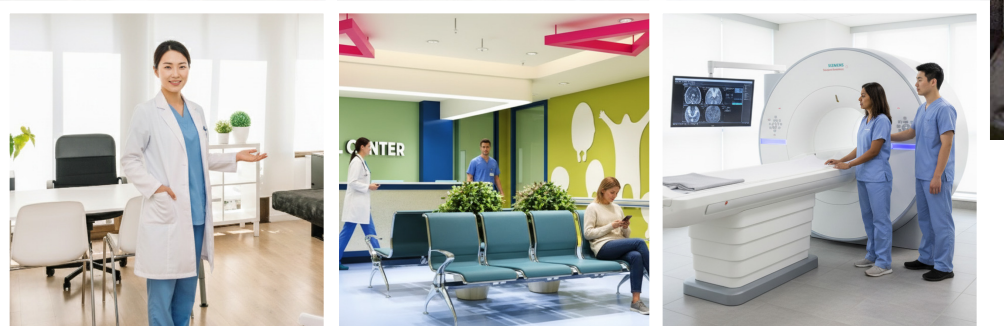
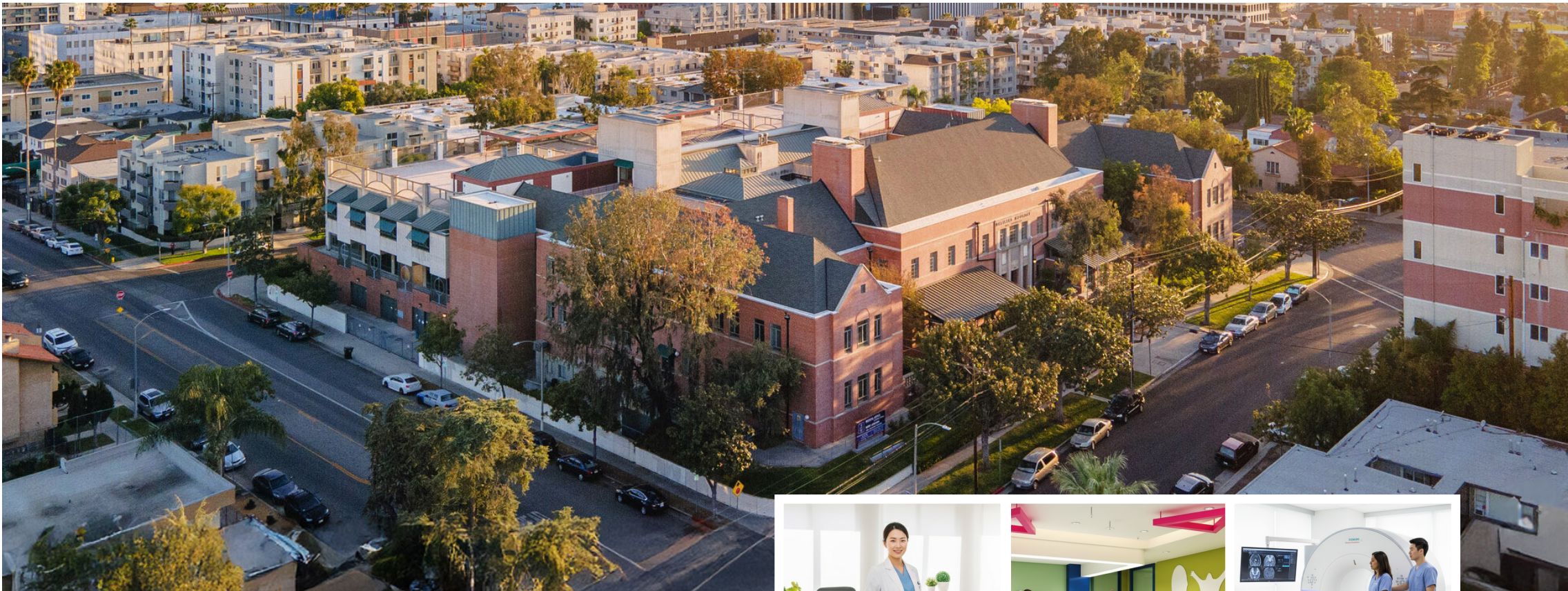


