

# For Sale Medical Office Building

1370 Foothill Blvd, La Canada CA 91011



**Investment Property Services Inc**

Commercial, Investment, and Industrial Brokerage

601 E. Glenoaks Boulevard Suite 206 Glendale, CA 91207

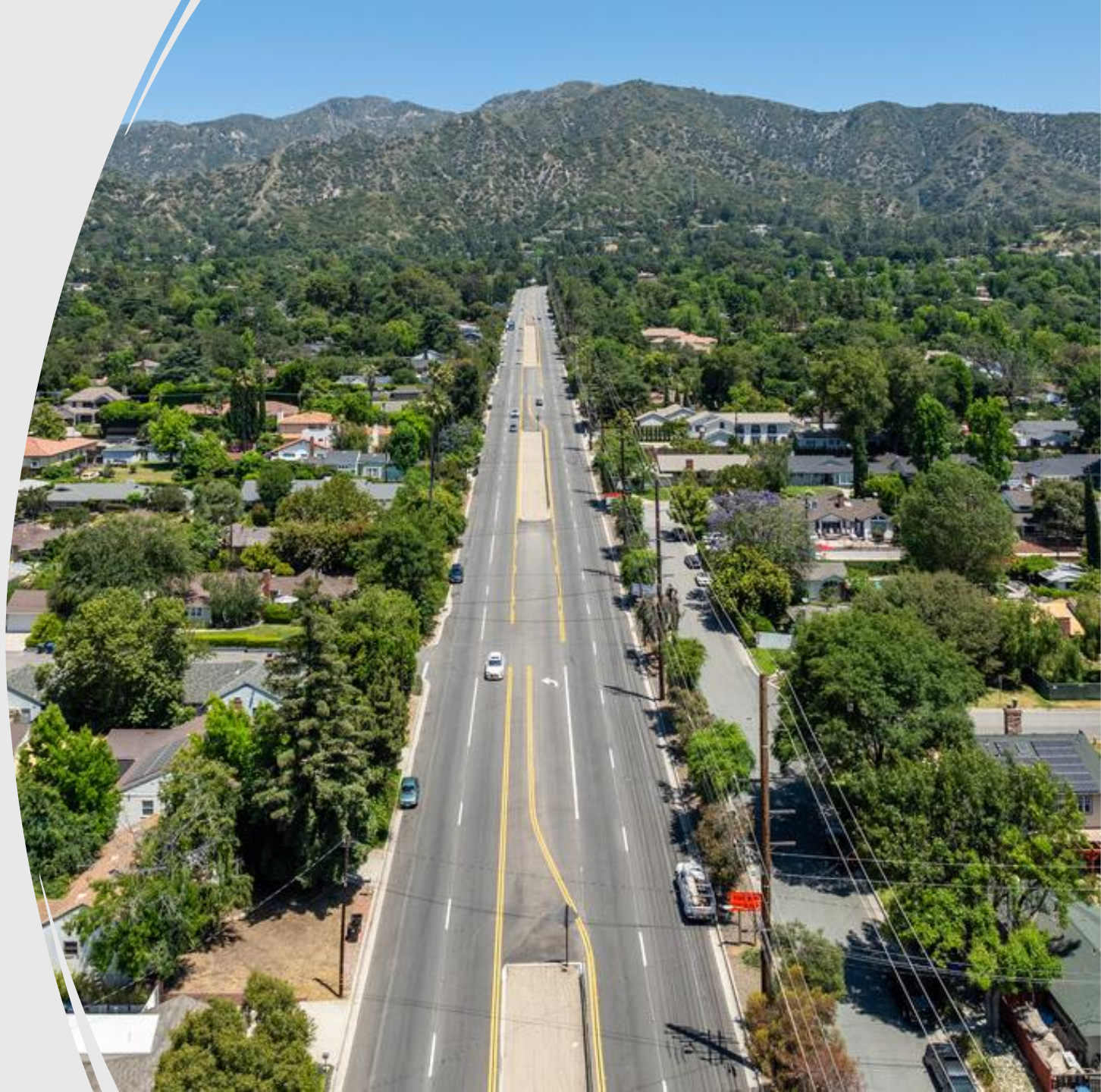
CalBRE No: 00862712 Phone: (818) 956-7006 Fax: (818) 956-1517

