

Move-in-Ready Medical Sublease - 3,577 SF

Plaza Verdugo

MEDICAL CENTER

Across the Street from

USC Verdugo
Hills Hospital

Keck Medicine of **USC**

1809 Verdugo Blvd., Suite 200 | Glendale CA | 91208



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SPACE HIGHLIGHTS



Suite 200 - 3,577



\$2.95/SF Modified Gross (net of utilities & janitorial)



Term: Through July 31, 2029



Efficient Clinical Layout

*Includes: 8 exam rooms, lab, nurse's station, 2 restrooms, 4 offices, breakroom, storage

BUILDING HIGHLIGHTS



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





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.



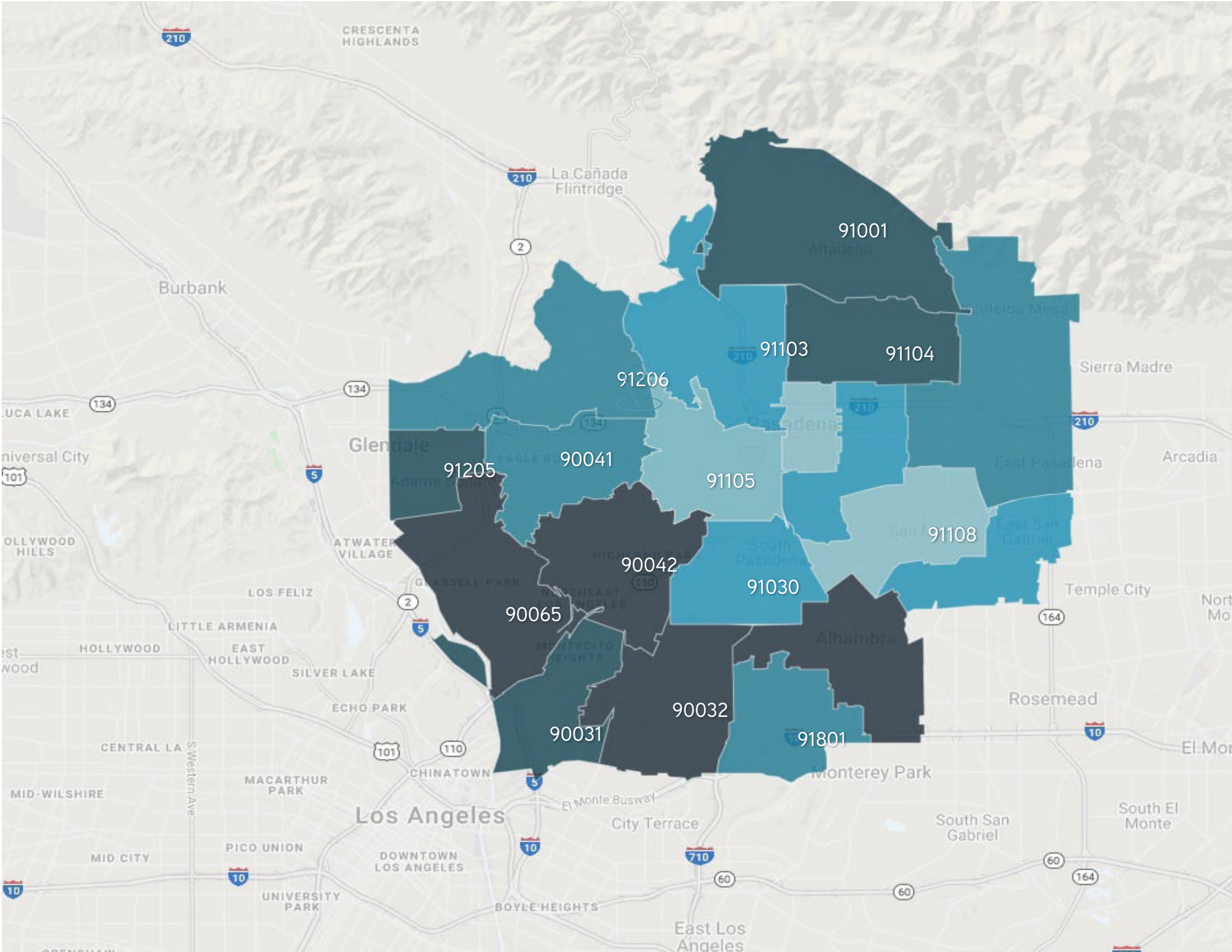
CALIFORNIA
2

1809 Verdugo Blvd.

Verdugo Blvd.

