

Dignity Glendale Memorial Medical Pavilion

➤ MEDICAL SUITES FOR LEASE



**MED
WEST**
REALTY

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222 W Eulalia St. | Glendale, CA



222 W EULALIA ST.

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

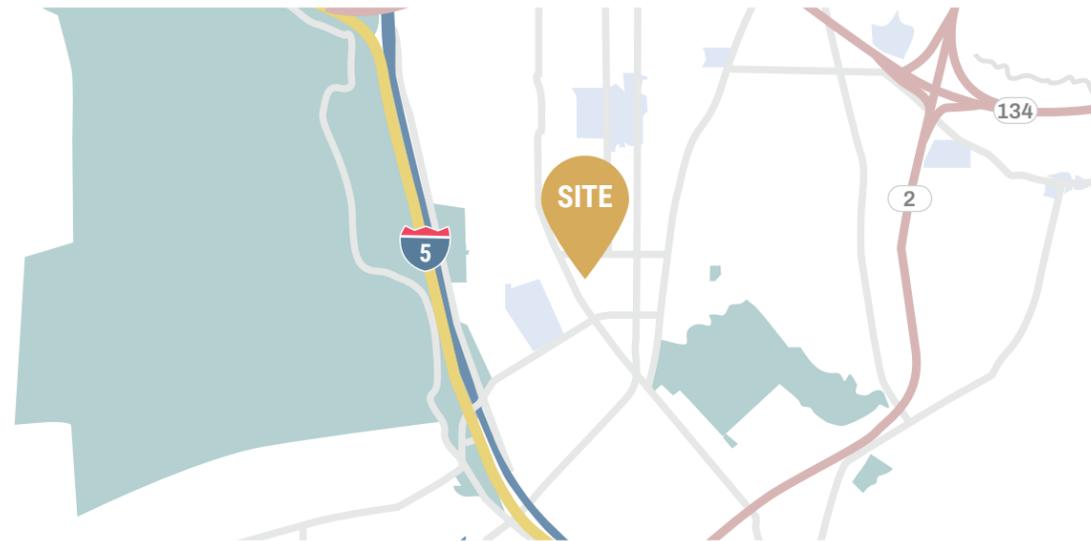
CLICK OR SCAN





✚ 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

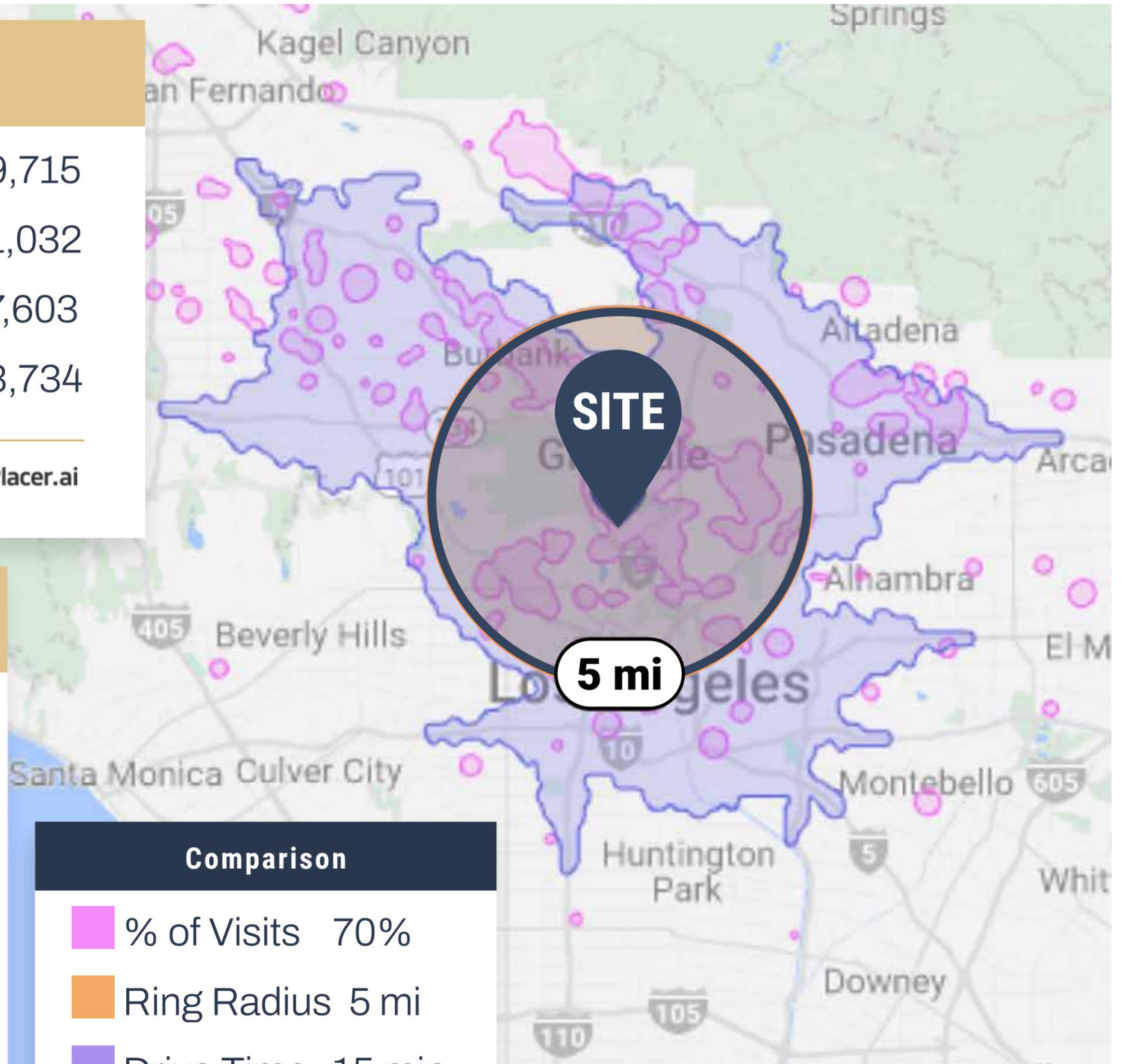
45-64 487,603

65+ 263,734

AVERAGE HOUSEHOLD INCOME

\$98,315.97

