

# CALIFORNIA MEDICAL BUILDING



MEDICAL  
OFFICE SPACE  
AVAILABLE

FOR  
LEASE

55 EAST CALIFORNIA BOULEVARD, PASADENA, CA 91105

FOR MORE  
INFORMATION,  
PLEASE CONTACT:

**Cody Chiarella**

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+1 818 502 6730

[cody.chiarella@cbre.com](mailto:cody.chiarella@cbre.com)

**Greg Nassir**

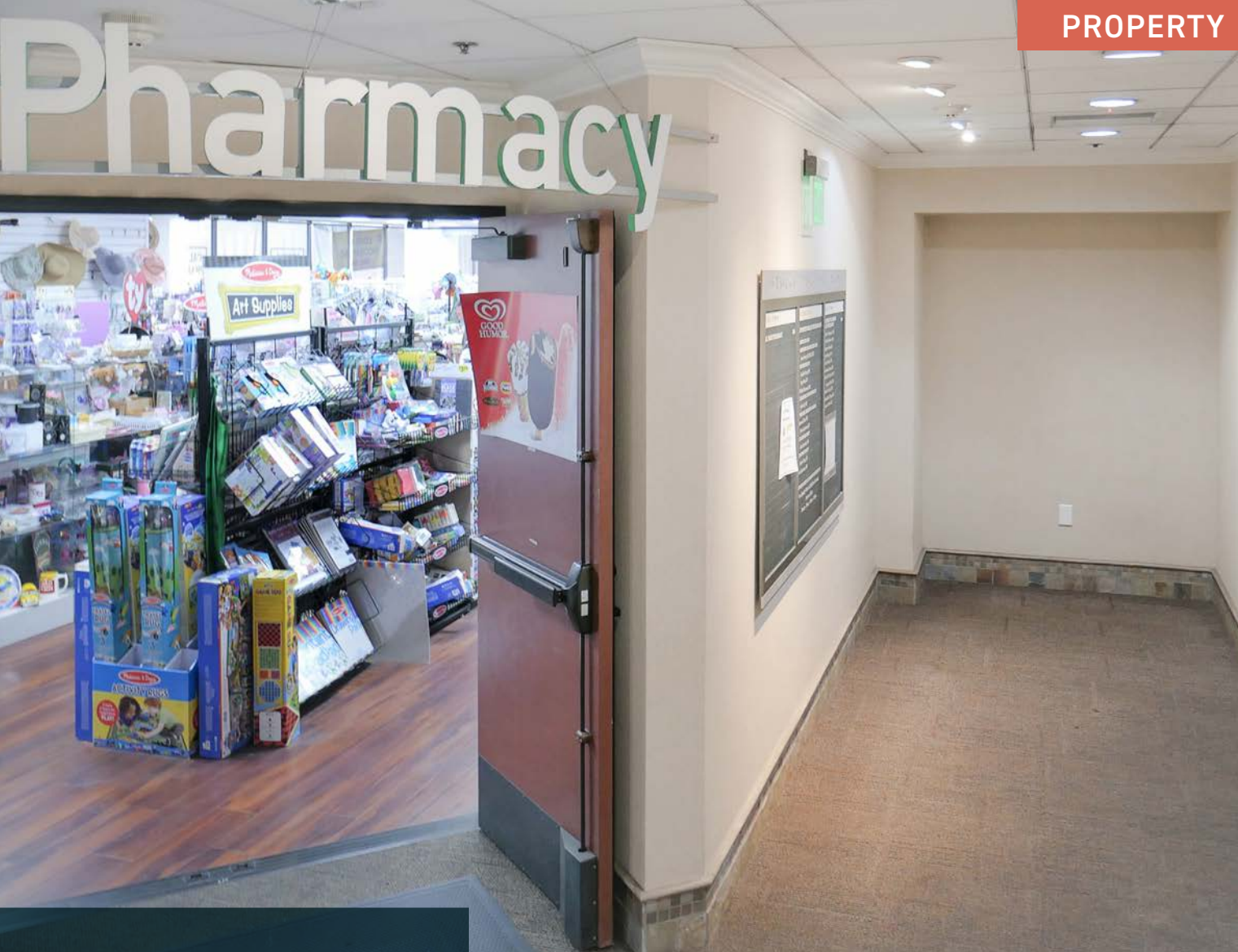
Lic. 01775052

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[greg.nassir@cbre.com](mailto:greg.nassir@cbre.com)