USC Verdugo
Hills Hospital
Keck Medicine of USC





91001

91103

91104

91206

91205

90041

91105

91108

90065

90042

91030

90031

90032

91801

Los Angeles

Downtown Los Angeles

City Terrace

Monterey Park

Rosemead

South San Gabriel

South El Monte

Burbank

La Cañada Flintridge

Sierra Madre

Arcadia

Temple City

North

El Monte

Glendale

Pasadena

East Pasadena

San Gabriel

Alhambra

North Hollywood

Montecito Heights

Chinatown

MacArthur Park

Pico Union

University Park

Mid City

Central LA

Hollywood

Little Armenia

East Hollywood

Silver Lake

Echo Park

Los Feliz

Atwater Village

Grassell Park

Highland Park

North Hollywood

Montecito Heights

North Hollywood

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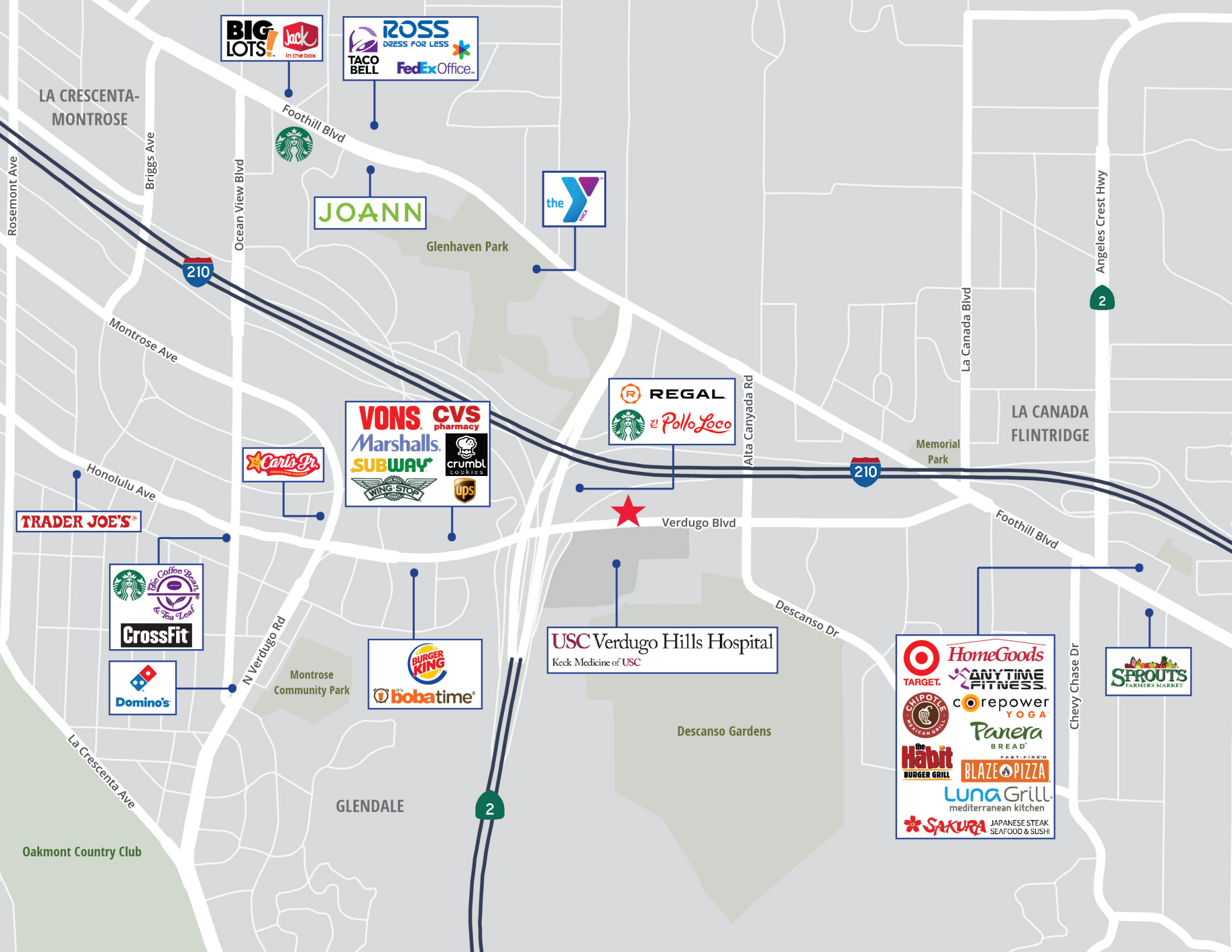
Patient Demand Forecast, Glendale

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
Endocrinology	2,246
Spine	2,161
Physical Therapy/Rehabilitation	269,333
Vascular	18,649
Cardiology	109,042
Ophthalmology	99,258
ENT	31,662
Orthopedics	32,623
Pain Management	475,400
Lab	12,591
Nephrology	5,754
Neurology	16,814
Evaluation and Management	19,367
Podiatry	1,067,986
Trauma	8,104

2028		2033	
5-Year VOLUME	↑	10-Year VOLUME	↑
2,615	16.4%	2,821	25.6%
2,352	8.8%	2,398	11.0%
287,035	6.6%	318,595	18.3%
19,873	6.6%	20,817	11.6%
115,412	5.8%	118,343	8.5%
104,804	5.6%	110,581	11.4%
33,279	5.1%	34,644	9.4%
34,188	4.8%	36,279	11.2%
495,458	4.2%	503,575	5.9%
13,104	4.1%	13,397	6.4%
5,913	2.8%	5,981	3.9%
17,136	1.9%	17,457	3.8%
19,621	1.3%	20,093	3.8%
1,081,578	1.3%	1,076,820	0.8%
8,207	1.3%	8,266	2.0%