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

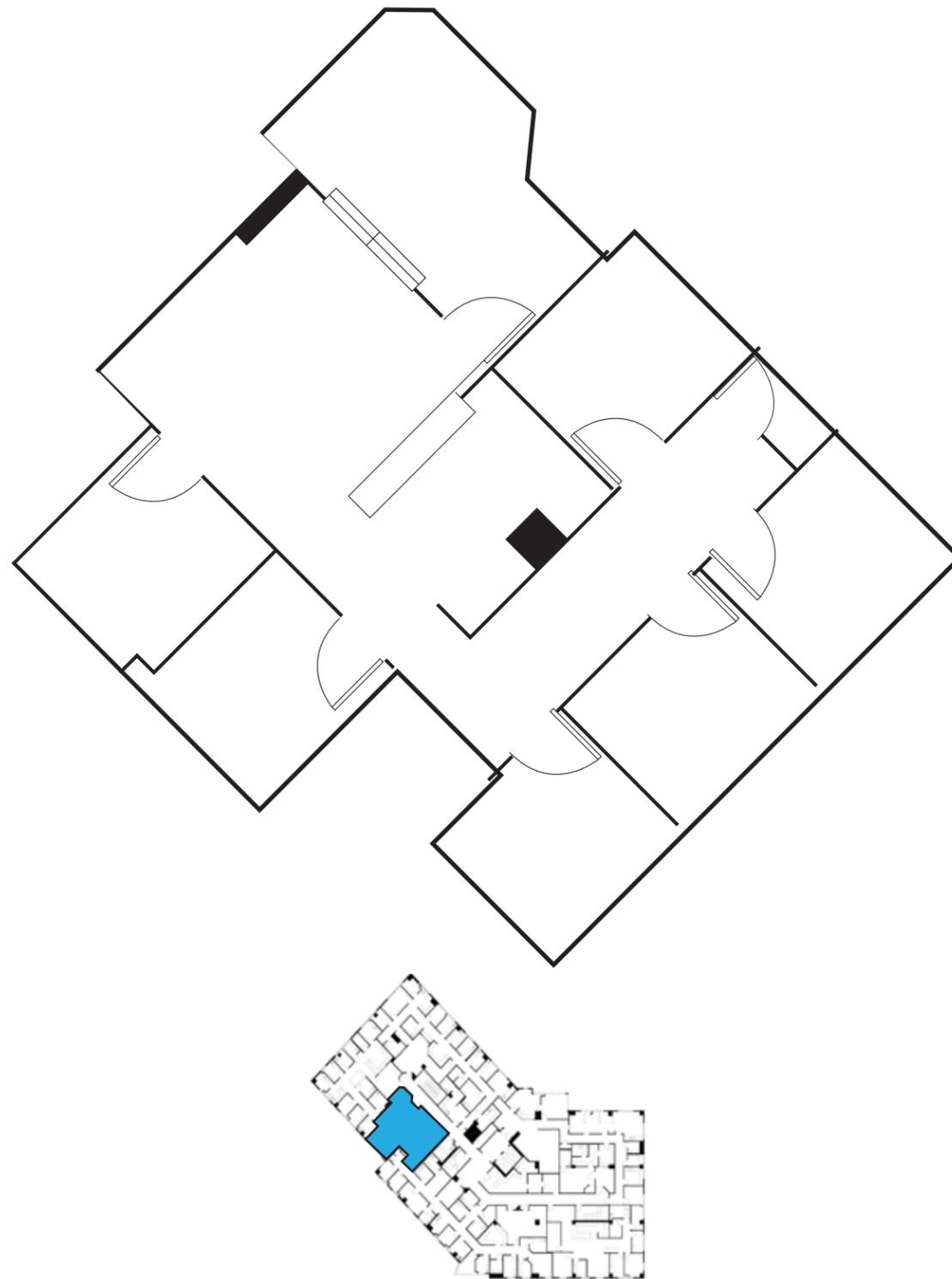
Comparison

 % of Visits 70%

 Ring Radius 5 mi

 Drive Time 15 min

FLOOR PLAN - SECOND FLOOR



AVAILABLE SUITE

Suite 210 - 1,271 SF

SUITE DESCRIPTION

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

LEASE RATE

\$3.95 MG

Plus In-suite Janitorial

Explore Space



CLICK

FLOOR PLAN - THIRD FLOOR

AVAILABLE SUITE

Suite 311 - 1,782 RSF
(Contiguous up to 3,715 RSF)