Adjacent to  
Huntington Hospital





## PROPERTY HIGHLIGHTS



Building access directly  
from parking structure



Onsite pharmacy



Professional management



"Walker's Paradise"  
with a 94 Walk Score



Central location  
with access to the  
110, 134 and 210 Freeways



5-minute walk to the  
Huntington Hospital (0.2 mi)

## AVAILABILITY

| SUITE                    | SIZE       | RATE       | AVAILABILITY    |
|--------------------------|------------|------------|-----------------|
| <b>101*</b>              | 1,667 RSF  | Negotiable | Immediately     |
| <b>102* (Spec Suite)</b> | 1,884 RSF  | Negotiable | Immediately     |
| <b>104</b>               | 2,056 RSF  | Negotiable | Immediately     |
| <b>200**</b>             | 10,507 RSF | Negotiable | October 1, 2025 |

\*Suites 101 & 102 can be combined for 3,550 RSF

\*\*Suite 200 is divisible to 5,300 SRSF

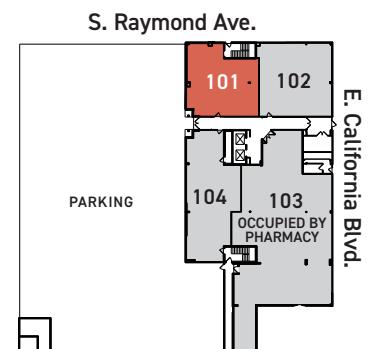
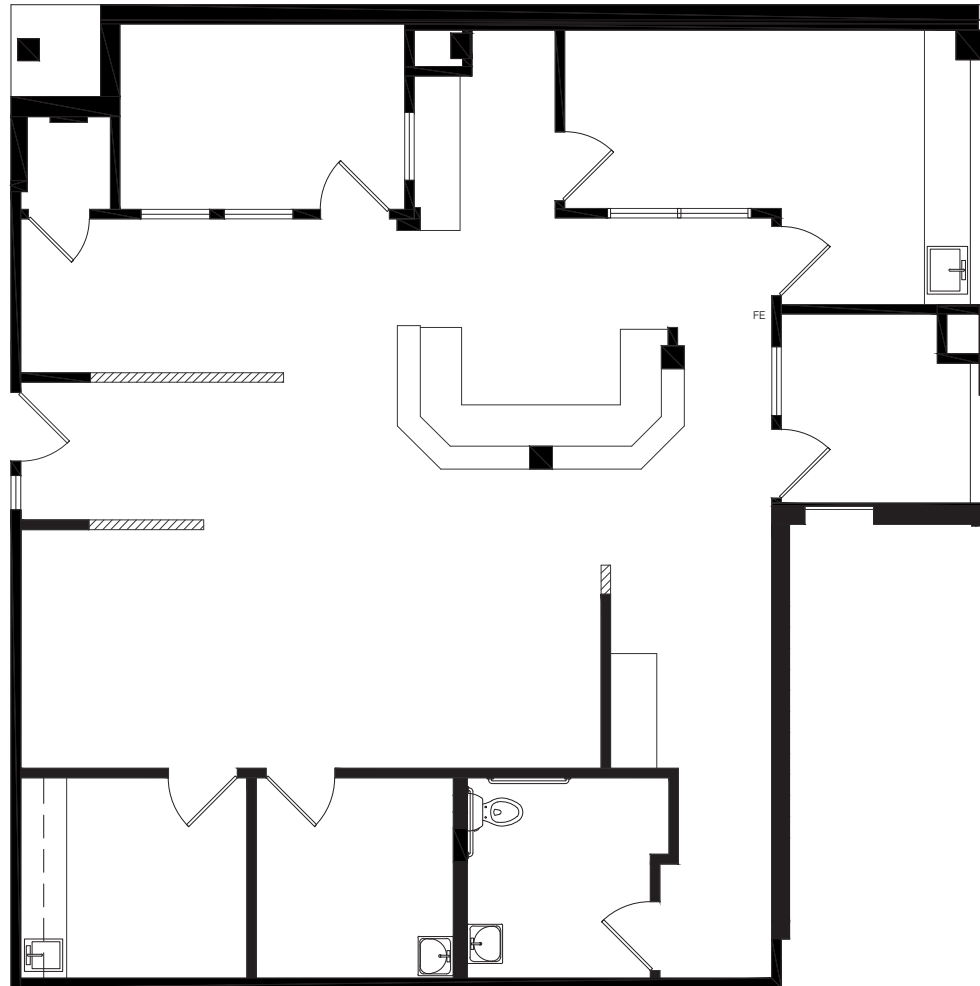


