

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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Colliers

Accelerating success.

Property Overview



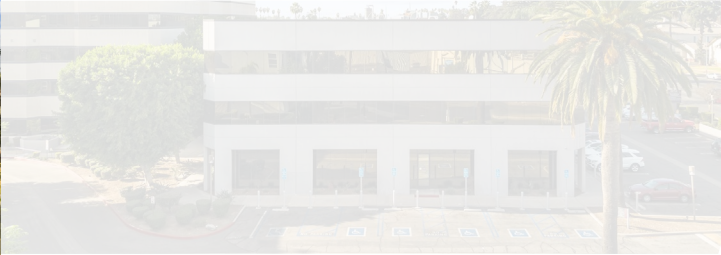
- Class "A" medical office campus
- Abundant structured and surface parking - FREE
- On-site property management & engineers to tend to maintenance needs
- Diversified mix of primary care & specialty physicians
- On-site lab and pharmacy
- Convenient access to 405 & 101 Freeways



Hospital Proximity









Availabilities

14600 Sherman Way

Suite	SF	Available
100D	7,508	6/1/2026
200	2,034	6/1/2026

14624 Sherman Way

Suite	SF	Virtual Tour	Available
203	1,372	Coming Soon	Immediately
207	1,472		Immediately
*404	1,200	Coming Soon	6/1/2026
*403	1,613	Coming Soon	6/1/2026
408	2,226	Coming Soon	6/1/2026
**502	1,457	Coming Soon	6/1/2026
**500	2,143		Immediately
508	3,199	Coming Soon	6/1/2026

*Suites 403 & 404 are contiguous totaling 2,813 SF

**Suites 500 & 502 are contiguous totaling 3,618 SF

Amenities Map



Payor Mix

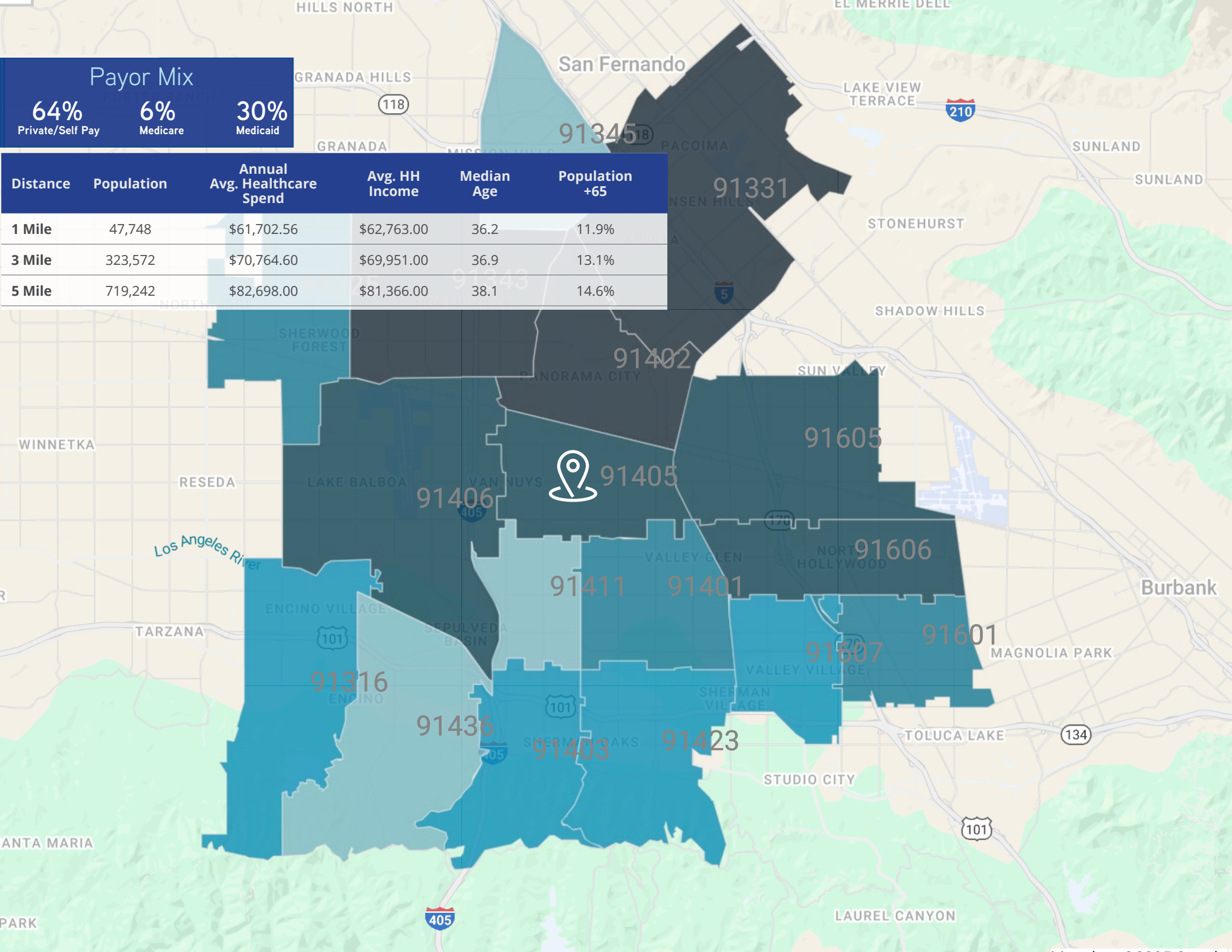
64%	6%	30%
Private/Self Pay	Medicare	Medicaid

