



REAL ESTATE SERVICES  
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Medical Office Suite  
For Lease

*3600 N. Verdugo Road, Suite 202, Glendale, CA 91208*



## VERDUGO HILLS MEDICAL CENTER

**PATRICK LONG**

VICE PRESIDENT

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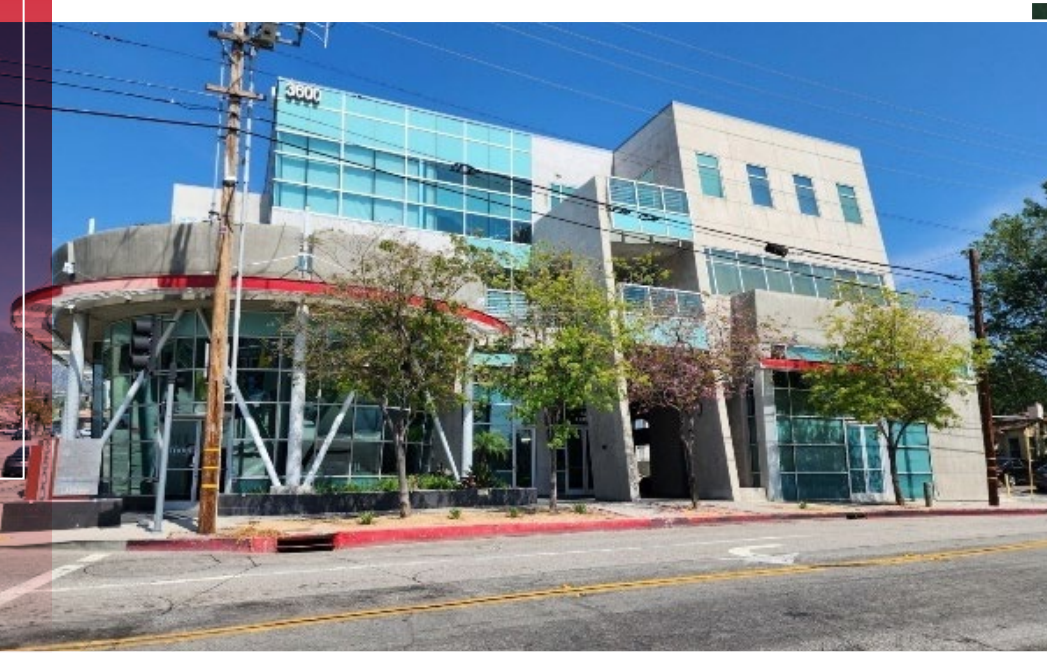
CALDRE #01831830

