

Dignity Glendale Memorial Medical Pavilion

+ MEDICAL SUITES FOR LEASE



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**222 W Eulalia St.
Glendale, CA**



DIGNITY GLENDALE MEMORIAL MEDICAL PAVILION

The Glendale Memorial Medical Pavilion is a 57,600-square-foot medical office building located on the Glendale Memorial Hospital campus, offering a prime opportunity for healthcare providers in a high-demand area. This location is home to a robust tenant mix of primary, specialty, and outpatient care, with adaptable spaces suited for various medical practices.

Strategically positioned with convenient freeway access, it serves over 1.9 million residents within a 15-minute drive. Glendale's diverse population and rising healthcare needs make it an ideal location for medical providers. Proximity to the hospital ensures seamless care coordination and operational efficiency.

Drone Video

CLICK OR SCAN





PROMINENT LOCATION & ACCESSIBILITY

- Minutes from I-5 and SR - 2
- On the walkable campus of Dignity Health - Glendale Memorial Hospital and Health Center
- Strong visibility from San Fernando Rd.



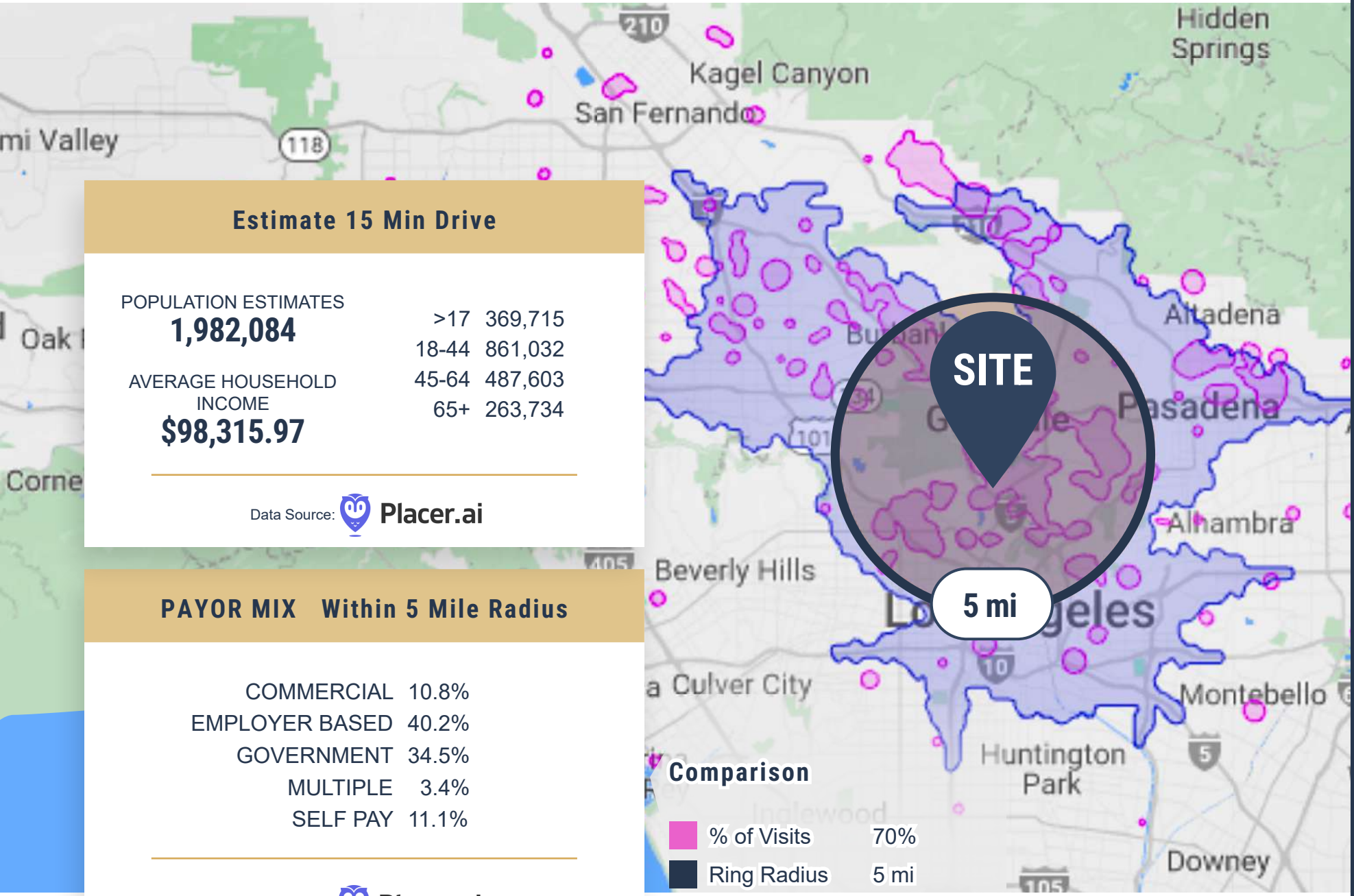
IDEAL MARKET & SITE LOCATION

- The proximity to major throughfares enables this location to conveniently serve:
 - ~1,980,000 patients within a 15-minute drive time
 - A strong patient demographic with a desirable payor mix



BUILDING HIGHLIGHTS

- 57,064 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

1,982,084	>17	369,715
	18-44	861,032

AVERAGE HOUSEHOLD INCOME

\$98,315.97	45-64	487,603
	65+	263,734

Data Source:  **Placer.ai**

PAYOR MIX Within 5 Mile Radius

COMMERCIAL	10.8%
EMPLOYER BASED	40.2%
GOVERNMENT	34.5%
MULTIPLE	3.4%
SELF PAY	11.1%

Data Source:  **Placer.ai**

Comparison

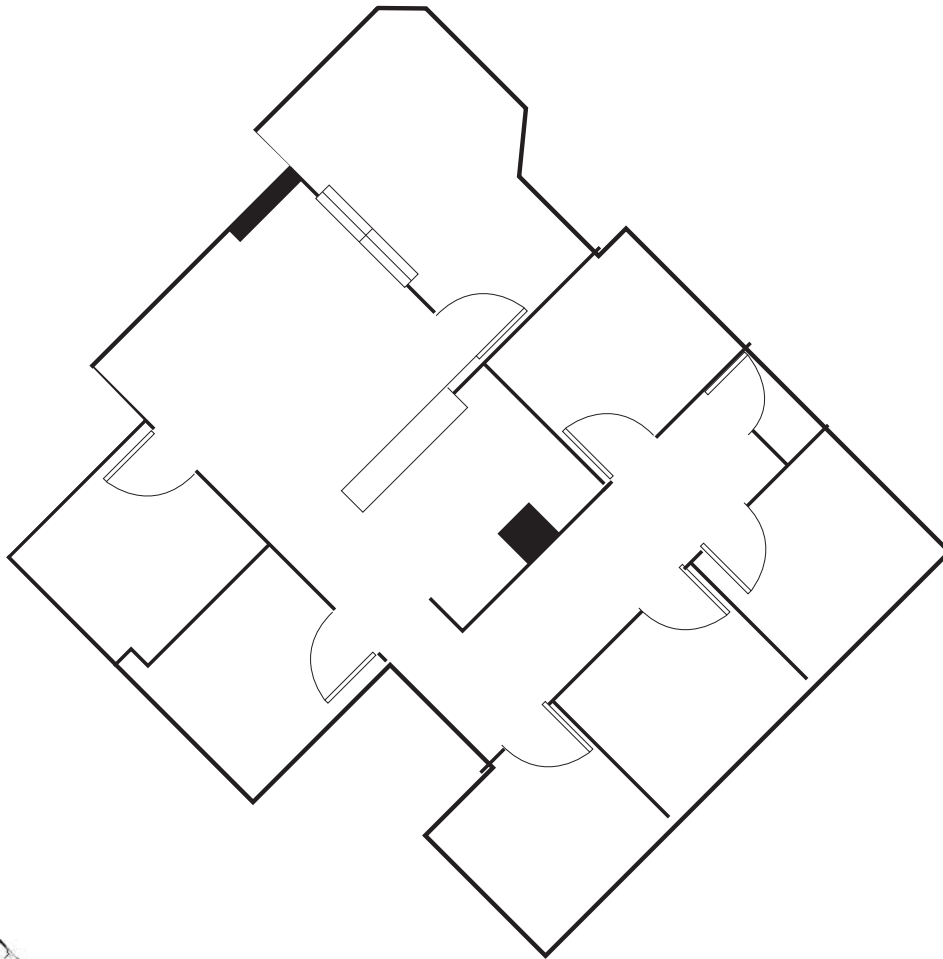
	% of Visits	70%
	Ring Radius	5 mi
	Drive Time	15 min

