

Valley Medical Plaza

Medical Space For Lease

14600 & 14624 Sherman Way, CA

“Class A” Quality with Easy Access
for Elevated Patient Care



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Accelerating success.

Hospital Proximity





Amenities Map



Payor Mix

64%

Private/Self Pay

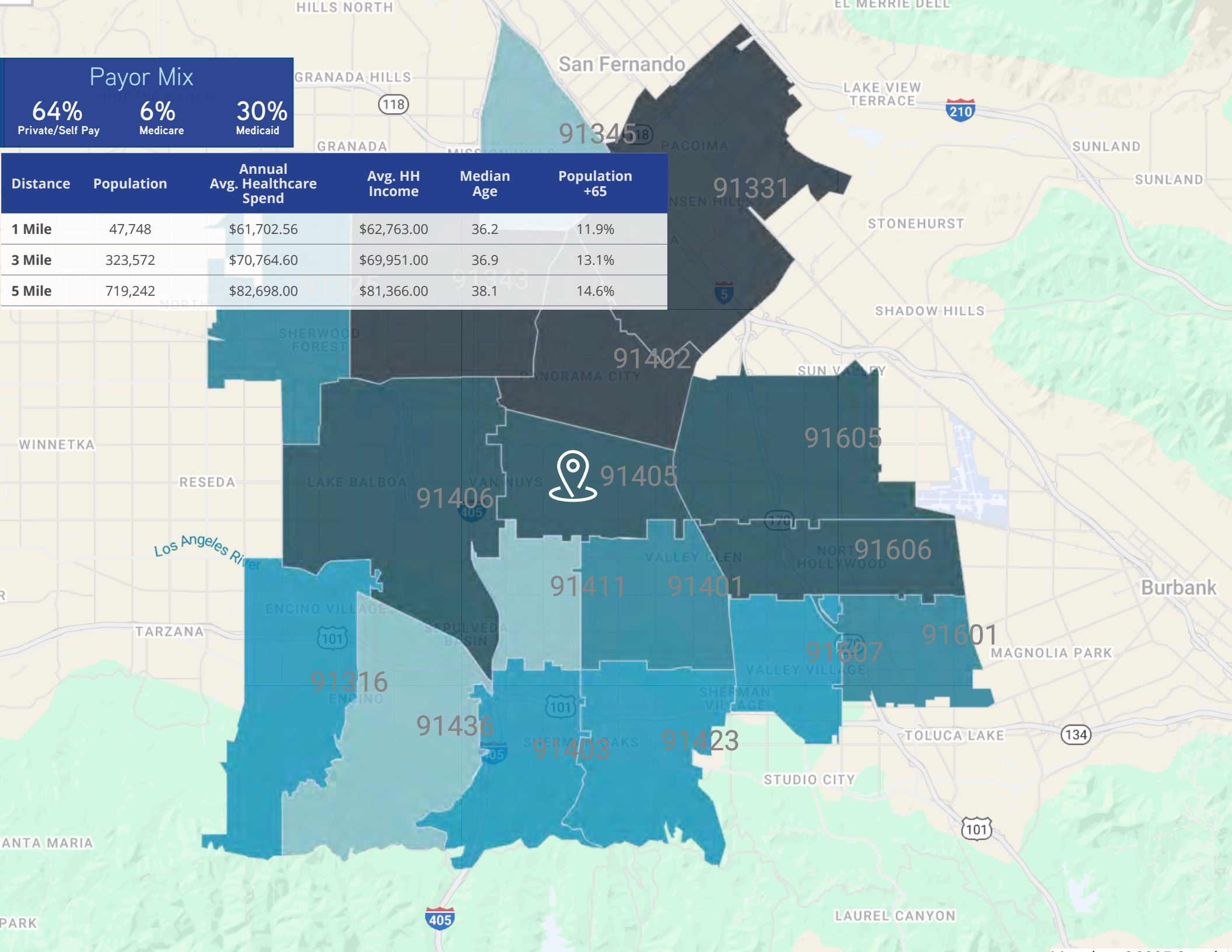
6%

Medicare

30%

Medicaid

Distance	Population	Annual Avg. Healthcare Spend	Avg. HH Income	Median Age	Population +65
1 Mile	47,748	\$61,702.56	\$62,763.00	36.2	11.9%
3 Mile	323,572	\$70,764.60	\$69,951.00	36.9	13.1%
5 Mile	719,242	\$82,698.00	\$81,366.00	38.1	14.6%