1111 NORTH BRAND BOULEVARD, SUITE 250  
GLENDALE, CA 91202

StevensonRealEstate.com

CALDRE #00983560

# Executive Summary



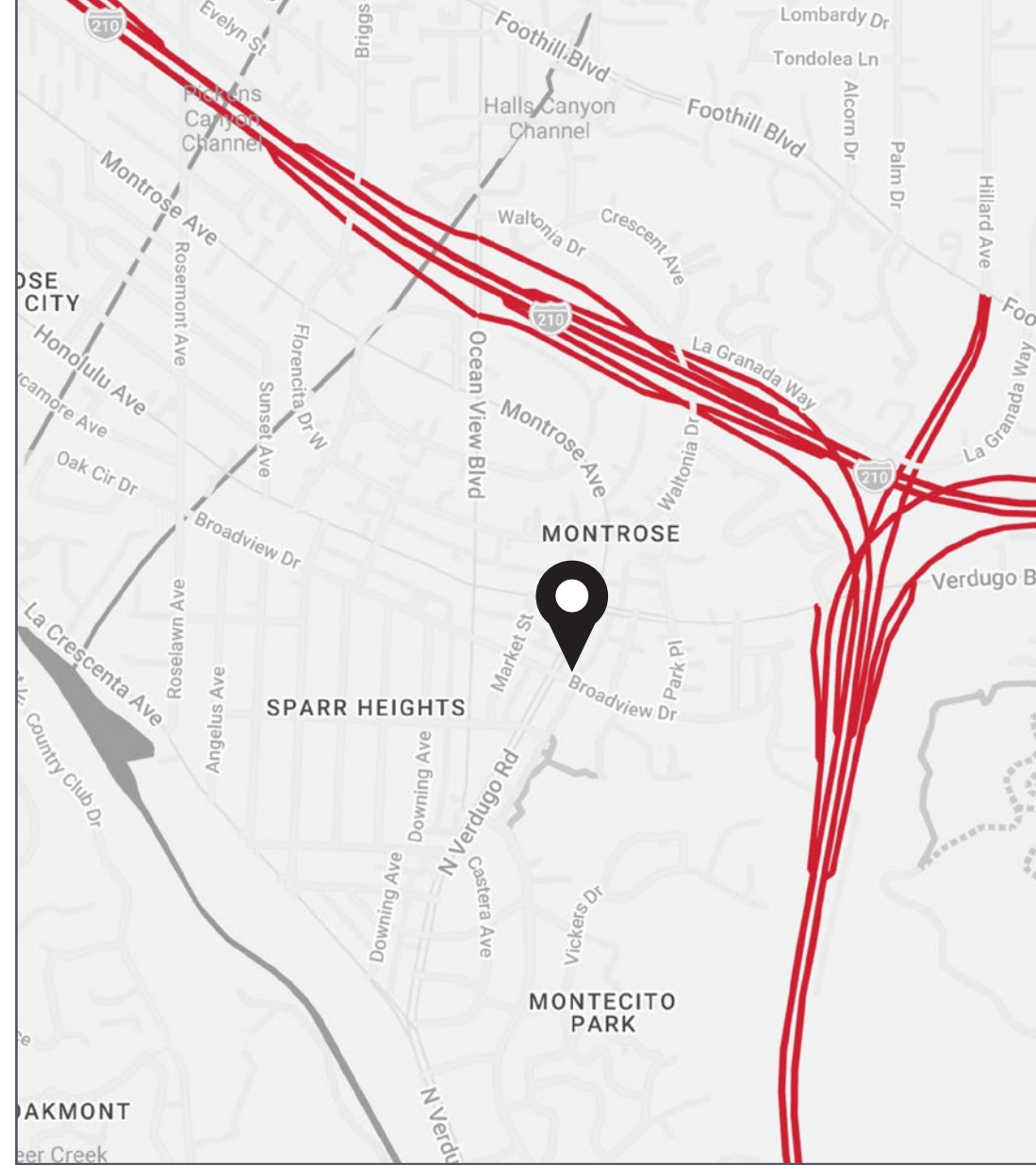
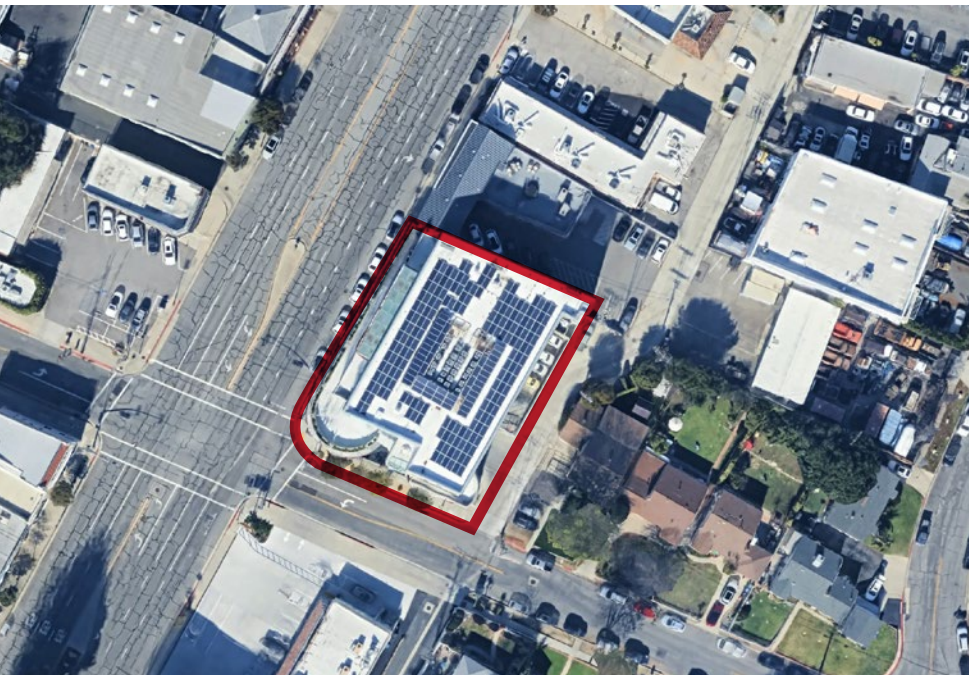
## Property Overview