Private/Self Pay

Medicare

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%





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

South Tower - 14600 Sherman Way

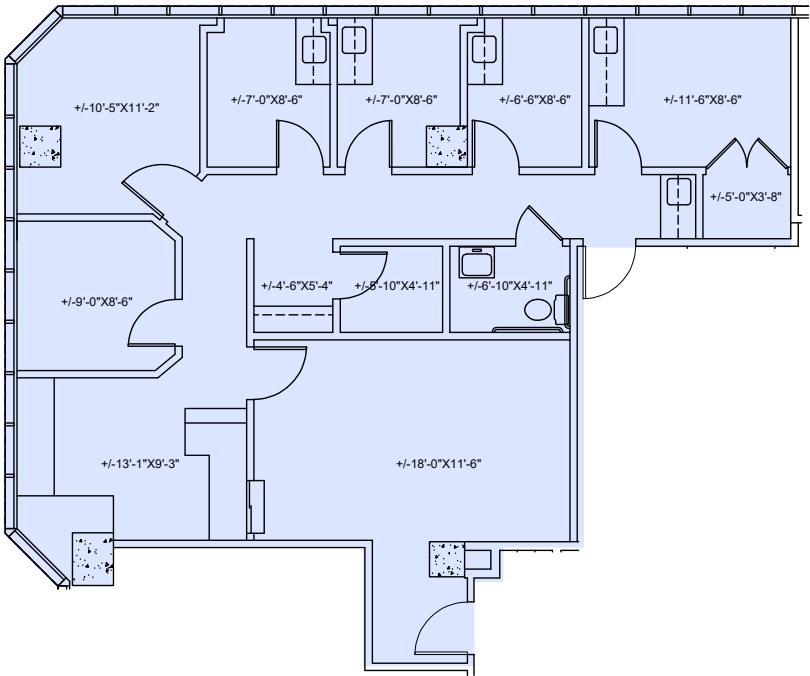
Floor Plans Coming Soon