WE ARE SEEKING MULTI SPECIALTY PHYSICIANS

GENEVACHO MEDICAL CENTER

📍 4TH & VIRGIL STREET



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The Smart Choice for Forward-Thinking Physicians



Where Innovation Meets Community Care

GenevaCho Medical Center, formerly the Shriners Children's Hospital Los Angeles, is being fully renovated into a state-of-the-art outpatient facility serving the vibrant yet underserved Koreatown community. Designed as a "mini-hospital," it will feature premier ground-floor services—including an imaging center, minor surgery, dialysis, urgent care, and endoscopy labs—supported by medical offices, therapy centers, pharmacies, and retail suites on upper floors, plus a fourth floor with 40 independent living units. Offering flexible office configurations, top amenities, signage opportunities, and collaboration with leading institutions like USC, UCLA, and Cedars-Sinai, the center is strategically located within a Qualified Opportunity Zone, with 180 on-site parking spaces, nearby Metro access, and a dense surrounding population of over 1.2 million residents, positioning it as a major hub for accessible, innovative, and collaborative healthcare in Los Angeles.





Prime Koreatown Location

Built-to-suit medical center opportunity with planned amenities, ideally positioned in one of Los Angeles' most vibrant and densely populated neighborhoods.



UNMATCHED MARKET OPPORTUNITY

Serve a medically underserved area with over 1.2 million potential patients within a five-mile radius.



"MINI-HOSPITAL" FACILITIES ON-SITE

Ground floor equipped with imaging, surgery, dialysis, urgent care, endoscopy, & specialty services to attract top-tier medical tenants.



PREMIER STRATEGIC PARTNERSHIPS

Located in a Qualified Opportunity Zone (QOZ) with unique collaboration opportunities with USC, UCLA, and Cedars-Sinai Medical Center.