Attractive medical office suite with above-standard tenant improvements featuring five (5) exam rooms, one (1) doctor's office, one (1) administrator's office, a bullpen area, a large waiting room, an in-suite restroom, a balcony, and storage. The suite is located in a Class-A medical office/retail building built in 2010. The building has three (3) stories and a four (4)-level subterranean parking garage. Parking is excellent with five (5) parking spaces per 1,000 square feet of building at no charge.

Located at the confluence of Glendale, La Canada Flintridge and La Crescenta-Montrose, the property is less than 1/2 mile from USC Verdugo Hills Hospital and an abundance of restaurants, retail shops and services. The site has easy access to the 210 and 2 freeways.

# Offering Summary

<b>AVAILABLE SPACE</b>	2,340 SF
<b>LEASE RATE</b>	\$3.60 / SF / MO,FSG
<b>TERM</b>	Negotiable
<b>BUILDING SIZE</b>	29,794 SF
<b>ZONING</b>	C3 - Commercial Service
<b>PARKING SPACES</b>	5 Spaces / 1,000 SF at no charge
<b>YEAR BUILT / RENOVATED</b>	2010 / 2011

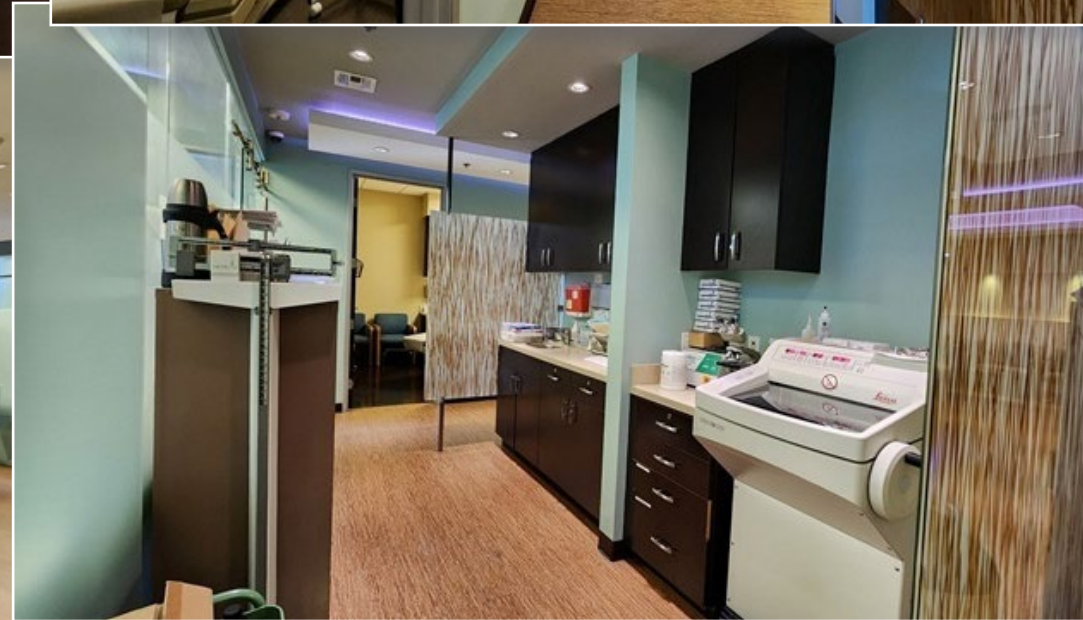
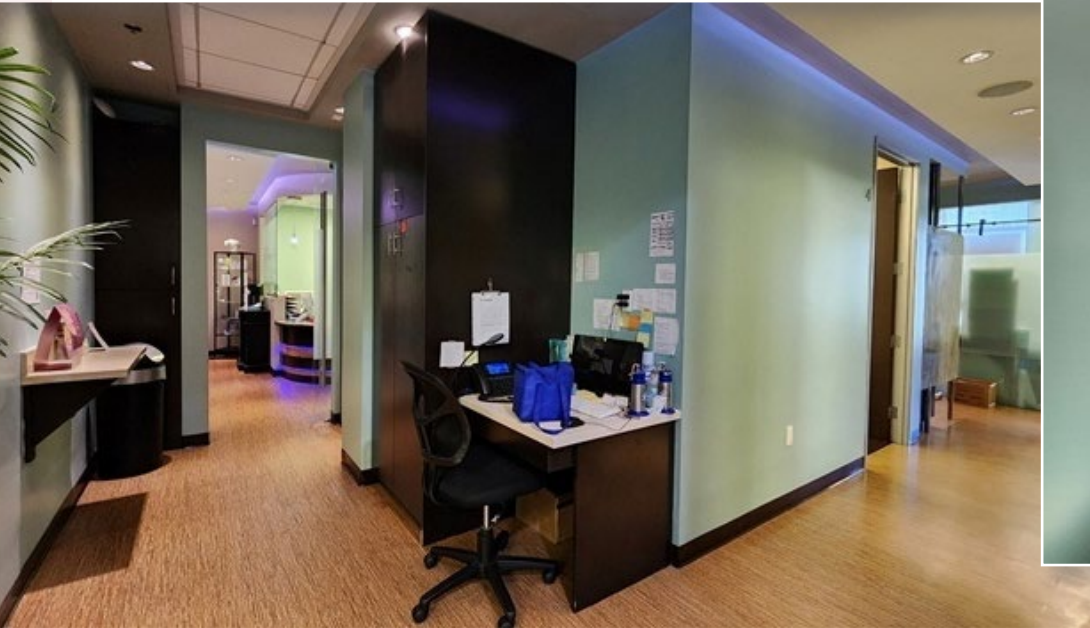


DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.