For more information contact:  
Joseph P. Stitick, CCIM, Pres.  
CalBRE No. 00527544  
[jstitick@investmentpropertysvcs.com](mailto:jstitick@investmentpropertysvcs.com)

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# City of La Canada Flintridge

La Cañada Flintridge means “glen between the hills.” We were incorporated as a general law city on Nov. 30, 1976. A low-key lifestyle centered on children and community is central to the city’s 20,501 residents. The La Cañada Unified School District consistently ranks in the top five percent of California schools. Houses of worship and a variety of service organizations are an integral part of the community with volunteers contributing more than 250,000 hours to civic causes each year.

has always been known for its strong sense of community and civic pride. We enjoy one of the lowest crime rates in the country. Public safety is provided by the Los Angeles County Sheriff’s Department and the Los Angeles County Fire Department. La Cañada Flintridge is home to the world-renowned Jet Propulsion Laboratories, an 18-hole golf course (La Cañada Flintridge Country Club), an L.A. County Public Library, Descanso Gardens (botanical collections and seasonal horticultural displays), The Lanterman House (a historical museum and veritable time capsule of early 20th century Southern California), a community center with an extensive curriculum and activities for all ages, an active Chamber of Commerce for residents as well as business, city hall and a beautiful town center with shops and restaurants.

There are approximately 24 miles of city and county trails that wind through the town and surrounding foothills. The riding and hiking trails contribute greatly to the town’s semi-rural atmosphere and quality of life. The multi-use recreational trails attract hikers, equestrians, bicyclists, dog walkers, runners and everyone wishing to enjoy the beauty of nature so close to home. In 2010, the 40-year effort to close the gap in the city-core circular trail was realized with the completion of the 12 mile “loop trail.” With many conveniently marked trail access points, trail users can circumnavigate the entire system from neighborhoods both north and south of Foothill Boulevard.





1370

An aerial photograph of a hillside town with numerous houses and trees, set against a backdrop of large, rugged mountains under a clear sky. The image is slightly dimmed to serve as a background for the text.

# Executive Summary

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Offering Summary  
Investment Highlights



*Commercial,  
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AS INDIVIDUAL MEMBERSHIP

# Offering Summary

- 1370 Foothill Blvd, La Canada CA 91011 ( Improvements only, land not apart of sale)
- APN: 5813-014-034 (Improvements only)
- Unique opportunity to own rare La Canada real estate medical office building.
- First time for sale since 1984 completion.
- Subject to long term ground lease (33) years remaining to 2057 Unsubordinated
- Multi-tenant professional offices – fully leased.
- New twenty (20) year roof warranty, nationally recognized warranty.
- On site parking : 2 HC, 18 open, 13 covered.
- Well maintained.
- Proximity to Keck – USC Medical hospital

## Investment Highlights

- Price \$3,985,000 (Updated 03/01/2025)
- No rent control
- Fully depreciable
- Cost segregation candidate. Accelerated depreciation.
- On site generator for 2nd floor outpatient surgery center.
- AT&T leased roof mounted cell site – recently upgraded/modernized



# Property Information

- Property Details
- Rent Roll
- Local Map
- Aerial Map
- Radius Map
- Demographics

# Property Details

Property Overview		
Full Address	1370 Foothill Blvd., La Canada Flintridge, CA 91011	
Year Built	1984	
APN:	5813-014-034	
Zoning	LFC3	
Utility	Valley Water, SoCal Gas, SoCal Edison	
Building SF	8,128 SF	
Land SF (not a part)	20,161 SF	
Units/Tenancy	5 - Fully Leased	
Rentable	7,611 SF	
Current Assessed Value	\$2,183,943	
Improvements	\$1,710,671	
Land Improvements	\$473,272	
Property Taxes (2024/2025)	\$25,828	
Operating Income & Expenses		Pro Forma
Gross Revenue (2024)	\$397,852	2025 \$410,364
Operating Expenses (2024)	\$177,617	
NOI (2024)	\$220,235	
Cap Rate	5.4%	
Price Per Square Foot (PSF)	\$504.43	
Ground Lease Payments		
Ground Lease (2025)	\$53,319.72*	
*subject to tri-annual adjustment 1/1/28	Unsubordinated	
Ground Lease (2023)	\$36,092	



