, Sylmar was referred to as 'The Top of Los Angeles'. Between 1980 and 1990, Sylmar became the fastest-growing area in San Fernando Valley. With a population of over 250,000, the City offers an equestrian lifestyle. About 63% of the households own their own homes with predominant property values ranging from \$500,000 to \$1 Million+. About 35,000 residents, or 15% of the population, are seniors who comprise the patient base at Sylmar Medical Center.

Population:	253,335
Households:	63,438
Total Households Income:	\$99,494
Total Consumer Spending:	\$2.5 Billion
Total Healthcare Spending:	\$111 Million

KW Commercial Southern California Office Locations

Headquarters
12711 Ventura Blvd #110
Studio City, CA 91604

Calabasas
23975 Park Sorrento
Calabasas, CA 91302

Larchmont
118 N. Larchmont Blvd
Los Angeles, CA 90004

West Hollywood
9000 W. Sunset Blvd Suite
1100

Inglewood
208 S. La Brea Ave
Inglewood, CA 90301

Cerritos
17785 Center Ct. DR. N #120
Cerritos, CA 90703

Beverly Hills
439 N. Canon Dr. 3rd Floor
Beverly Hills, CA 90210

Bakersfield
5601 Truxtun Ave Ste 150
Bakersfield, CA 93309

Long Beach
6621 E. Pacific Coast Highway Ste 150 Long
Beach, CA 90803

Westwood
10960 Wilshire Blvd Unit 100
Los Angeles, CA 90024

Newport Beach
680 Newport Center Dr. Ste 250
Newport Beach, CA 92660

El Segundo
830 S, CA-1 Ste 200
El Segundo, CA 90245

Los Feliz
1660 Hillhurst Ave
Los Angeles, CA 90027

La Mirada
14241 Firestone Blvd Ste
100 La Mirada, CA 90638

Medical Office Available for Lease

No warranty, expressed or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. CA BRE #01428774



Steve Body Ph.D, MBA, MSF, MA

818.852.9255

steve@MDREcapital.com

www.MDRECapital.com