SUITE DESCRIPTION

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

LEASE RATE

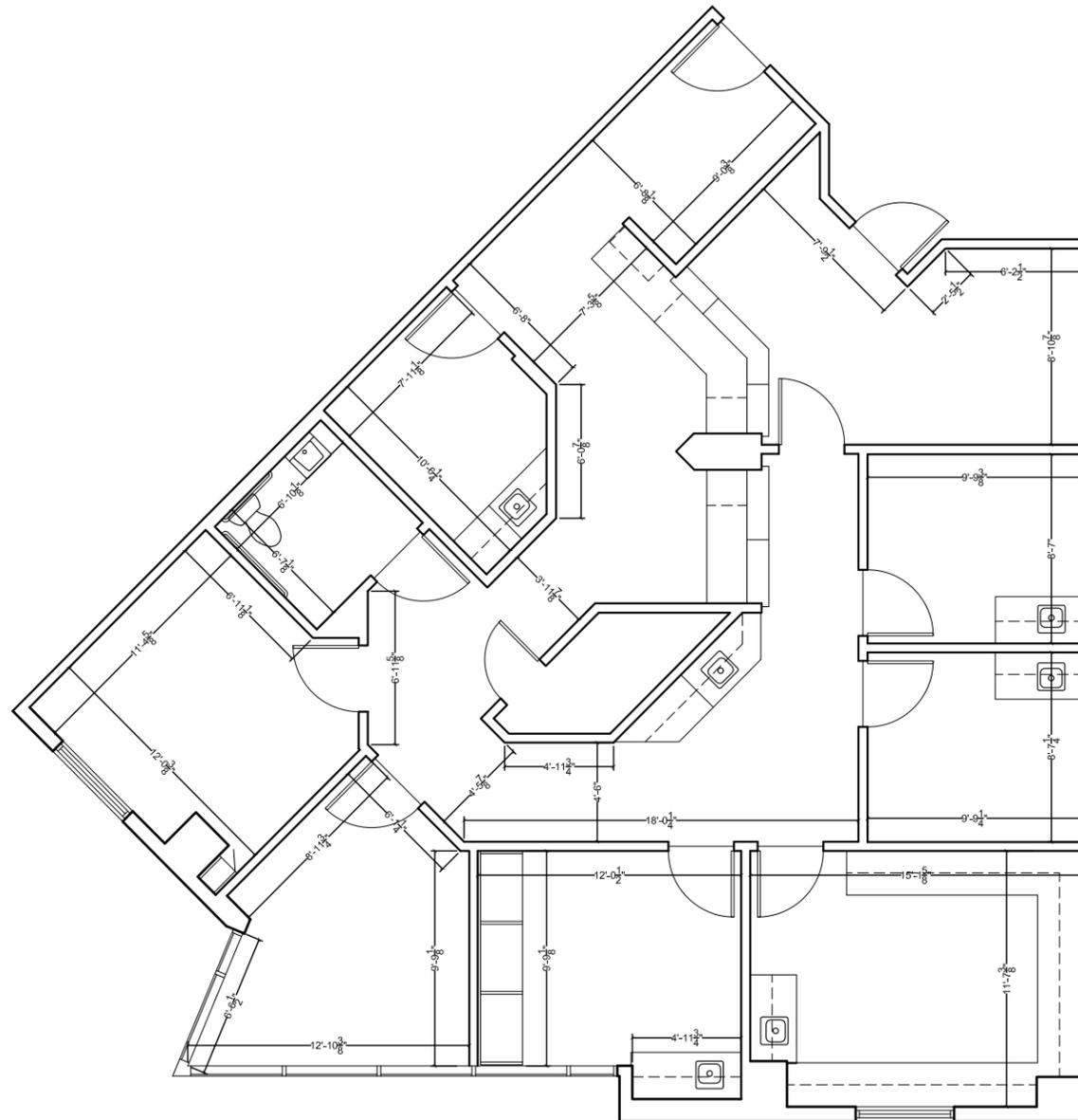
\$3.95 MG

Plus In-suite Janitorial

Explore Space



CLICK



FLOOR PLAN - THIRD FLOOR

AVAILABLE SUITE

Suite 315 - 1,933 RSF
(Contiguous up to 3,715 RSF)

