

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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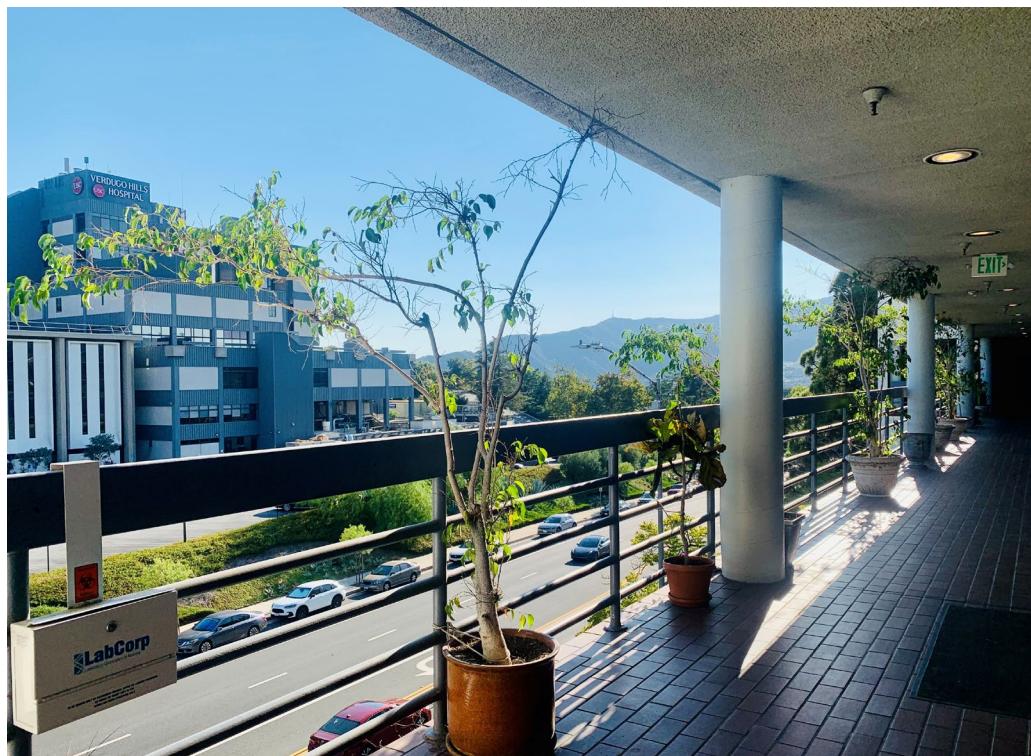
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SPACE HIGHLIGHTS

-  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.



