

MEDICAL
OFFICE SPACE
AVAILABLE

FOR LEASE



CALIFORNIA

MEDICAL BUILDING

55 EAST CALIFORNIA BOULEVARD
PASADENA, CA 91105



CBRE

MERIDIAN
Buildings for Life

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)



SUITE 102 (Spec Suite)

360° [CLICK TO VIEW VIRTUAL TOUR](#)



Availabilities

SUITE	SIZE	RATE	AVAILABILITY
101*	1,667 RSF	Negotiable	Immediately
102* (Spec Suite)	1,884 RSF	Negotiable	Immediately
104	2,056 RSF	Negotiable	Immediately

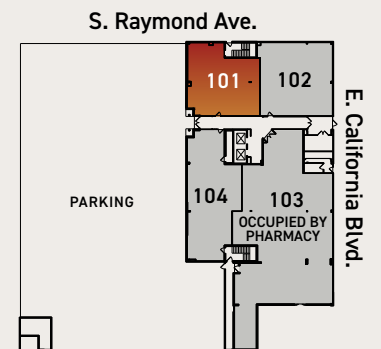
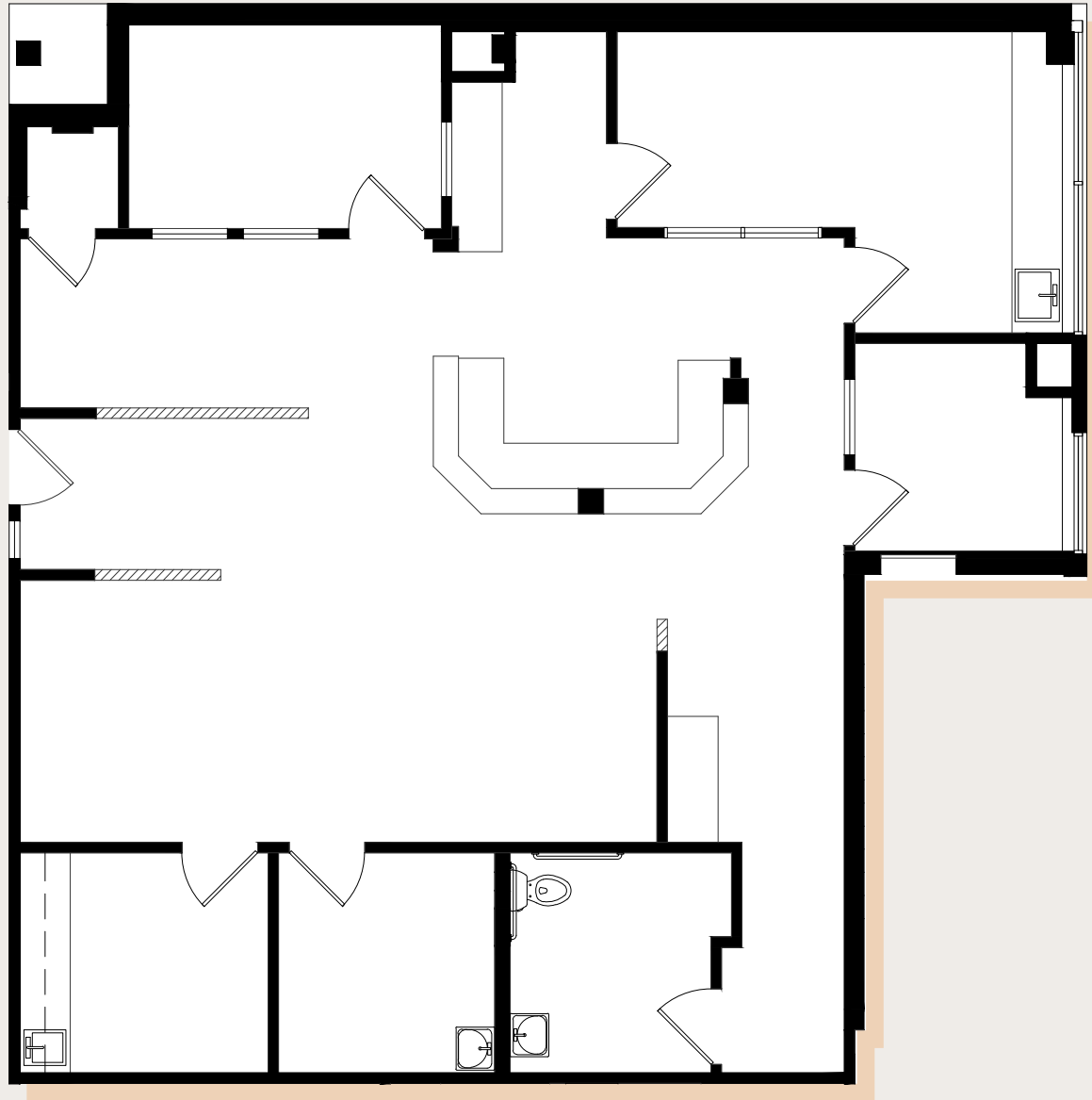
*Suites 101 & 102 can be combined for 3,550 RSF