## FLOOR PLAN

Suite 101  
1,667 RSF

MEDICAL  
OFFICE SPACE  
AVAILABLE

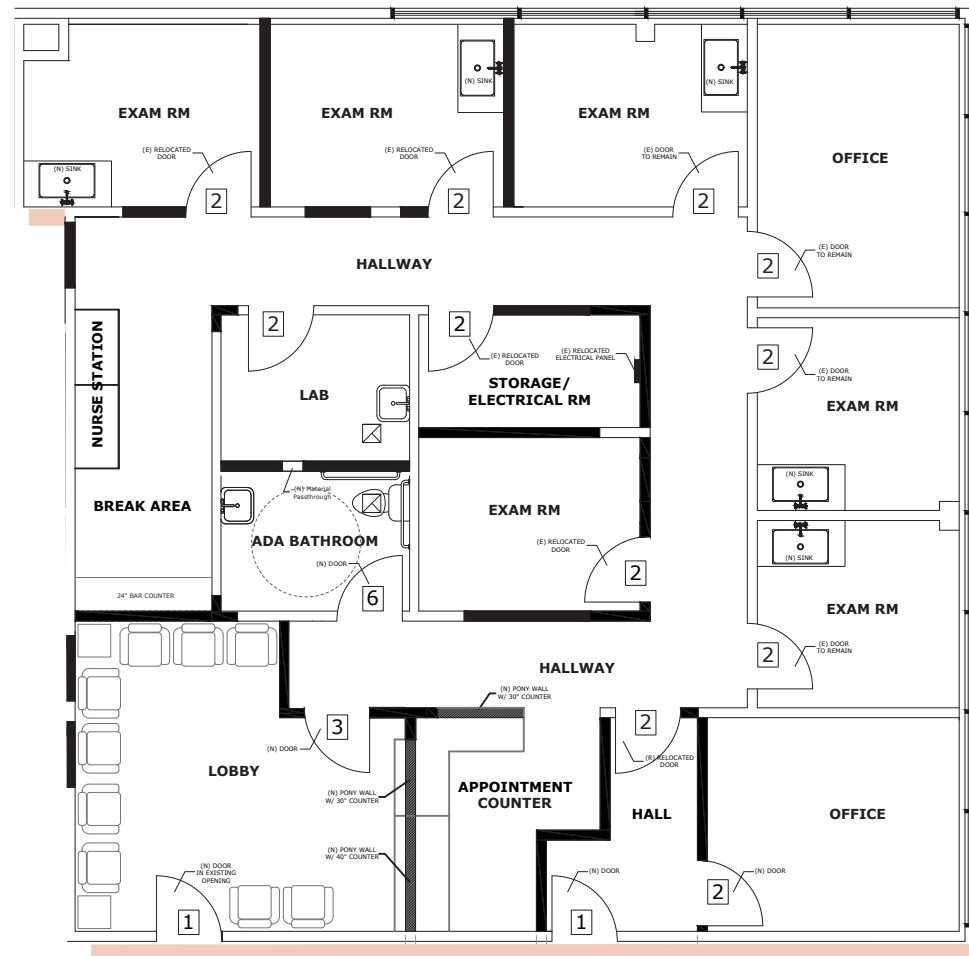
FOR  
LEASE



## FLOOR PLAN

# SPEC SUITE

(Virtual Tour Coming Soon)