SUITE DESCRIPTION

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

LEASE RATE

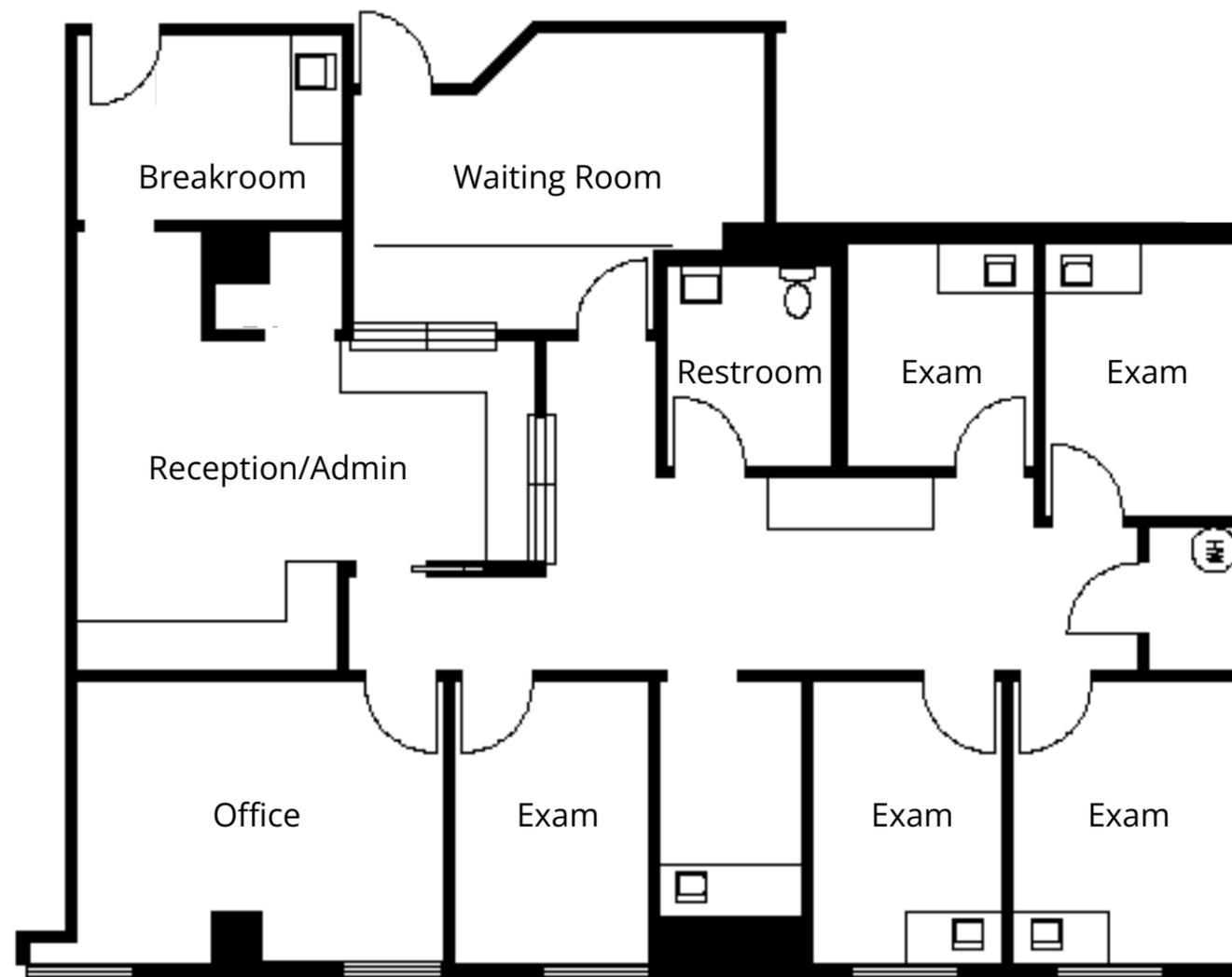
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