FLEXIBLE, HIGH-VISIBILITY SPACES

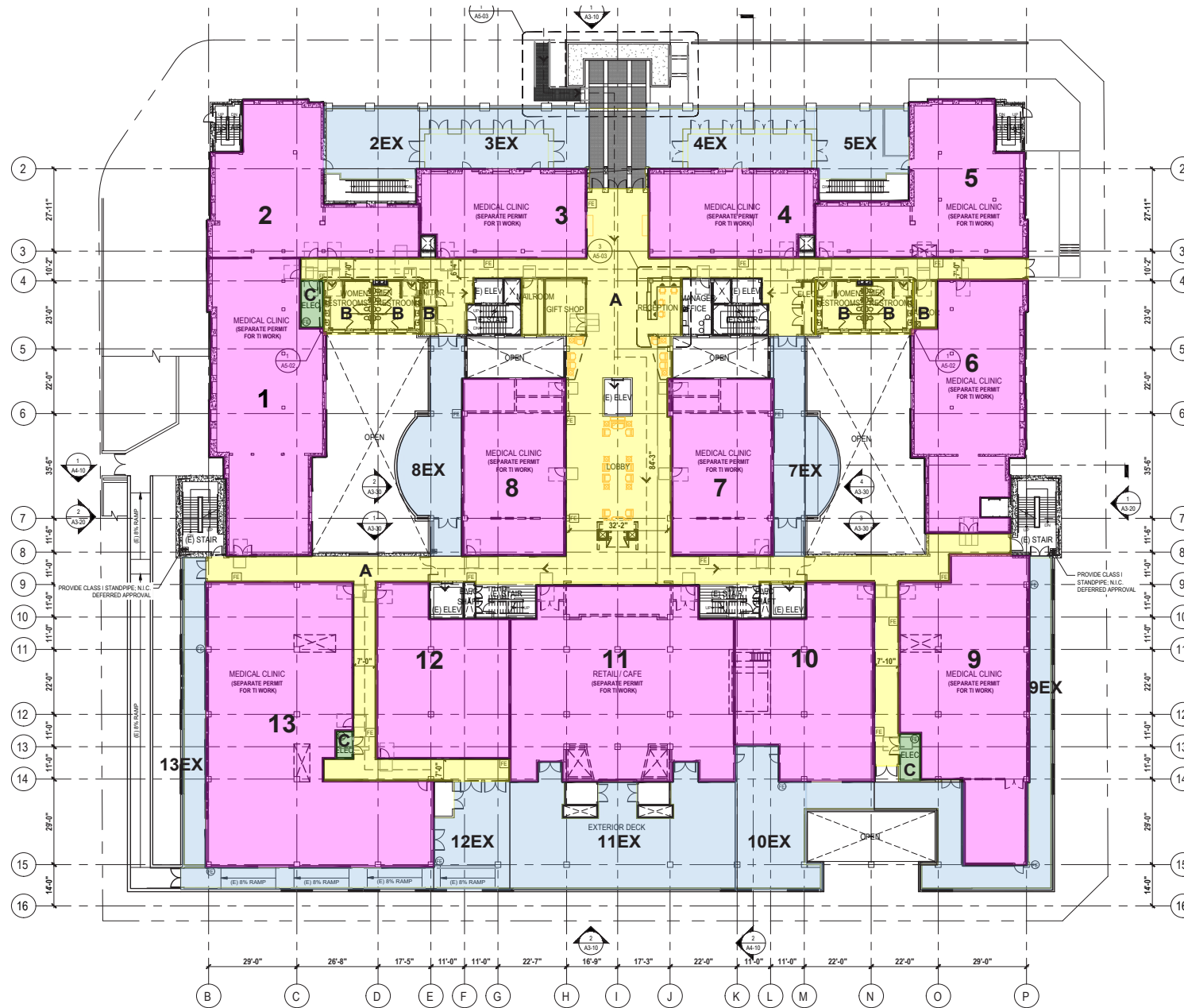
Medical office suites and supporting services, including retail, dining, conference facilities, and pharmacies, designed to grow your practice.



CONVENIENT ACCESS & AMPLE PARKING

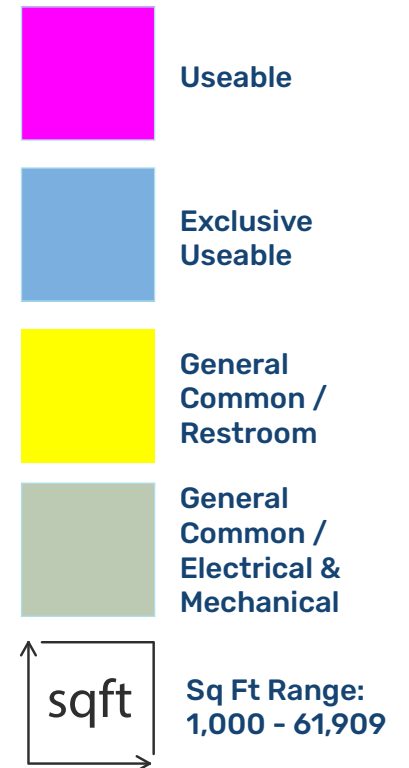
80 on-site spaces plus street parking, and just a half-mile from the Wilshire/Vermont Metro Station for easy patient and staff access.





Level 2

GENEVACHO MEDICAL CENTER





Demographic Detail Report

	1 Mile	3 Mile	5 Mile
Population	127,655	607,063	1,179,393
Median Population Age	37.90	38.60	38.50
% of Population 65+	13.51%	14.48%	14.31%
Median House Hold \$	\$71,579	\$87,919	\$95,676



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