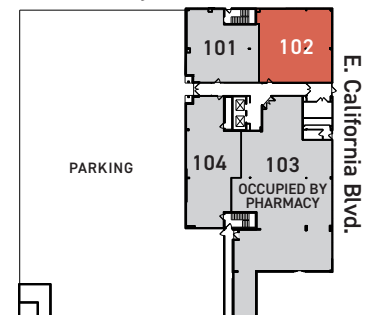


Suite 102  
1,884 RSF

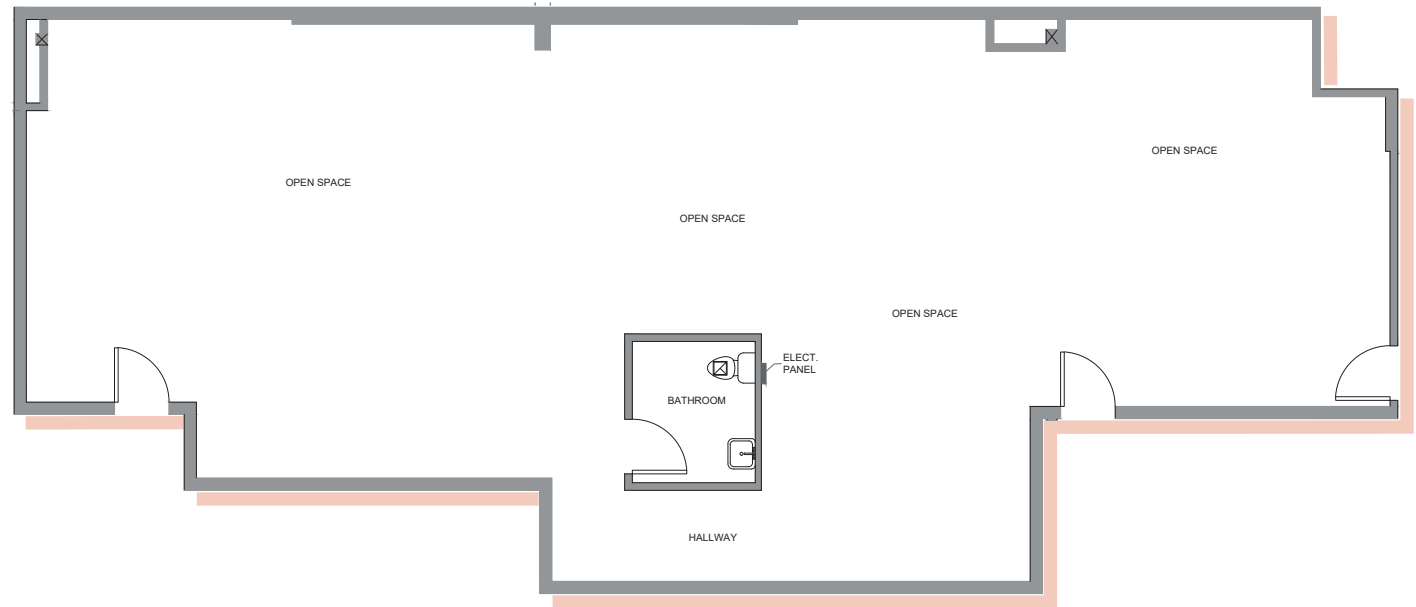
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S. Raymond Ave.



