

For Sale - Owner/User Medical Condo

Plaza Verdugo

MEDICAL CENTER

Across the Street from

USC Verdugo
Hills Hospital

Keck Medicine of **USC**

1809 Verdugo Blvd., Suite 350 | Glendale CA | 91208



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Colliers

Investment & Property Highlights



Medical Condo Consisting of 4,317 square feet



Listing Price: Best Offer - Seller invites competitive offers



Efficient Clinical Layout (Floor Plan on Page 8)

*Includes 11 Plumbed Exam Rooms, 4 Private Restrooms, 4 Offices, Lab, 2 Nurse's Stations, Kitchen and Multiple Support Staff Areas



FREE Ample Covered & Surface Parking



Elevator: Two



Sprinklered: Yes



Convenient Access to CA State Route 2 and Interstate 210 Freeway



Strong Area Demographics (See Data on pg. 10)



Hillside Setting Offering Spectacular Views





Executive Summary

Colliers International, as the exclusive representative of the seller, is pleased to offer a unique opportunity for an owner-occupant to acquire a fee simple interest in a condominium unit at Plaza Verdugo Medical Center. Located at 1809 Verdugo Boulevard, Suite 350, in the highly desirable Glendale/La Cañada Flintridge area, this property benefits from excellent demographics, a strong payor mix, favorable municipal taxes (with no gross receipts tax), top-tier school systems, abundant open spaces, and an exceptional quality of life.

The Plaza Verdugo Medical Center features a diverse mix of established medical professionals and offers abundant surface and covered parking, ensuring convenient access for both patients and staff. The association's low-management ownership structure allows unit owners to minimize their involvement in property operations, providing a hassle-free ownership experience.

Suite 350 is well-positioned to serve a medical owner-user, offering the financial benefits of owning real estate instead of leasing, including potential appreciation, tax advantages, and control over occupancy costs. This functional and valuable space is ideally suited for medical professionals looking to establish or expand their practice in a thriving community.





USC Verdugo Hills Hospital is a 158-bed hospital that offers world-class care to patients in the affluent cities of Glendale, La Canada Flintridge, Montrose, La Crescenta, as well as the surrounding Foothill communities of Southern California. This renowned hospital is nationally recognized for hospital safety and quality patient care and offers a full range of services including 24-hour emergency room, primary stroke center, bariatric and minimally invasive surgery, orthopedic surgery, occupational, physical and speech therapy, cardiac rehabilitation, and imaging and diagnostic services.