Suite #	Size	Availability
100D	7,508 SF	6/1/2026
200	2,034 SF	6/1/2026

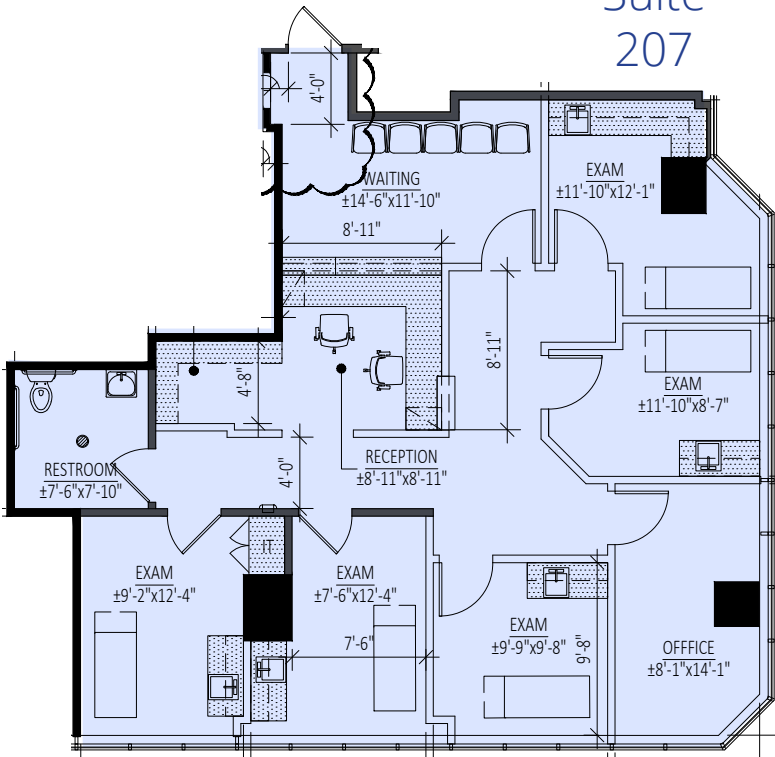
Floor Plans

South Tower - 14624 Sherman Way

Suite 203



Suite 207

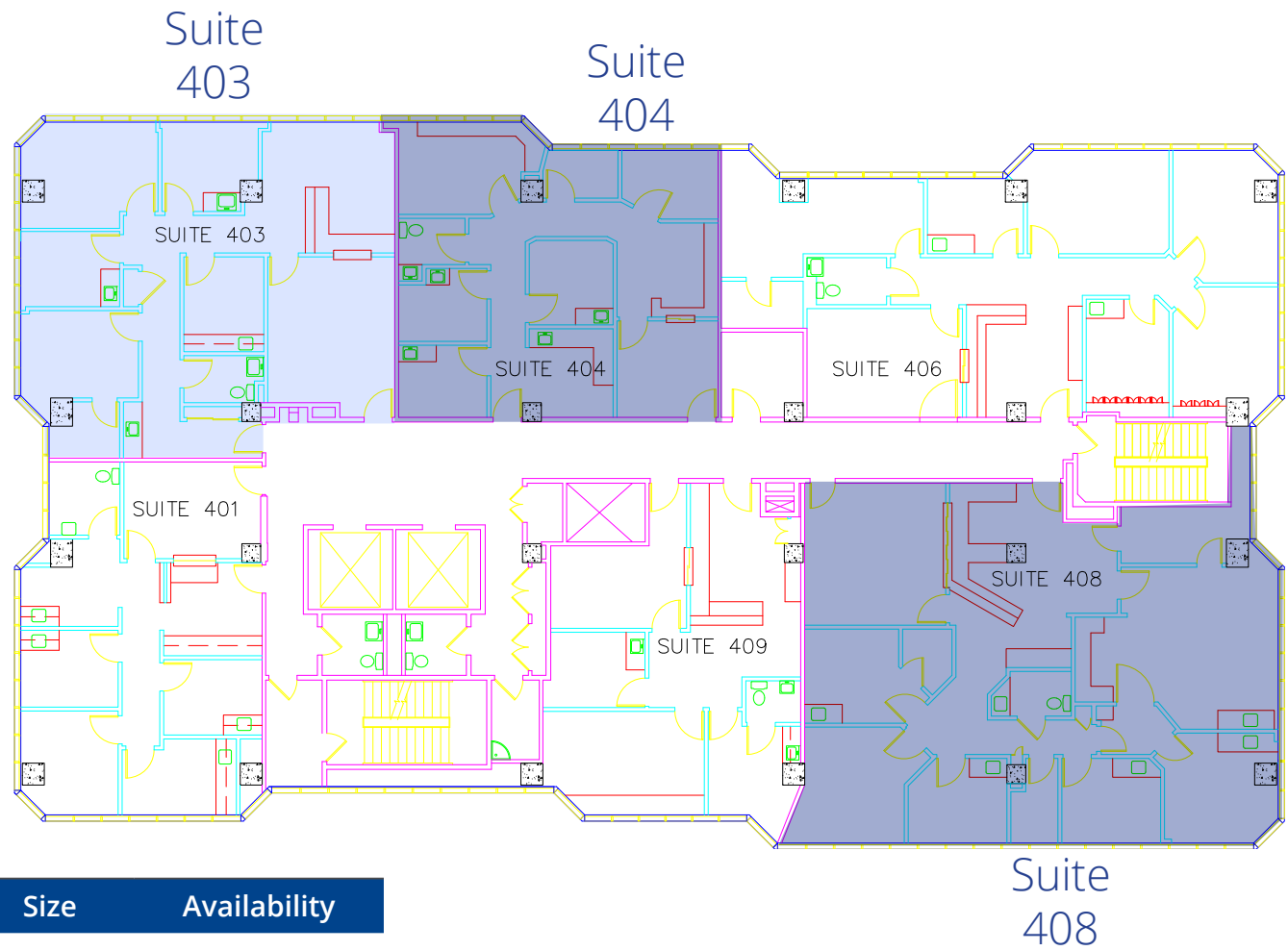