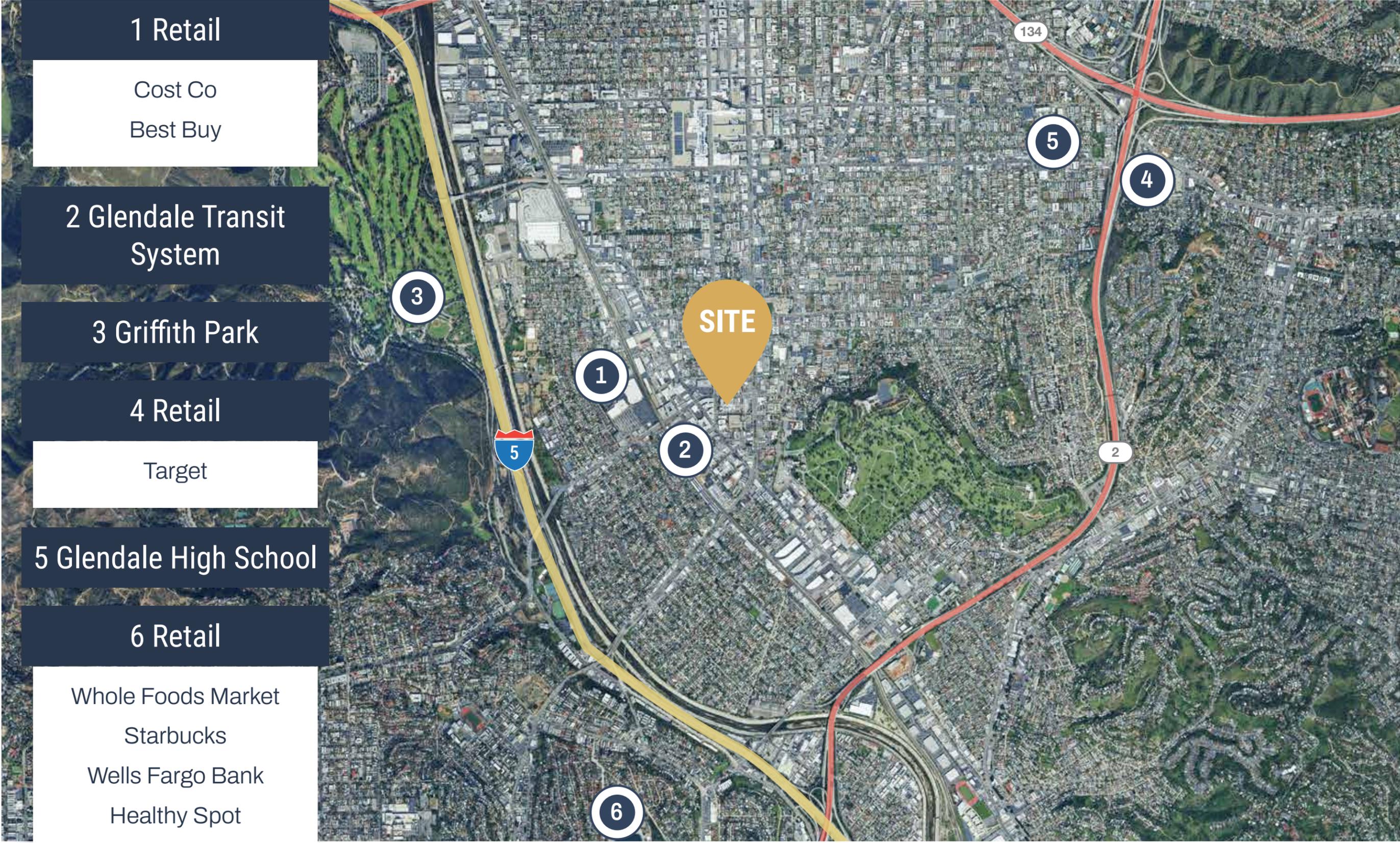




LOCAL HOSPITAL DISTANCE MAP



AMENITIES AROUND THE PROPERTY





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