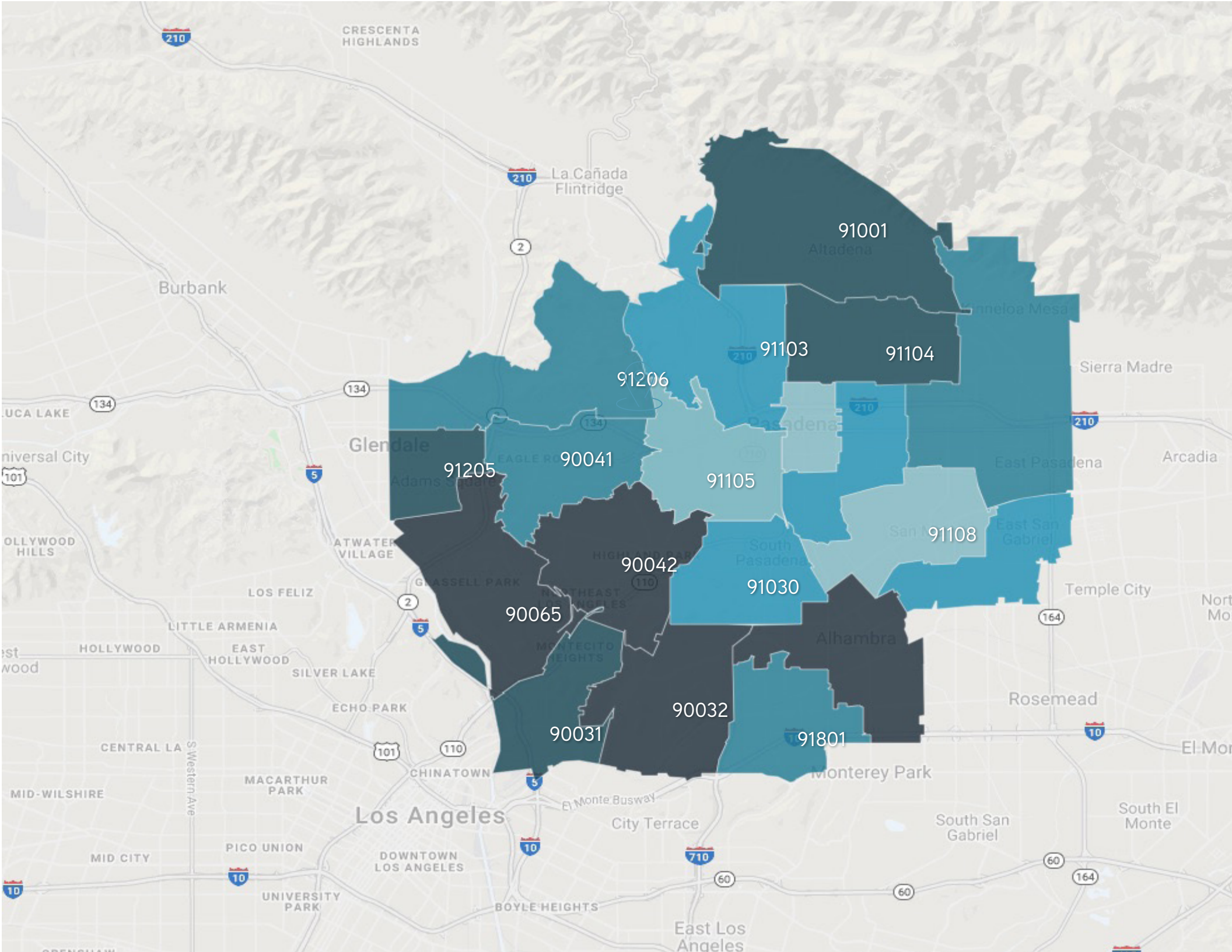
CALIFORNIA
2

1809 Verdugo Blvd.

Verdugo Blvd.