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

4%

No high school diploma



12%

High school graduate



19%

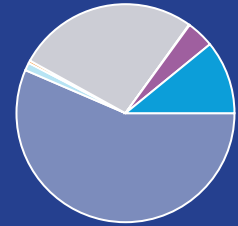
Some college



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



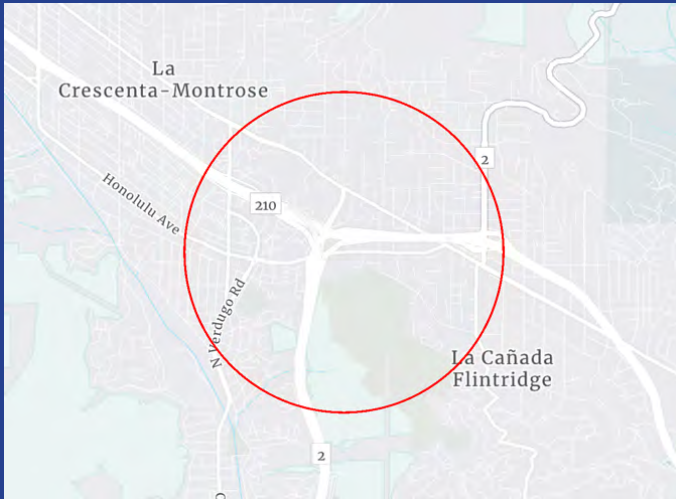
\$11,607

Groceries



\$11,312

Health Care



Demographic Trends & Key Indicators

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

12,452

Population

4,671

Households

2.66

Avg size household

44.1

Median age

\$129,960

Median household income

\$1,468,941

Median home value

185

Wealth index

36

Housing affordability

69

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%

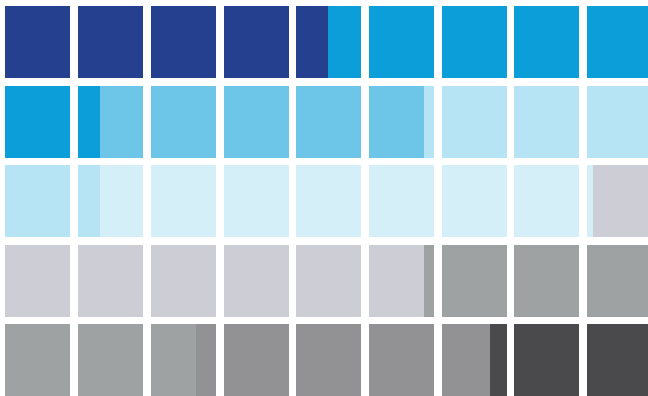
Generation z: born 1999 to 2016



7.6%

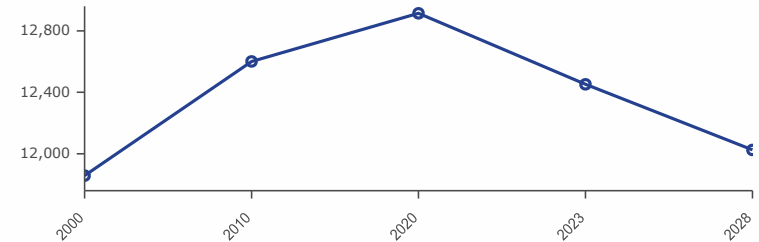
Alpha: born 2017 to present

Population by age

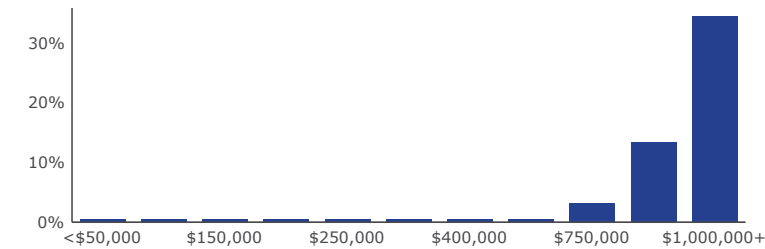


Age 0-9 (%) (10%) Age 10-19 (%) (13%) Age 20-29 (%) (10%)
Age 30-39 (%) (10%) Age 40-49 (%) (15%) Age 50-59 (%) (15%)
Age 60-69 (%) (13%) Age 70-79 (%) (9%) Age 80+ (%) (5%)

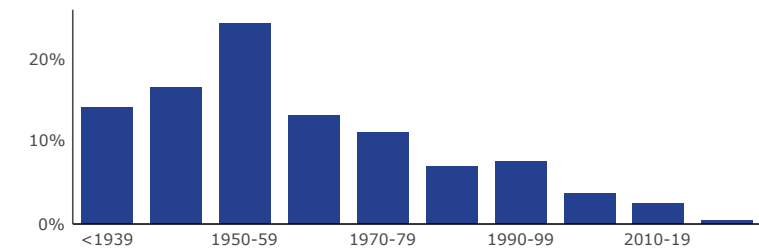
Historical trends: population



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.