Gallery



Floor Plan

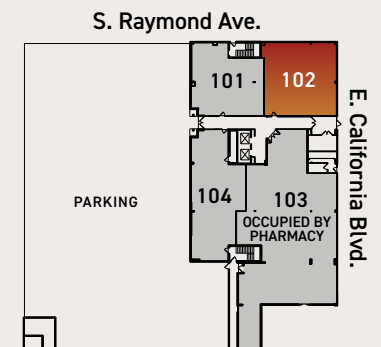
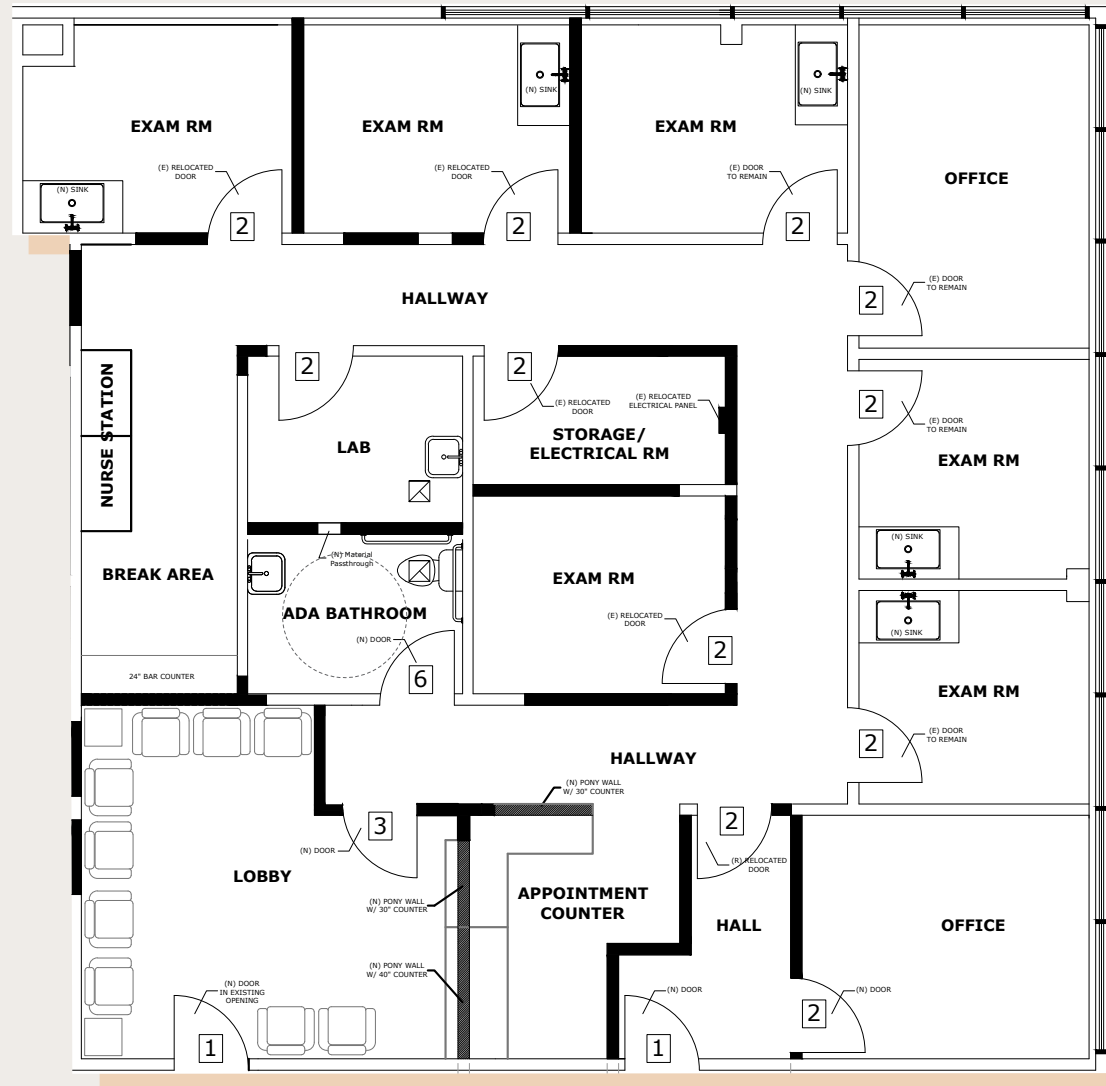
Suite 101
1,667 RSF