## FLOOR PLAN



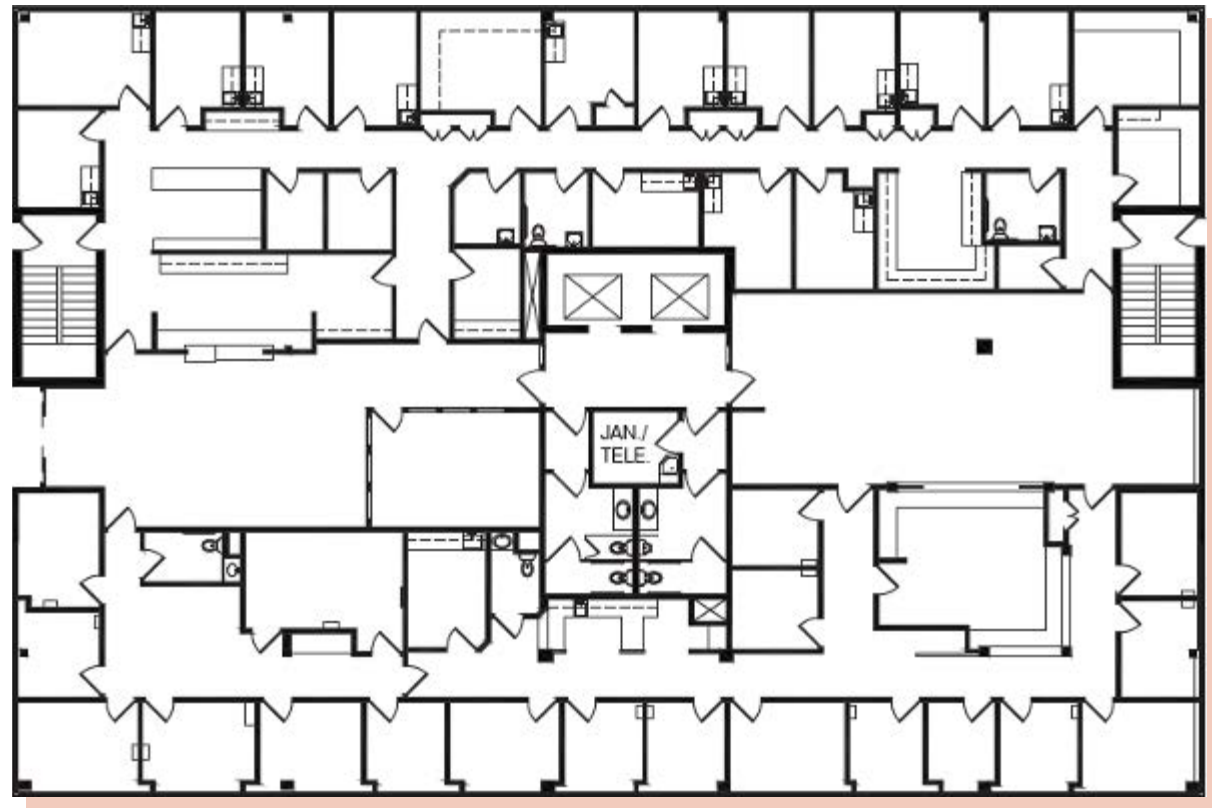
Suite 104  
2,056 RSF

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## FLOOR PLAN

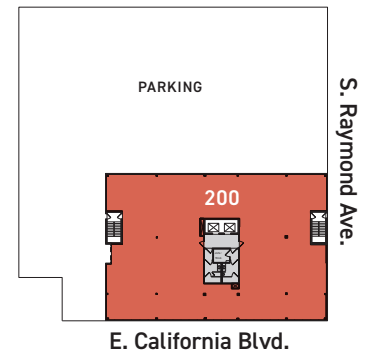


Suite 200  
10,507 RSF

\*Suite 200 is divisible to  
5,300 RSF

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**CENTRALLY LOCATED**

DTLA

Huntington Memorial Hospital

**CLOSE PROXIMITY TO:**

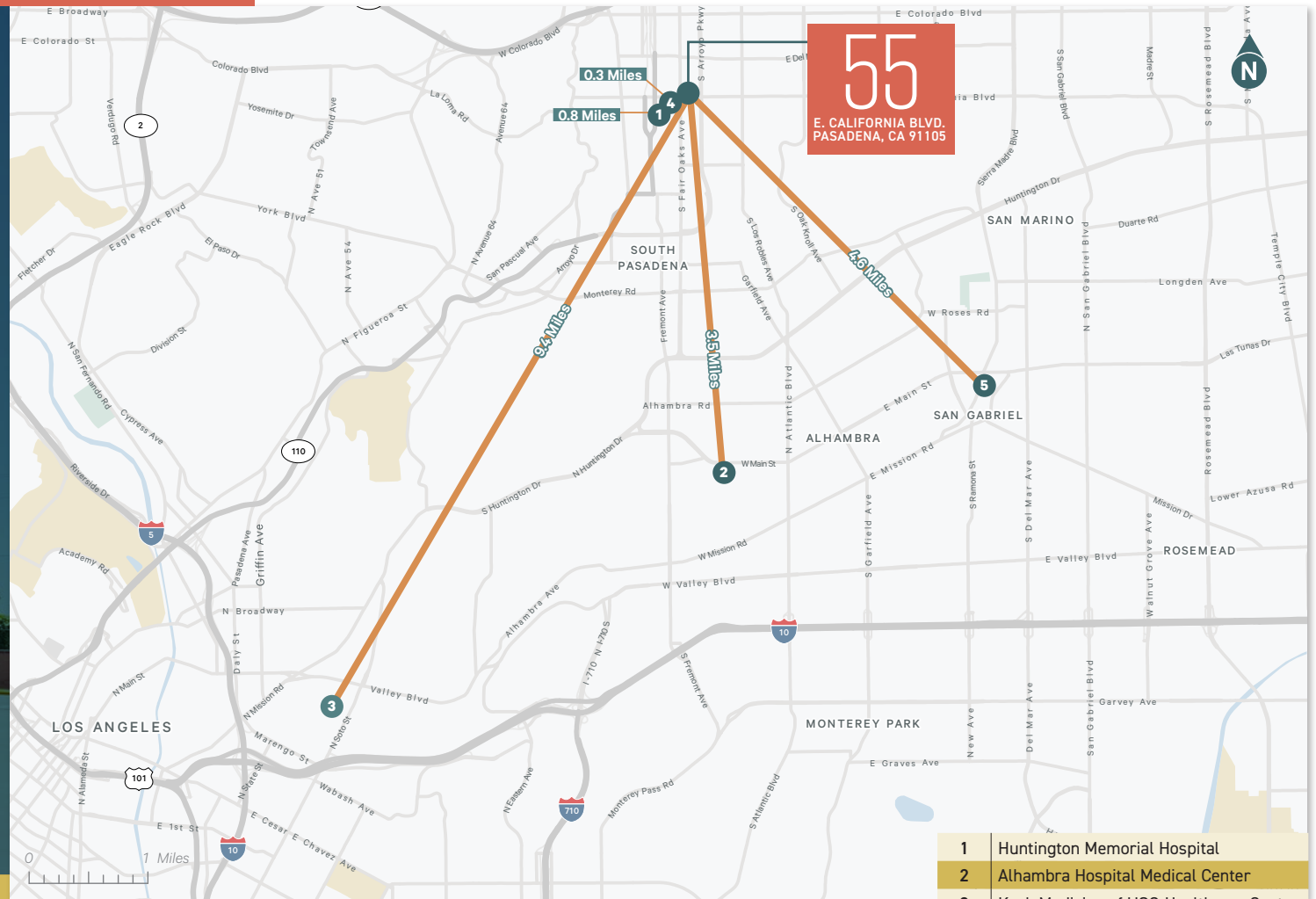
Huntington Memorial Hospital  
Alhambra Hospital Medical Center  
Keck Medicine of USC-Healthcare Center  
Huntington Ambulatory Care Center  
San Gabriel Valley Medical Center

55 East California Boulevard

E. California Blvd.

S. Raymond Ave.

## HOSPITAL MAP



## 2024 ESTIMATED DEMOGRAPHICS

|                       | 1-Mile    | 3-Miles   | 5-Miles   |
|-----------------------|-----------|-----------|-----------|
| Population            | 28,254    | 212,320   | 554,647   |
| Daytime Population    | 76,620    | 252,043   | 554,647   |
| Housing Units         | 15,286    | 91,393    | 219,613   |
| Avg. Household Income | \$152,043 | \$144,050 | \$134,758 |

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