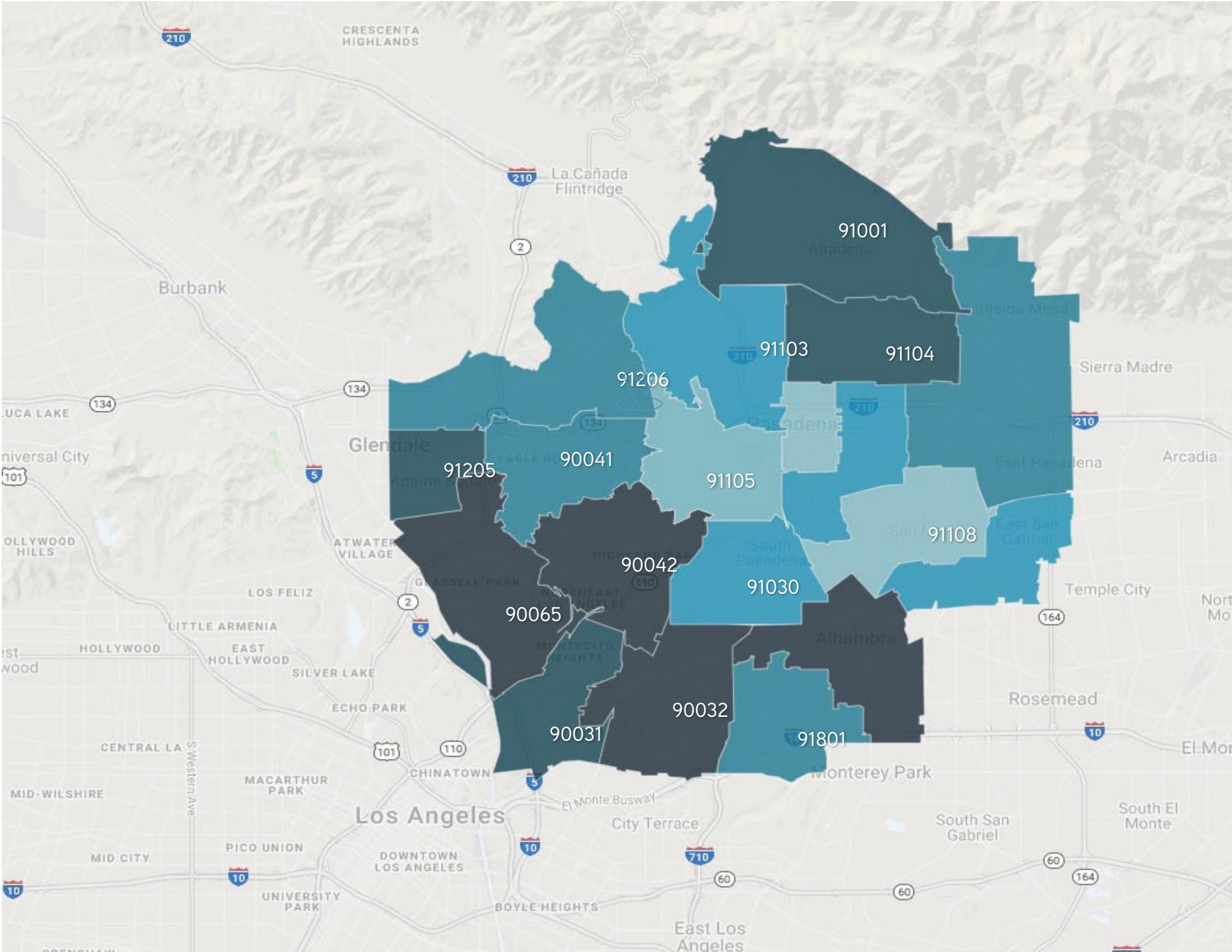
CALIFORNIA
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1809 Verdugo Blvd.

Verdugo Blvd.