USC Verdugo
Hills Hospital
Keck Medicine of USC





210

CRESCENTA HIGHLANDS

210

La Cañada Flintridge

2

91001

Altadena

Burbank

91104

91103

91104

Sierra Madre

134

91206

210

210

210

134

BUENA VISTA LAKE

Glendale

90041

91105

East Pasadena

Arcadia

Universal City

91205

91108

East San Gabriel

HOLLYWOOD HILLS

ATWATER VILLAGE

90042

91030

Temple City

North Hollywood

LOS FELIZ

5

90065

164

LITTLE ARMENIA

Alhambra

West Hollywood

HOLLYWOOD

EAST HOLLYWOOD

SILVER LAKE

110

Rosemead

ECHO PARK

90032

10

CENTRAL LA

101

110

90031

91801

El Monte

MID-WILSHIRE

MACARTHUR PARK

Los Angeles

City Terrace

South San Gabriel

South El Monte

MID CITY

PICO UNION

DOWNTOWN LOS ANGELES

BOYLE HEIGHTS

East Los Angeles

UNIVERSITY PARK

10

710

60

60

60

164

10

10

OPENSHAW



Patient Demand Forecast, Glendale

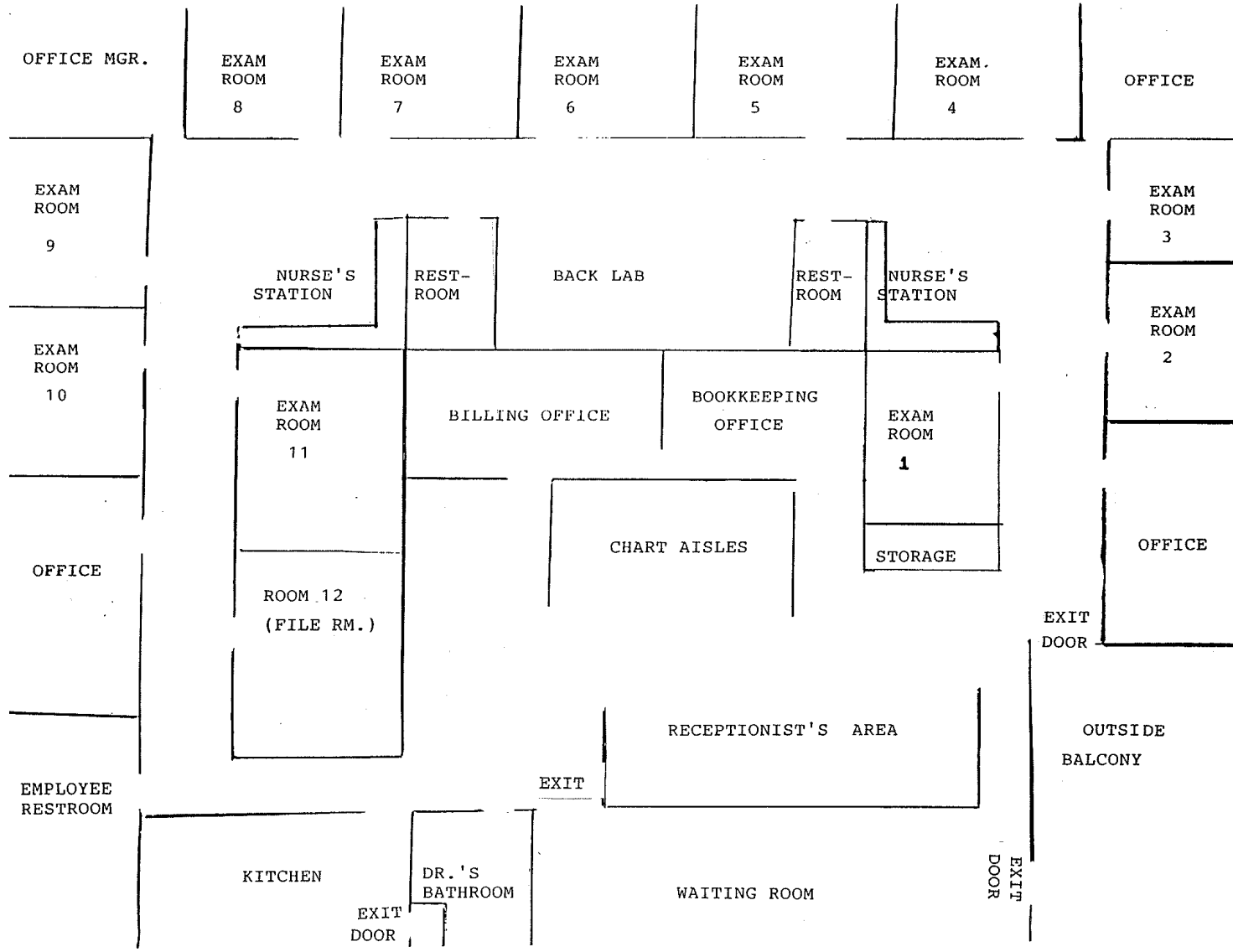
The Outpatient Market Scenario Planner (MSP), as developed by the Advisory Board, provides current and projected patient utilization estimates for specific specialties in key markets across the US. The MSP tool supports planners, providers and hospital executives to make intelligent business development and strategic decisions to locate or expand programs in targeted markets. The below data is representative of the Glendale zip codes within a five-mile radius of Plaza Verdugo 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	2,246	2,615	16.4%	2,821	25.6%
Spine	2,161	2,352	8.8%	2,398	11.0%
Physical Therapy/Rehabilitation	269,333	287,035	6.6%	318,595	18.3%
Vascular	18,649	19,873	6.6%	20,817	11.6%
Cardiology	109,042	115,412	5.8%	118,343	8.5%
Ophthalmology	99,258	104,804	5.6%	110,581	11.4%
ENT	31,662	33,279	5.1%	34,644	9.4%
Orthopedics	32,623	34,188	4.8%	36,279	11.2%
Pain Management	475,400	495,458	4.2%	503,575	5.9%
Lab	12,591	13,104	4.1%	13,397	6.4%
Nephrology	5,754	5,913	2.8%	5,981	3.9%
Neurology	16,814	17,136	1.9%	17,457	3.8%
Evaluation and Management	19,367	19,621	1.3%	20,093	3.8%
Podiatry	1,067,986	1,081,578	1.3%	1,076,820	0.8%
Trauma	8,104	8,207	1.3%	8,266	2.0%