* Move-In-Ready Spec Suite

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

Floor Plans

South Tower - 14624 Sherman Way



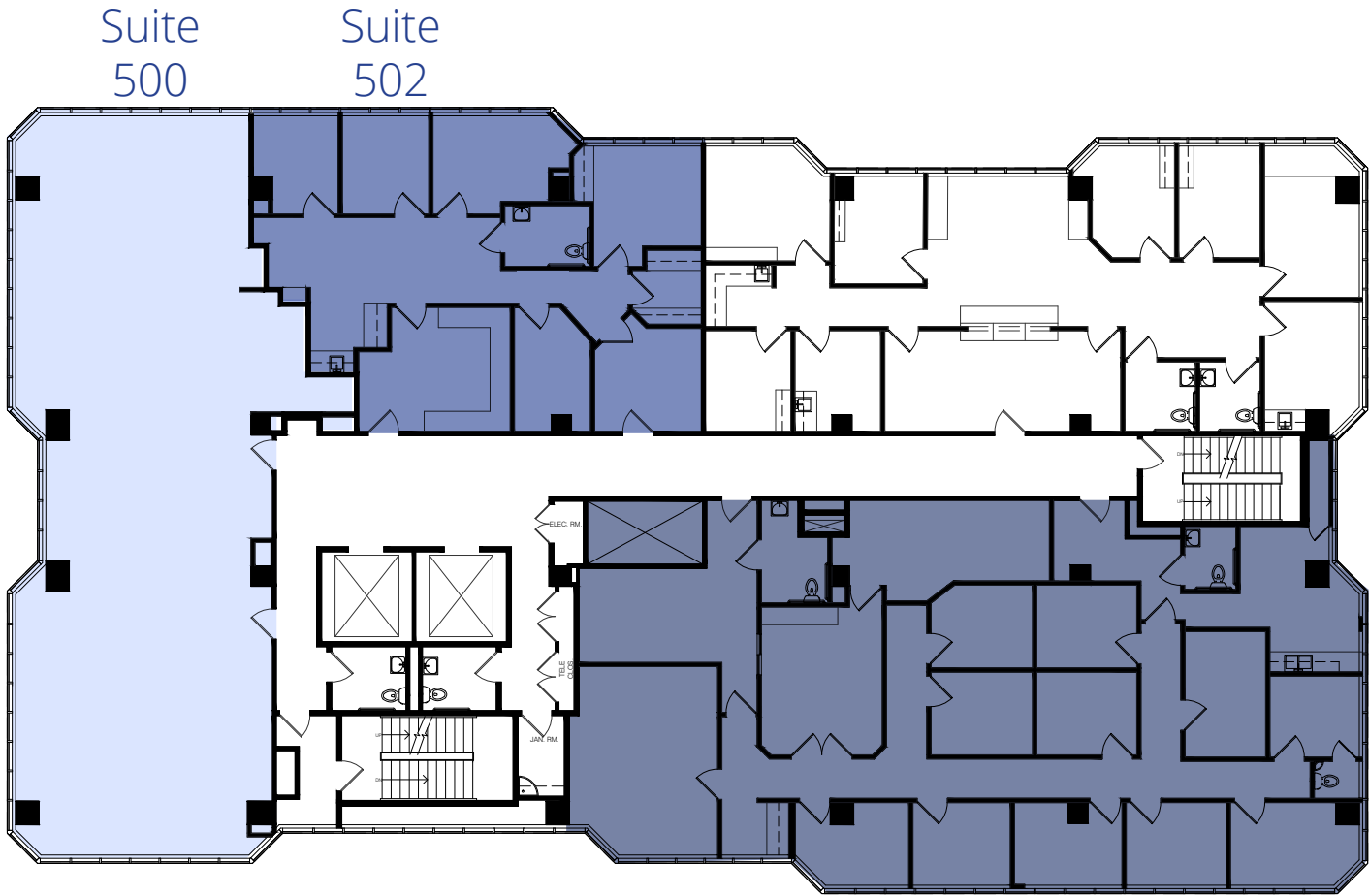
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