91405

91406

91402

91605

91606

91411

91401

91601

91607

91316

91436

91403

91423

San Fernando

LAKE VIEW TERRACE

210

118

91345

91331

STONEHURST

SHADOW HILLS

SUN VALLEY

RESEDA

LAKE BALBOA

NORRANA CITY

WINNETKA

Los Angeles River

Burbank

TARZANA

ENCINO VILLAGE

SEPULVEDA BASIN

VALLEY GLEN

NORTH HOLLYWOOD

MAGNOLIA PARK

STUDIO CITY

TOLUCA LAKE

134

101

LAUREL CANYON

SANTA MARIA

PARK

405



Patient Demand Forecast, Pasadena

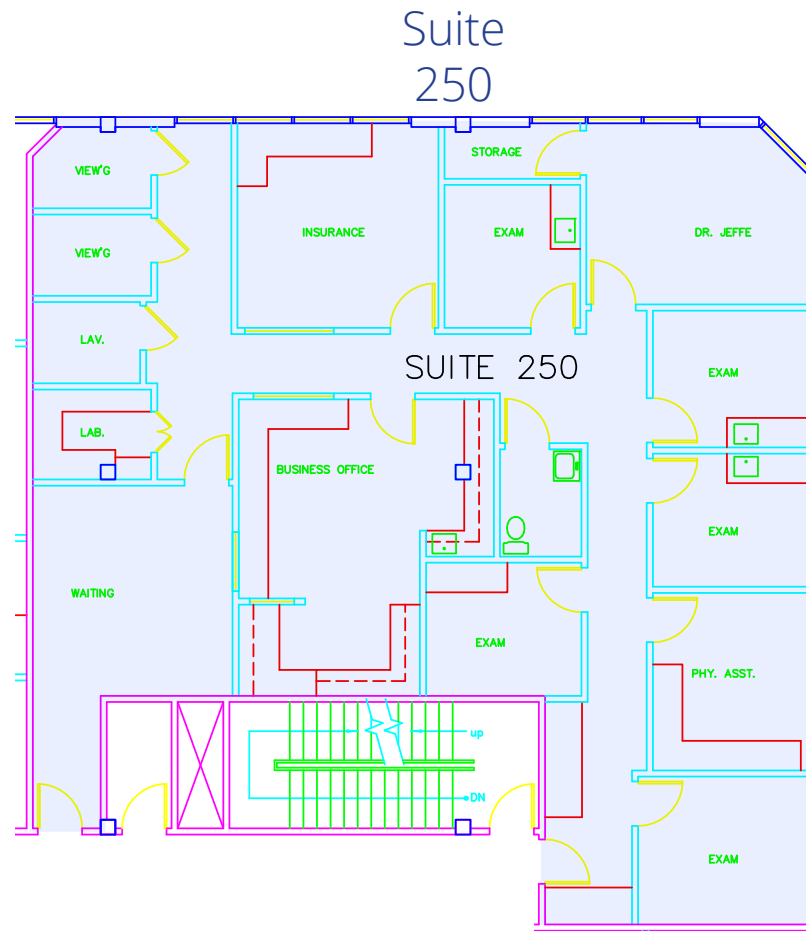
The Outpatient Market Scenario Planner (MSP), as developed by the Advisory Board, provides current and projected patient utilization estimates for specific specialties in key markets across the US. The MSP tool supports planners, providers and hospital executives to make intelligent business development and strategic decisions to locate or expand programs in targeted markets. The below data is representative of the Pasadena zip codes within a three mile radius of Cotton Medical Center – which include For more information the Advisory Board, please visit www.advisory.com.

SERVICE LINES	TODAY'S VOLUME
Endocrinology	4,367
Psychiatry	290,962
Spine	3,919
Vascular	31,747
Cardiology	188,403
Ophthalmology	169,314
Physical Therapy / Rehabilitation	536,120
Pain Management	22,200
ENT	66,793
Orthopedics	59,971
Lab	887,948
Nephrology	10,329
Podiatry	30,998
Neurology	35,002
Oncology	29,155
Trauma	14,989
Evaluation and Management	2,085,887
Radiology	597,700

2028		2033	
5-Year VOLUME	↑	10-Year VOLUME	↑
5,158	18.1%	5,626	28.8%
322,269	10.8%	319,173	9.7%
4,316	10.1%	4,483	14.4%
34,605	9.0%	37,281	17.4%
203,188	7.8%	213,507	13.3%
182,591	7.8%	198,172	17.0%
577,071	7.6%	646,090	20.5%
23,584	6.2%	24,711	11.3%
70,900	6.1%	74,419	11.4%
63,540	6.0%	68,446	14.1%
935,517	5.4%	964,467	8.6%
10,840	4.9%	11,192	8.4%
32,234	4.0%	34,231	10.4%
35,687	2.0%	36,381	3.9%
29,704	1.9%	30,528	4.7%
15,271	1.9%	15,572	3.9%
2,120,276	1.6%	2,128,827	2.1%
602,765	0.8%	607,454	1.6%