Floor Plan

Suite 350 - 4,317 SF





JOANN



Glenhaven Park

La Canada Imports

Maggie's Grill
Lupe's Place



Carl's Jr.
Gelsinger's Deli
Gus & Andy's
Paradis Cafe
The Black Cow
Portobello's Cuisine

TRADER JOE'S



El Charro



USC Verdugo Hills Hospital
Keck Medicine of USC

Descanso Gardens



LA CRESCENTA-MONTROSE

LA CANADA FLINTRIDGE

GLENDALE

Oakmont Country Club





Market Overview

1809 Verdugo Blvd, Glendale, California, 91208
1 mile radius

Household & population characteristics



\$129,960

Median household income



\$1,468,941

Median home value



60.6%

Owner occupied housing units



44.1

Median age



51.4%

Female population



60.6%

% Married (age 15 or older)

Annual lifestyle spending



\$5,254

Travel



\$41

Tickets to Movies



\$140

Theatre/Operas/Concerts



\$120

Admission to Sports Events



\$15

Online Gaming Services

Households & population



12,452

Current total population



12,025

5 Year total population



4,671

Current total households



4,630

5 year total households

Education



No high school diploma



12%

High school graduate



19%

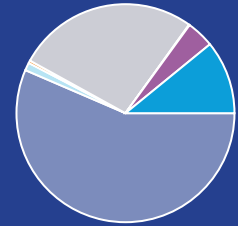
Some college



65%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



1,456

Total businesses



8,955

Total employees

Employment



84%

White collar



10%

Blue collar



6%

Services

4.3%

Unemployment rate

Annual household spending



\$3,763

Apparel & Services



\$450

Computers & Hardware



\$6,464

Eating Out



\$11,607

Groceries

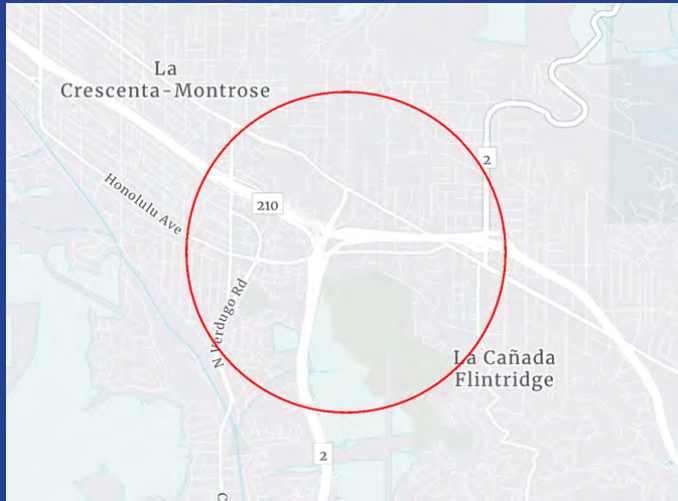


\$11,312

Health Care

Demographic Trends & Key Indicators

1809 Verdugo Blvd, Glendale, California, 91208, 1 mile radius



12,452	4,671	2.66	44.1	\$129,960	\$1,468,941	185	36	69
Population	Households	Avg size household	Median age	Median household income	Median home value	Wealth index	Housing affordability	Diversity index

