



COMMERCIAL
REAL ESTATE

the sign of a profitable property



TURNKEY OPHTHALMOLOGIST SURGERY CENTER AVAILABLE IN GLENDALE

1100 E Broadway, Glendale, CA 91205



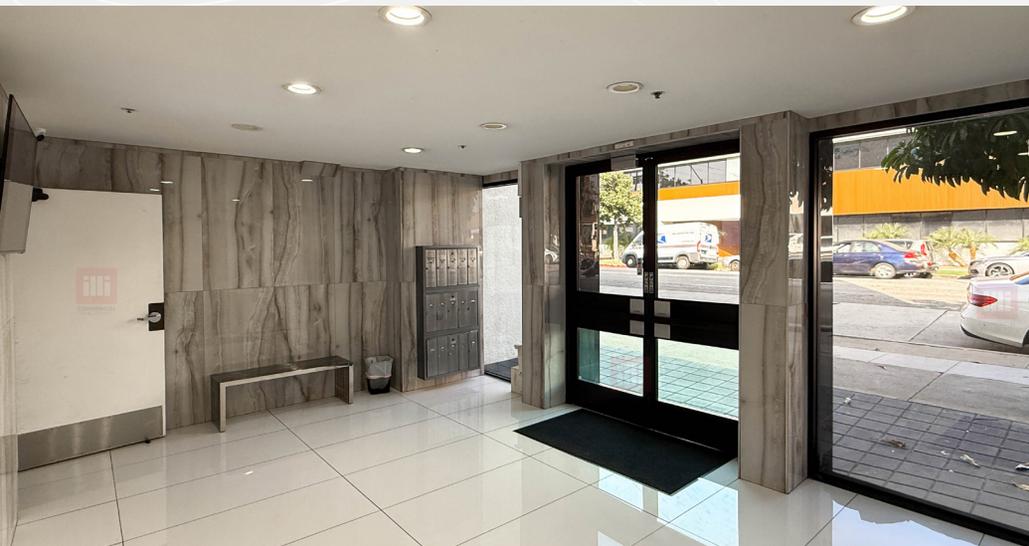
BRANDON PARTIELI
(310) 697-5390 | brandon@illicre.com
DRE#02126338



5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

PROPERTY FEATURES

1100 E Broadway, Glendale, CA 91205



APPROX. 2,000 SF

MEDICAL OFFICE SPACE AVAILABLE

- ✓ Shared, fully equipped, and full built-out Ophthalmologist Surgery Center with waiting rooms, prep area, recovery rooms, and surgery rooms
- ✓ Ideal co-tenants: Ophthalmologists, Retina specialists, Cornea specialists, and Glaucoma specialists
- ✓ Underground parking available on site

AREA AMENITIES

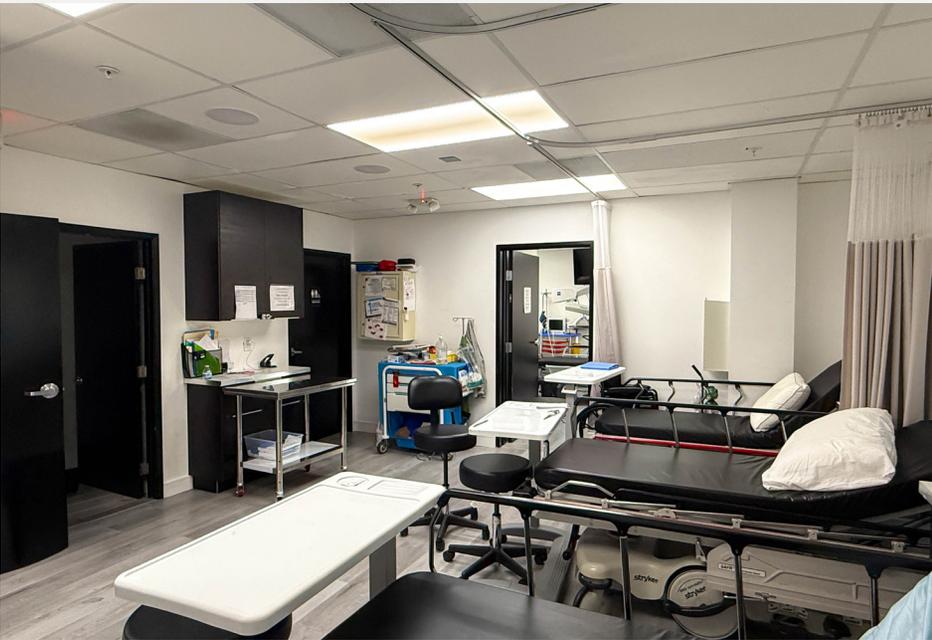
- ✓ Minutes from The Americana at Brand and Glendale Galleria
- ✓ Surrounded by restaurants, cafés & retail shops on Brand Blvd
- ✓ Close proximity to Glendale Memorial Hospital and Adventist Health Glendale
- ✓ Highly walkable area with strong public transit connections