Floor Plans

North Tower - 14600 Sherman Way

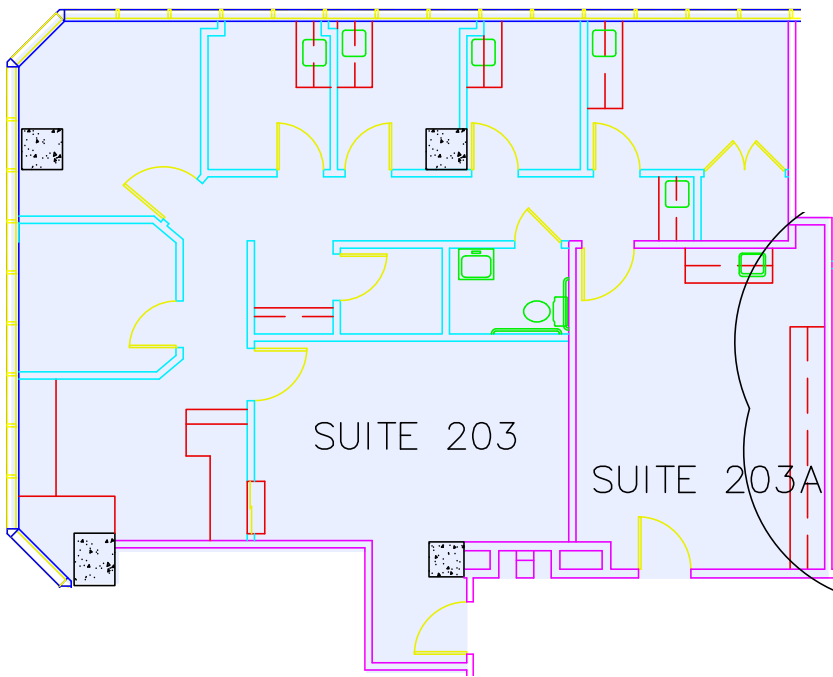


Suite #	Size	Availability	Virtual Tour
250	2,562 SF	Immediately	

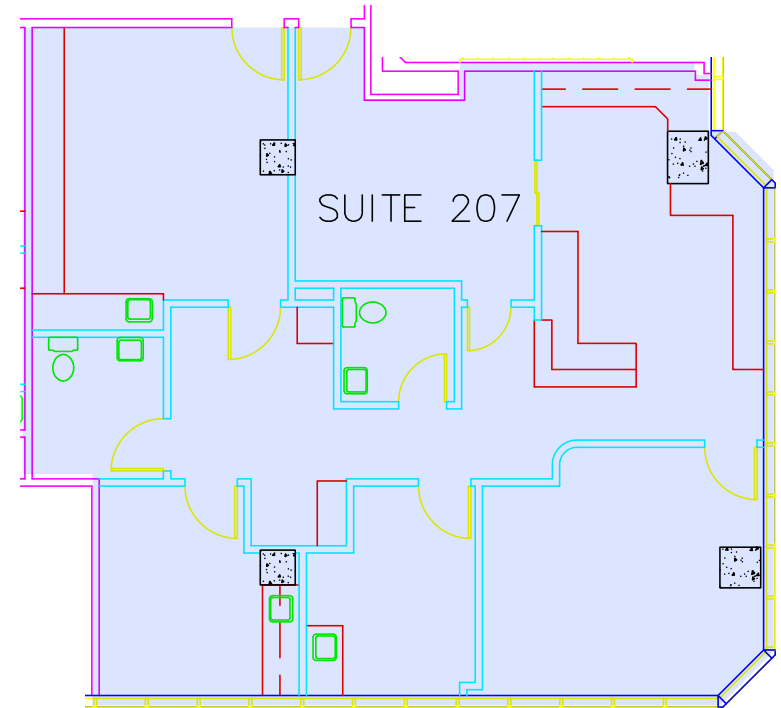
Floor Plans

South Tower - 14624 Sherman Way


Suite
203



Suite
207



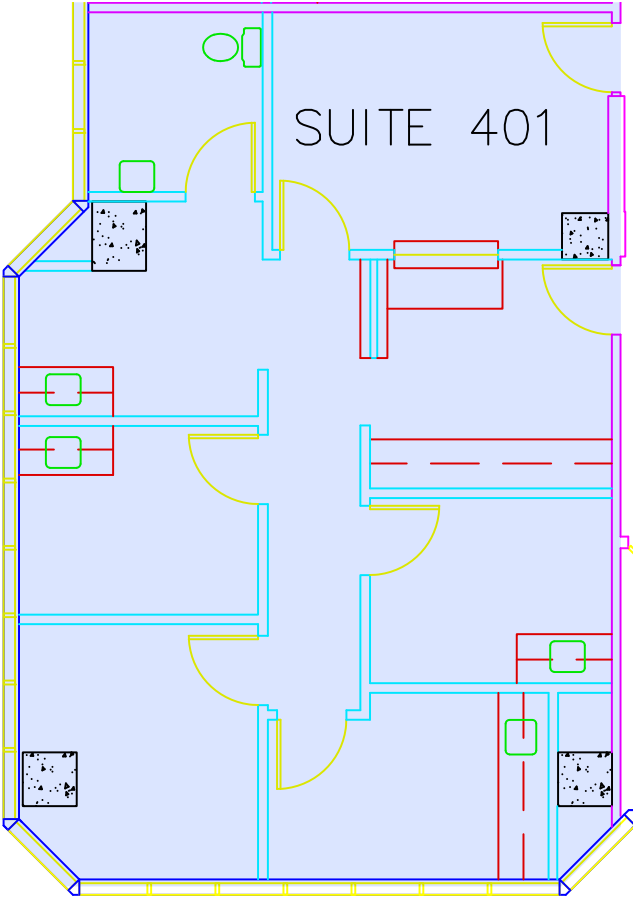
* Move-In-Ready Spec Suite

Suite #	Size	Availability	Virtual Tour
203	1,372 SF	Immediately	Coming Soon
207	1,472 SF	Immediately	