USC Verdugo
Hills Hospital

Keck Medicine of USC

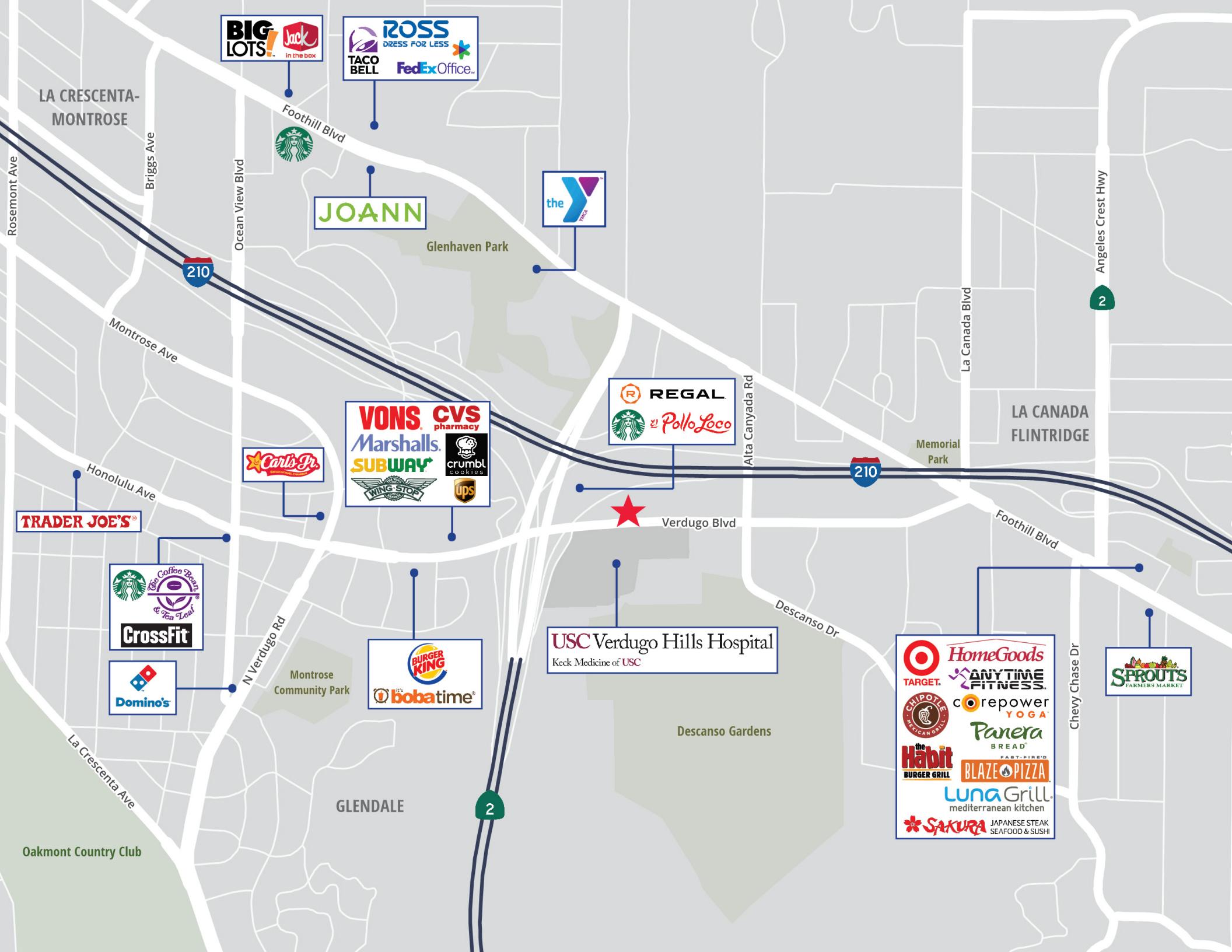




Patient Demand Forecast, Glendale

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% |

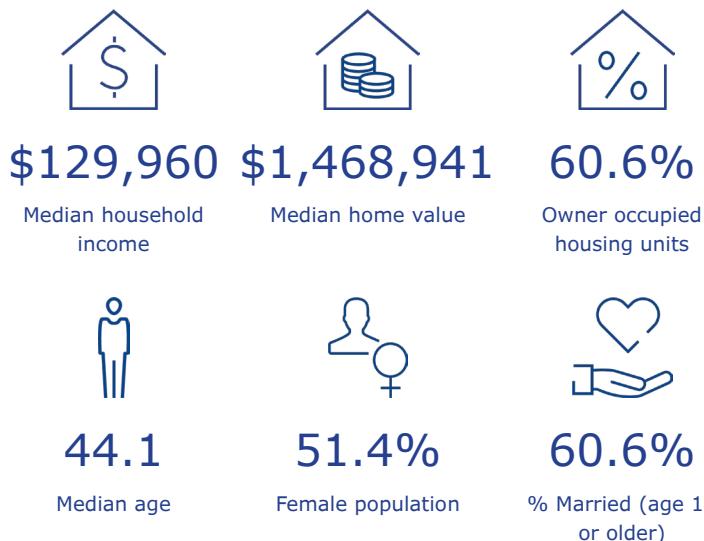


Market Overview

1809 Verdugo Blvd, Glendale, California, 91208

1 mile radius

Household & population characteristics



Households & population



Education



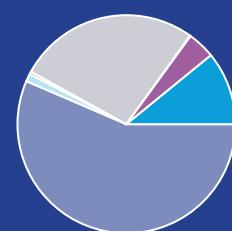
Annual lifestyle spending



Annual household spending



Race

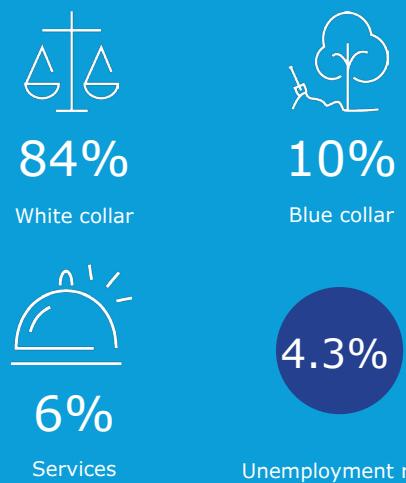


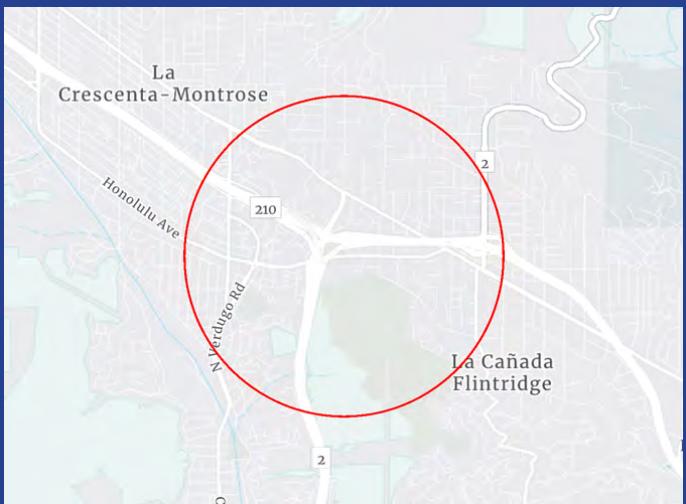
- White population
- Black population
- American Indianpopulation
- Asian population