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	57,900	217,154	506,356
 Avg. HH Income	\$82,711	\$107,490	\$112,007
 Daytime Pop	52,947	209,699	509,628
 Traffic Count	±22,109 CPD ON E BROADWAY & S ADAMS ST		

MEDICAL OFFICE SPACE
GLENDALE, CA

INTERIOR PHOTOS

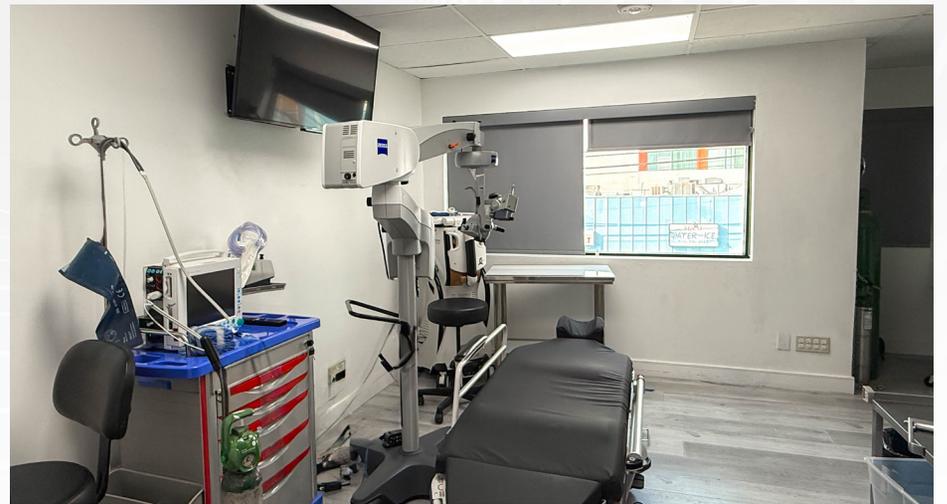
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MEDICAL OFFICE SPACE
GLENDALE, CA

INTERIOR PHOTOS

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GLENDALE
COMMUNITY COLLEGE

CALIFORNIA
2

IN-N-OUT
BURGER

CALIFORNIA
134

Smart
& Final.

CALIFORNIA
2

VONS

AVAILABLE

Ralphs

TRADER JOE'S

Ralphs

Starbucks

IHop

TJ-maxx

DOLLAR TREE

SUBWAY

CVS
pharmacy

TACO
BELL

McDonald's

Michaels

BANK OF AMERICA

LAIFITNESS.

CALIFORNIA
134

TARGET. JCPenney ★ macy's
 UNIQLO bluemercury MICHAEL KORS EXPRESS HOLLISTER
 Bobatime BLAZE PIZZA IN-N-OUT BURGER DUNKIN'

AutoZone

ExtraSpace
Storage

THE
HOME
DEPOT

Starbucks

VONS

Sleep
EQUINE

OLYMPIA
RESTAURANT

Ralphs

TACO
BELL

TJ-maxx

LAIFITNESS.

BANK OF AMERICA

IHop

citi

petco

SUBWAY

DOLLAR TREE

VONS

it's bobatime

CVS
armacy

target

TRADER JOE'S

DUNKIN' Michaels

IN-N-OUT
BURGER

AutoZone

AERIAL MAP



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ASSOCIATE

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