Floor Plans

South Tower - 14624 Sherman Way

Suite
401



Suite #	Size	Availability	Virtual Tour
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401

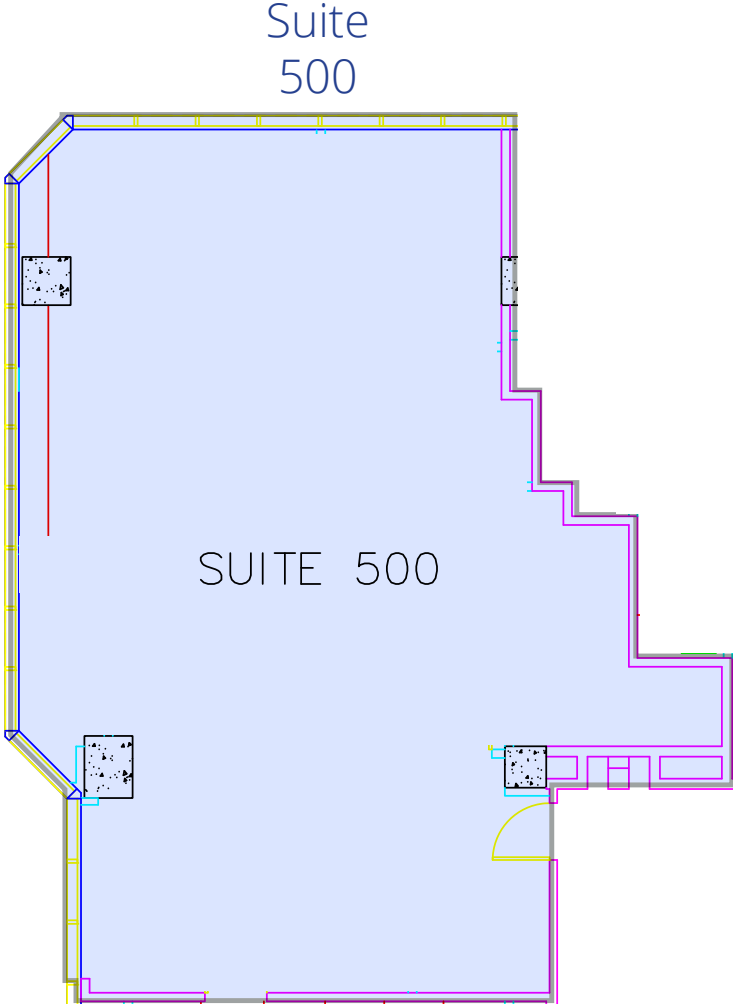
1,124 SF

Immediately



Floor Plans

South Tower - 14624 Sherman Way



Suite #	Size	Availability	Virtual Tour
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500

2,143 SF

Immediately





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