Mortgage indicators



\$24,127

Avg spent on mortgage & basics



70.7%

Percent of income for mortgage

Population by generation



5.4%

Greatest gen: born 1945/earlier



20.6%

Baby boomer: born 1946 to 1964



24.1%

Generation x: born 1965 to 1980



19.7%

Millennial: born 1981 to 1998



22.5%

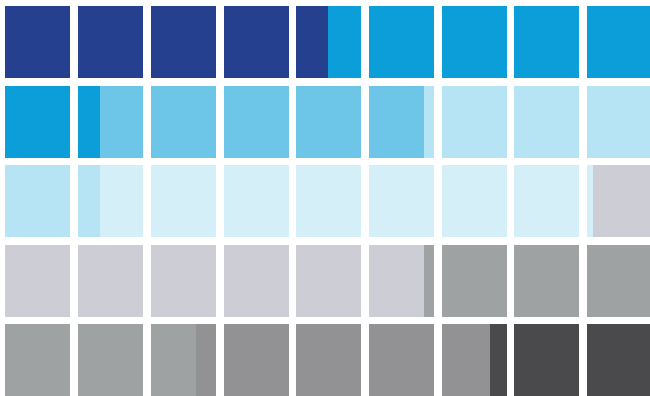
Generation z: born 1999 to 2016



7.6%

Alpha: born 2017 to present

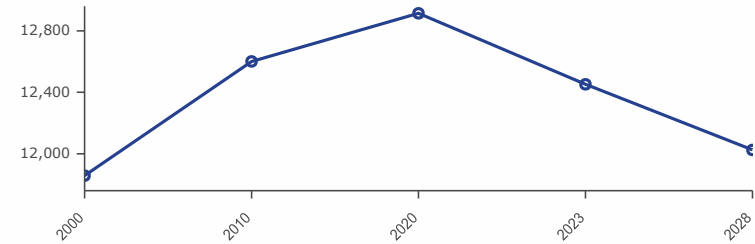
Population by age



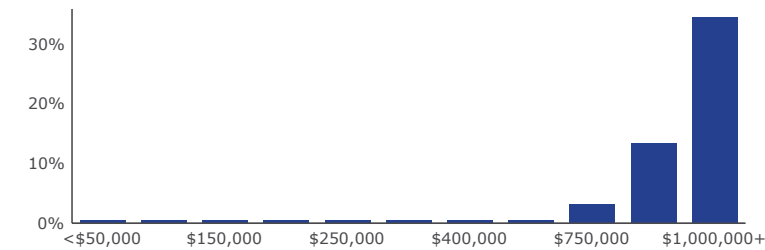
Legend for Population by age:

- Age 0-9 (%)
- Age 10-19 (%)
- Age 20-29 (%)
- Age 30-39 (%)
- Age 40-49 (%)
- Age 50-59 (%)
- Age 60-69 (%)
- Age 70-79 (%)
- Age 80+ (%)

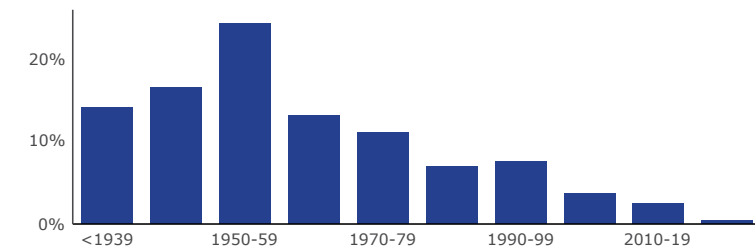
Historical trends: population



Home value



Housing: year built



U.S. Census Bureau, Esri forecasts for 2024 and 2029, Esri Vintage 2024 Time Series

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Accelerating success.