# Property Photos



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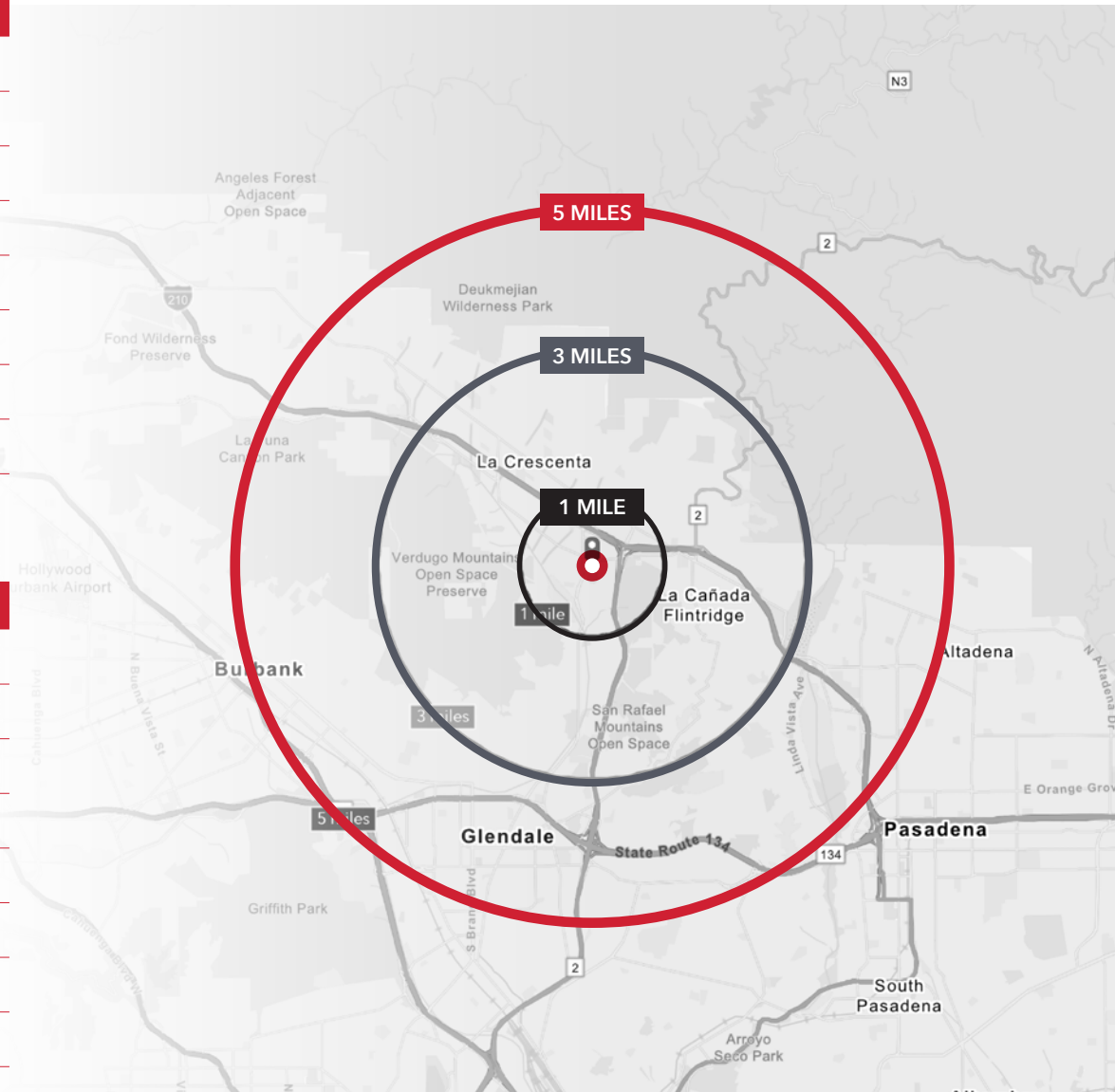
# Location Map



# Demographics

2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	15,493	79,474	295,601
Households	6,072	29,143	115,919
Families	4,081	22,086	77,309
Average Household Size	2.53	2.72	2.52
Owner Occupied Housing Units	3,167	20,688	52,174
Renter Occupied Housing Units	2,905	8,455	63,745
Median Age	44.3	45.6	43.3
Median Household Income	\$109,471	\$152,783	\$101,730
Average Household Income	\$154,108	\$202,486	\$147,387

2030 SUMMARY	1 MILE	3 MILES	5 MILES
Population	15,073	77,134	290,853
Households	6,026	28,875	116,939
Families	4,057	21,913	77,920
Average Household Size	2.48	2.66	2.46
Owner Occupied Housing Units	3,199	20,706	52,735
Renter Occupied Housing Units	2,827	8,169	64,205
Median Age	45.5	46.4	44.7
Median Household Income	\$120,936	\$180,854	\$115,957
Average Household Income	\$171,784	\$226,494	\$164,582



For more information, please contact:

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