

FOR LEASE

Proposed Medical Office Building | Approx 42,000 Sq.Ft.

Seeking large master medical tenant or medical user

13321
BURBANK BLVD.
VAN NUYS

CALIFORNIA 91401



BRUCE A. FRASCO

Senior Vice President

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The information herein has been furnished from sources which we deem reliable, but has not been verified by Pacific Partners Commercial, Inc. or its agents and for which we assume no liability. This marketing material is to be used for conceptual purposes only. All measurements and numerical data are approximate and to be verified by the prospective Tenant.



23901 CALABASAS RD., SUITE 2024 | CALABASAS, CA 91302
818-798-3090 | PACIFICPARTNERSCRE.COM



PROPOSED DEAL STRUCTURE

Institutional Property Owner is seeking a long-term Medical Tenant or Master Medical Lessee for an “A” quality 3-story, 42,000 Sq.Ft. medical office building to be constructed in a densely populated area of the South San Fernando Valley (Los Angeles City, Van Nuys, CA).

This transaction includes rent abatement and depreciation or the creation of a synthetic lease sufficient to cover the development costs and provide market-rate short-term and long-term returns.

Tenancy could be a traditional multi-tenant medical office building, surgery center, urgent care, fertility clinic, dialysis unit or myriad other medical scenarios.

Cash flow analysis available.

PROPERTY METRICS

- Long-term lease
- Proposed building size - three story - 42,000 Sq.Ft.
- Zoning - C-2
- Metro Orange Line is an extension of the Redline subway creating a 4,000,000-employee catchment area within 20 miles
- Close proximity to major hospitals as reflected on the following Regional Map
- Site is 42,658 Sq.Ft.



1st floor parking entrance



Building section



2nd floor parking entrance



Building section



3rd floor parking entrance



Parking rotunda



BUILDING LOCATION MAP



13321
BURBANK BLVD.
VAN NUYS

VALLEY COLLEGE
STATION

METRO ORANGE LINE

FULTON AVENUE

BURBANK BLVD.



LOS ANGELES VALLEY
COLLEGE
APPROXIMATELY 20,000
STUDENTS AND
2200 STAFF

13,900 VPD

25,900 VPD

- Easy access to the 101, 170, and 405 freeways
- Contiguous to the Orange Line's Valley College Station
- High traffic intersection with combined vehicle count of approximately 40,000 VPD
- Valley College offers Nursing and Medical Career courses and is an employee resource

REGIONAL MAP




KAISER PERMANENTE


PACIFICA
HOSPITAL
OF THE VALLEY


USC Verdugo
Hills Hospital
Keck Medicine of USC


VALLEY
PRESBYTERIAN
HOSPITAL

13321
BURBANK BLVD.
VAN NUYS

Metro Orange Line


Providence
St. Joseph Hospital


Adventist Health
Glendale


SHERMAN OAKS
HOSPITAL
(A Blue Cross of California Hospital)

HOLLYWOOD


Dignity Health
Glendale Memorial Hospital
and Health Center


STUDIO CITY


UNIVERSAL STUDIOS
HOLLYWOOD

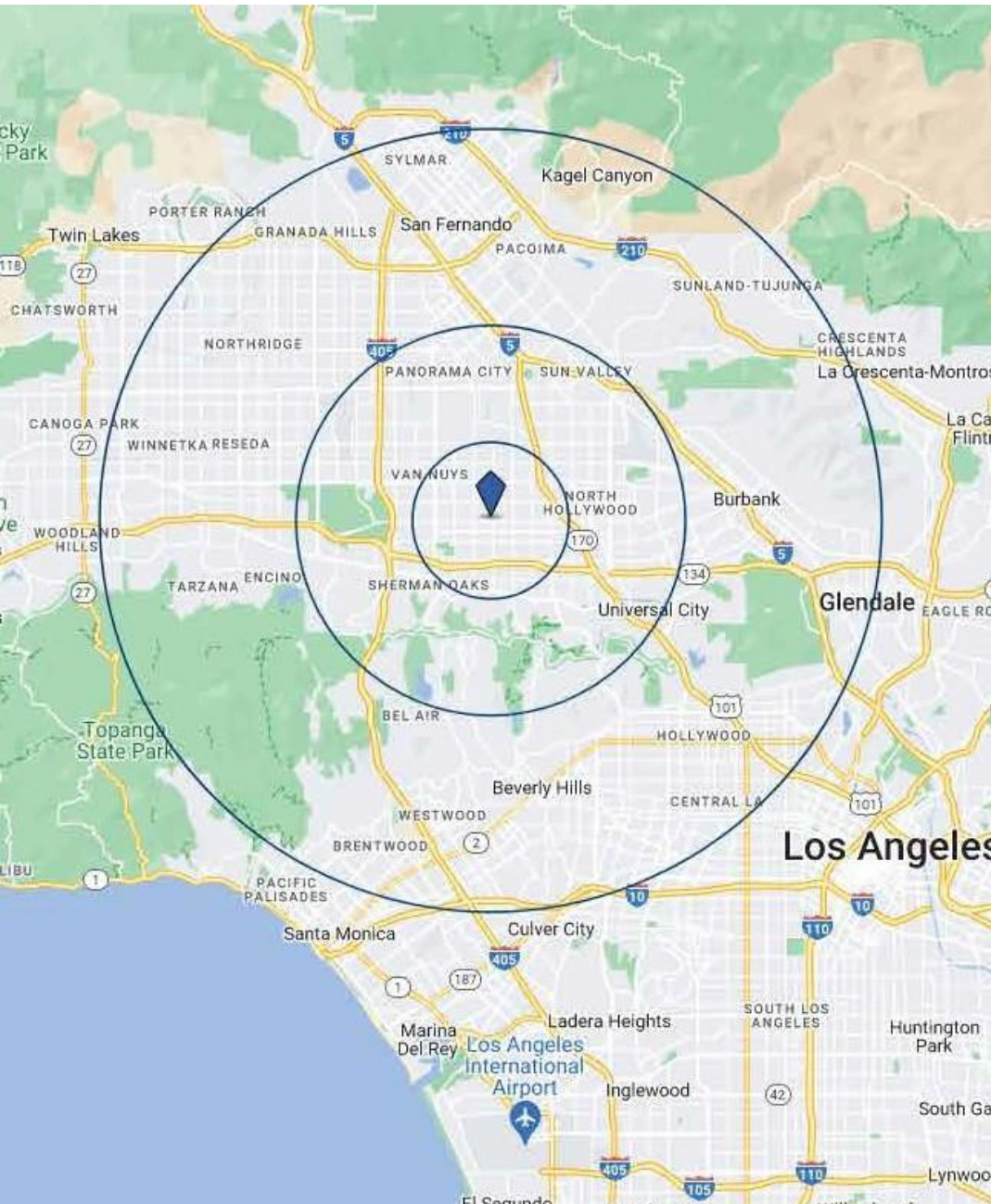

Children's Hospital
LOS ANGELES


HOLLYWOOD PRESBYTERIAN
MEDICAL CENTER

AREA MAP



RADIUS METRICS



| | 2-mile Radius | 5-mile Radius | 10-mile Radius |
|-----------------------------|---------------|---------------|----------------|
| Population | 151,725 | 665,565 | 2,156,897 |
| Avg Household Income | \$100,069 | \$99,813 | \$106,281 |
| Total Households | 58,682 | 225,490 | 781,678 |
| Avg Household size | 2.5 | 2.6 | 2.6 |
| Median Home Value | \$825,000 | \$796,000 | \$807,000 |

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