# Property Details

## 1370 Foothill Blvd., La Canada 91011

- Thirty-Two (32) years remaining on ground lease. (12/31 2057)
- La Canada Medical Building First time on market since construction completion 1984.
- Fully leased (100%). AT&T cell site on roof.
- New roof coating with 20-year warranty.
- 2 new HVAC systems installed in 2023 & 2024.
- On site emergency generator for 2<sup>nd</sup> floor outpatient surgery center.
- 13 covered parking spaces.  
18 open parking spaces  
Parking Ratio 3.8 : 1
- Two (2) handicapped spaces.
- Exterior signage available
- 1.5 miles to Keck USC Verdugo Hills Hospital
- 2.5 miles to Junction of 210 and 2 freeways
- 12 mins to Glendale
- 12 minutes to Pasadena
- 25 minutes to Burbank Airport





# Rent Roll

## IPS - Rent Roll

Properties: (Building 196) - 1370 Foothill Blvd. La Canada, CA 91011

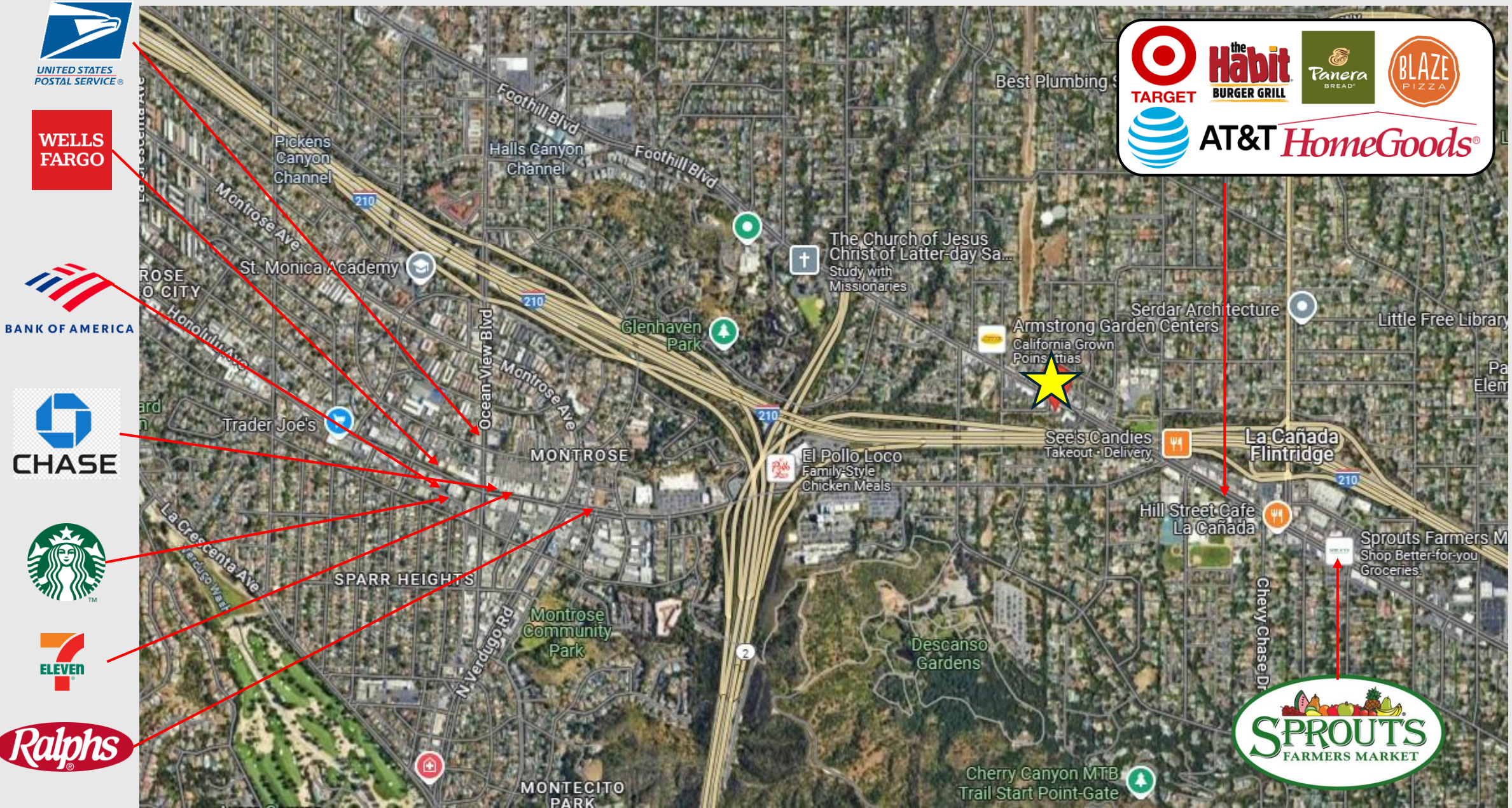
Units: Active

As of: 04/07/2025

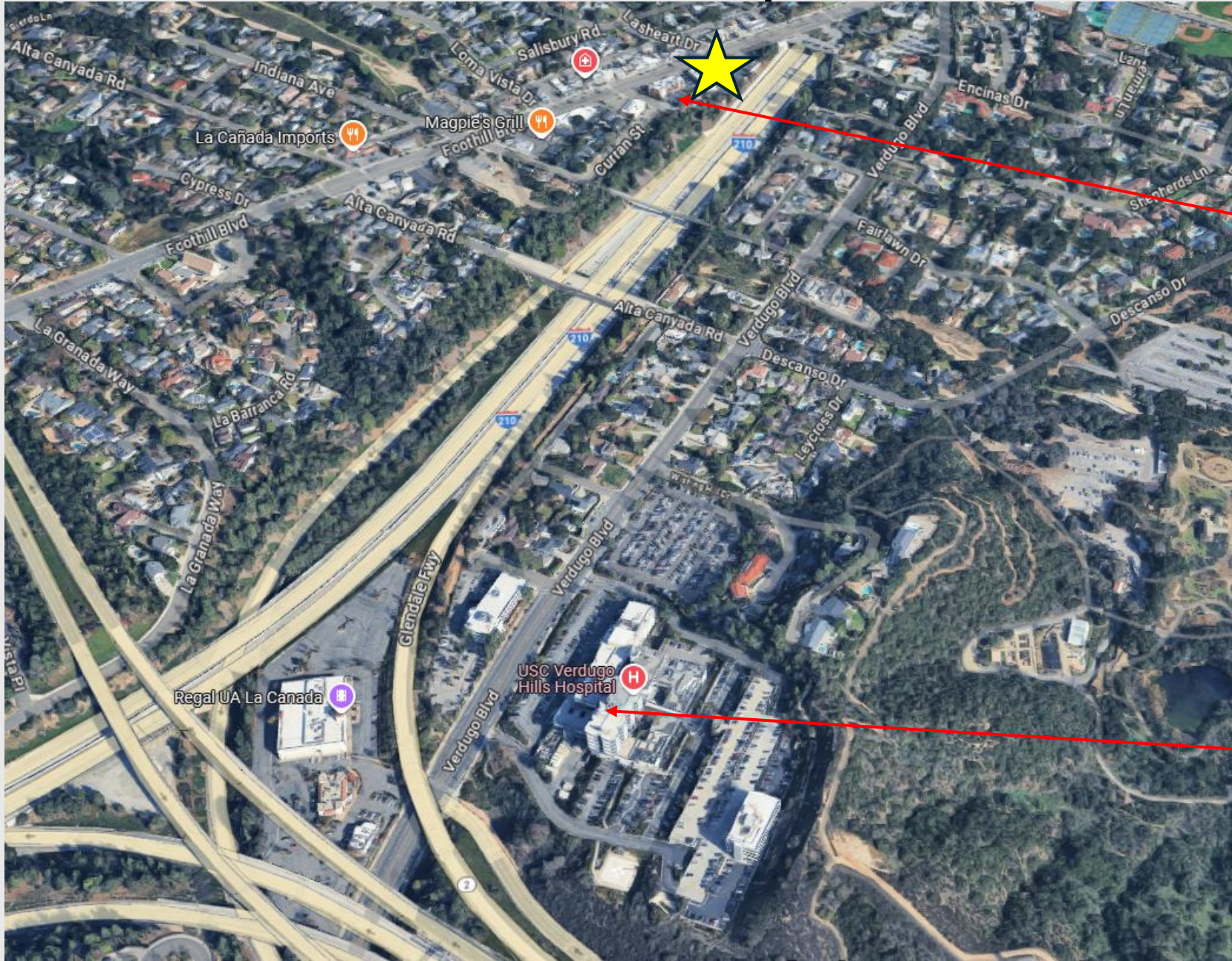
Unit	BD/BA	Status	Rent	Rent Adjustments	Deposit	Lease From	Lease To	Options
<b>(Building 196) - 1370 Foothill Blvd. La Canada, CA 91011</b>								
AT&T	--/--	Current	5,280.00		0.00	07/01/2017	06/30/2027	2-5 years
100	--/--	Current	6,962.00	1/1/2026	0.00	01/01/2018	12/31/2025	1-3 years
101	--/--	Current	3,520.00	3/1/2026	0.00	03/01/2016	02/28/2026	None
102	--/--	Current	3,722.00	7/1/2026	5,000.00	07/01/2023	07/31/2028	2-5 years
200	--/--	Current	14,713.00	4/1/2026	30,000.00	04/01/2022	03/31/2027	2-5 years
<b>5 Units</b>		<b>100.0% Occupied</b>	<b>34,197.00</b>		<b>35,000.00</b>			
<b>Total 5 Units</b>		<b>100.0% Occupied</b>	<b>\$34,197.00</b>		<b>35,000.00</b>			<b>FMV Or Fixed</b>
			<b>\$410,364.00</b>					
			<b>(Annual)</b>					