AVAILABLE SUITE

Suite 210 - 1,271 RSF

SUITE DESCRIPTION

Waiting Room, Reception/
Admin, 6 exam rooms,
and Nurse's station



Virtual Floor Plan
CLICK OR SCAN



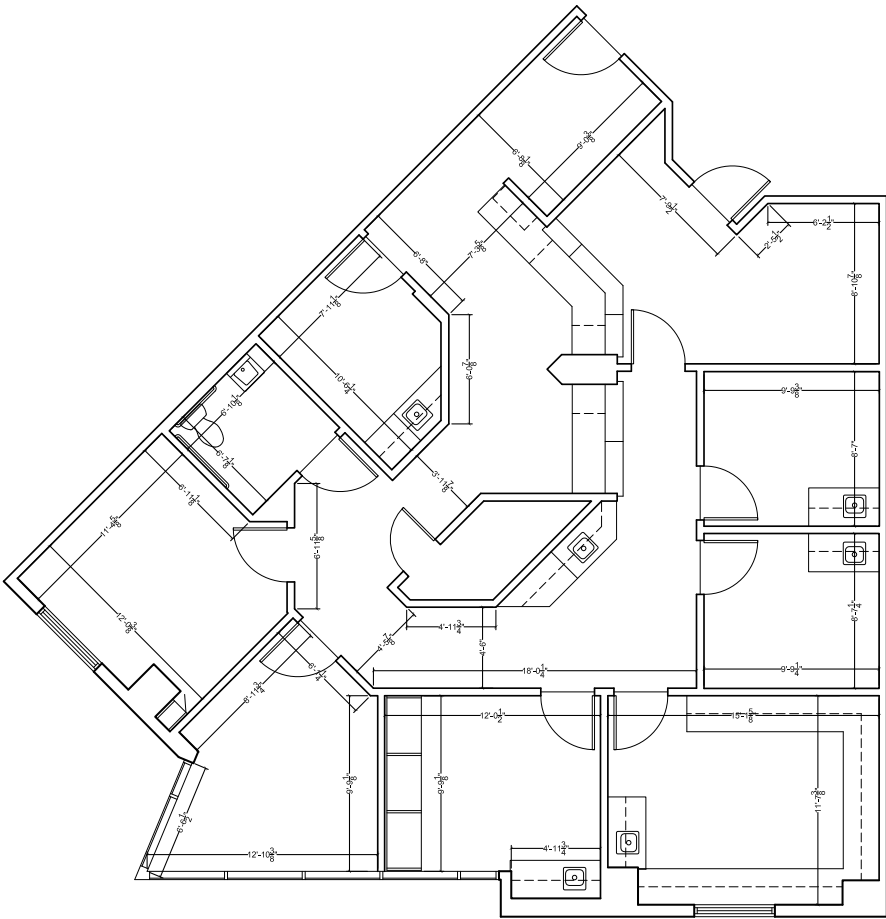
AVAILABLE SUITE

Suite 311 - 1,782 RSF

SUITE DESCRIPTION

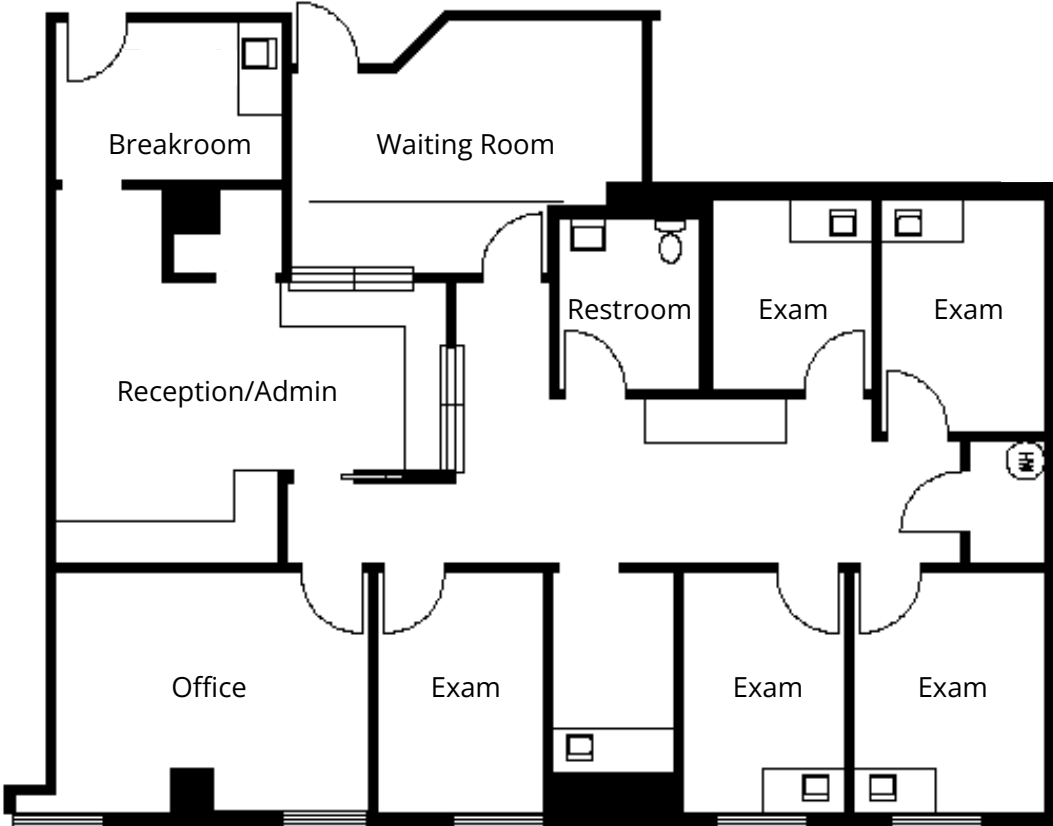
Contiguous up to 3,715 RSF

5 Exam Rooms, 1 Doctor's Office, Reception/Admin, In-Suite Restroom, Break Room, Storage



Virtual Floor Plan
CLICK OR SCAN





AVAILABLE SUITE

Suite 315 - 1,933 RSF

SUITE DESCRIPTION

Contiguous up to 3,715 RSF

5 Exam Rooms, Reception/
Admin, Doctor's Office,
In-Suite Restroom,
and Storage



Virtual Floor Plan
CLICK OR SCAN





24,247
cars/day

SAN FERNANDO ROAD

SITE

9,200
cars/day

S CENTRAL AVE

LOCAL HOSPITAL DISTANCE MAP





- 1 Retail**
Costco
Best Buy
- 2 Glendale Transit System**
- 3 Griffith Park**
- 4 Target**
- 5 Glendale High School**
- 6 Retail**
Whole Foods Market
Starbucks
Wells Fargo Bank
Healthy Spot
Total Wine and More



**MED
WEST**
REALTY

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OPERATED BY**

**Well
tower**