- Pacific islander population
- Other race population
- Population of twoor more races

Business

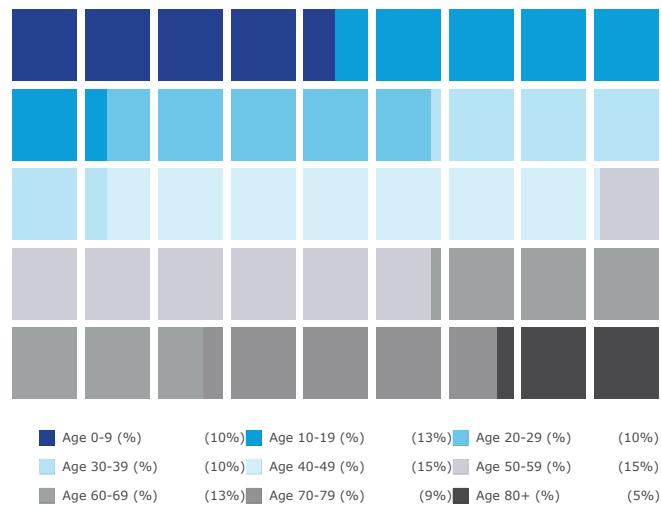


Employment





Population by age



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

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



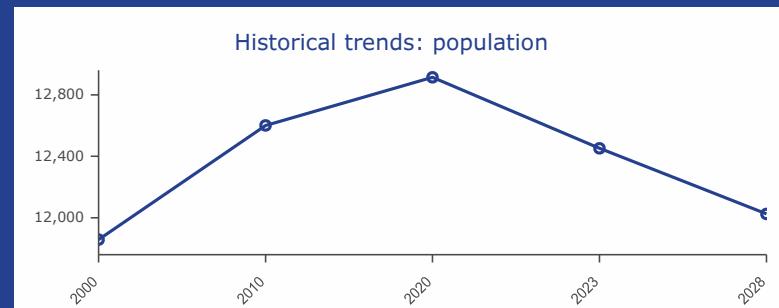
19.7%
Millennial:
born 1981 to 1998



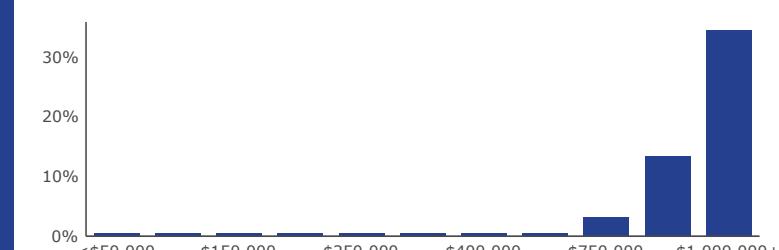
22.5%
Generation z:
born 1999 to 2016



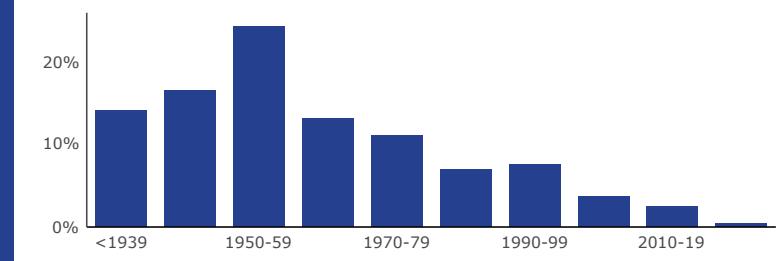
7.6%
Alpha: born
2017 to present



Historical trends: population



Housing: year built





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Accelerating success.