Floor Plan

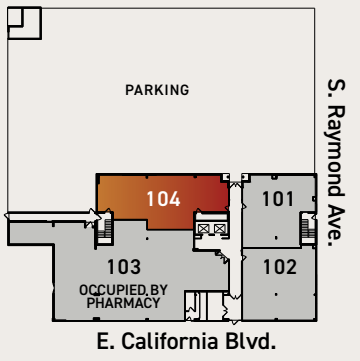
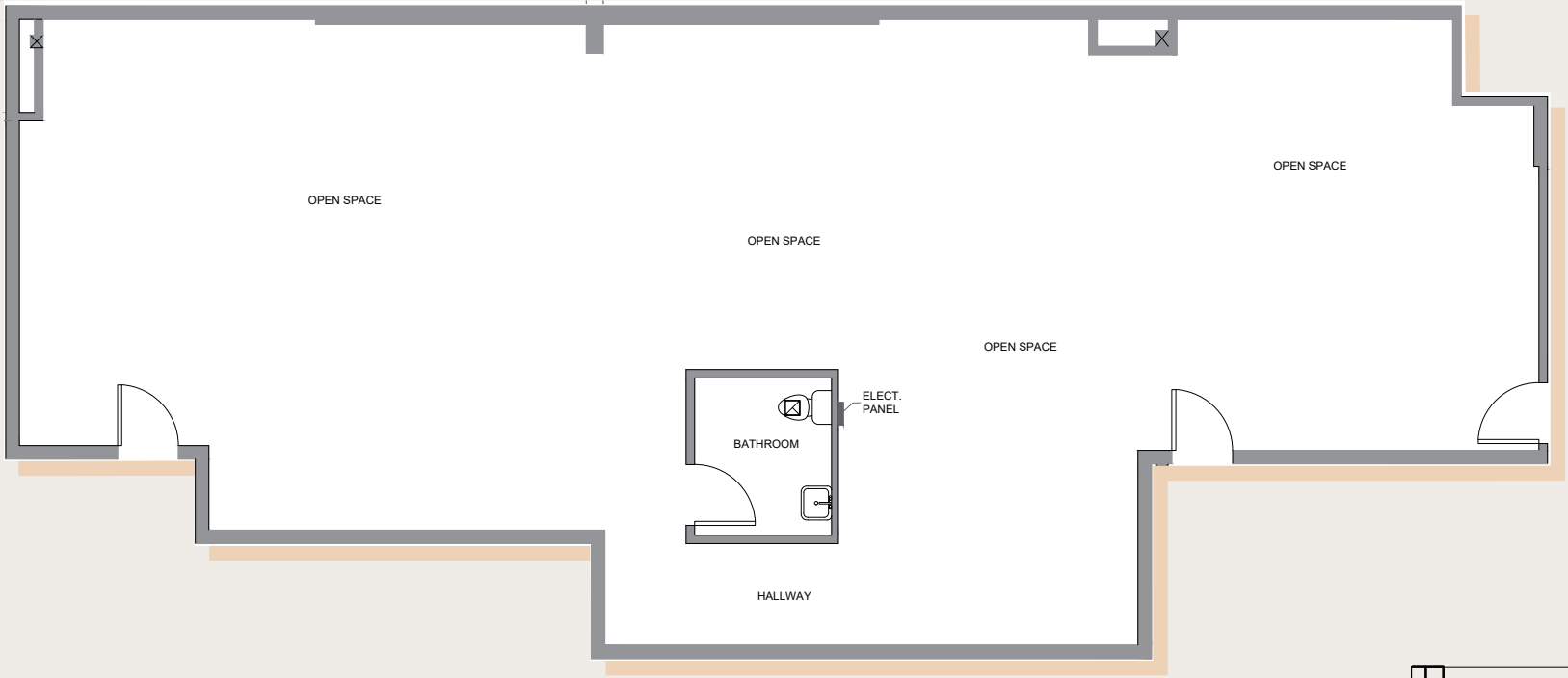
Suite 102
1,884 RSF

360° [CLICK TO VIEW VIRTUAL TOUR](#)



Floor Plan

Suite 104
2,056 RSF



Centrally Located

DTLA

Huntington.
Health
An Affiliate of
Cedars
Sinai

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



CALIFORNIA
MEDICAL BUILDING

**55 East California
Boulevard**

E. California Blvd.

S. Raymond Ave.

Hospital Map

2025 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



- 1 Huntington Memorial Hospital
- 2 Alhambra Hospital Medical Center
- 3 Keck Medicine of USC-Healthcare Center
- 4 Huntington Ambulatory Care Center
- 5 San Gabriel Valley Medical Center

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