**DO NOT DISTURB TENANTS**

# Local Map



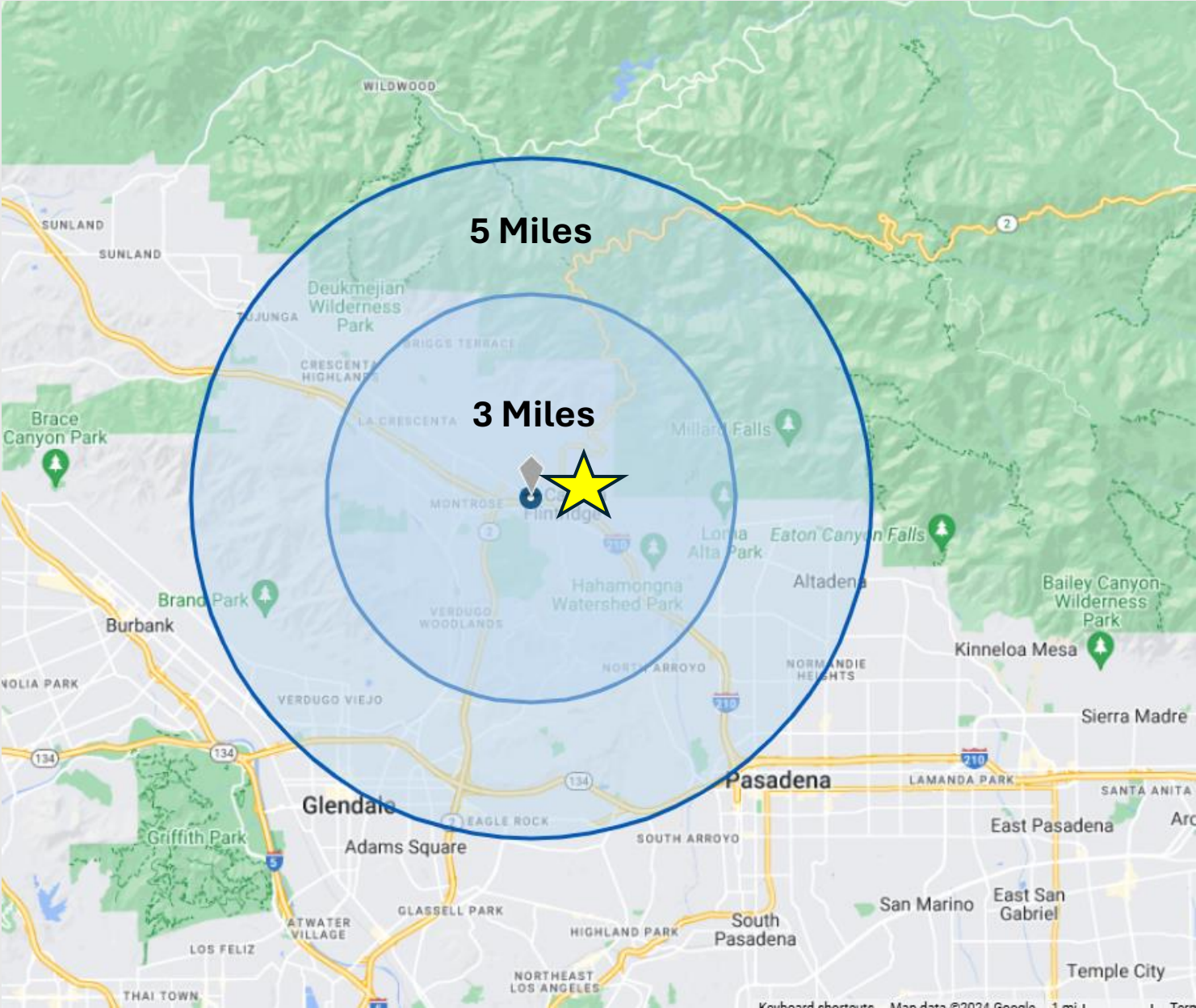
# Aerial Map



**1370 Foothill  
Blvd., LCF.**

**KECK USC  
Verdugo Hills  
Hospital**

# Radius Map



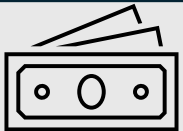
# 2 - 5 Mile Demographics



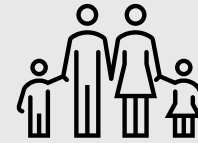
Households			
	2 mile	3 mile	5 mile
2024	13,753	25,618	87,226



Population			
	2 mile	3 mile	5 mile
2024	38,803	72,972	238,628



Household Income		
Amount	3 mile 2024	5 mile 2024
< \$25K	2,779	13,612
\$25K - 50K	2,313	9,608
\$50K - 75K	2,733	11,033
\$75K - 100K	2,301	9,288
\$100K - 125K	2,685	9,233
\$125K - 150K	1,891	6,475
\$150K - 200K	3,368	9,900
\$200K+	7,550	18,078



Population by Age		
Age	3 mile 2024	5 mile 2024
<19	16,385	49,538
20 - 24	4,273	12,621
25 - 34	7,014	28,404
35 - 44	8,319	32,569
45 - 54	10,504	32,504
55 - 64	10,965	33,187
65 - 84	13,489	42,904
85+	2,024	6,901




Educational Attainment		
Degree	3 mile 2024	5 mile 2024
Bachelor's Degree	30.00%	27.00%
Advanced Degree	25.00%	23.00%
Some College, No Degree	22.00%	19.00%
High School Graduate	13.00%	16.00%
Some High School, No Diploma	5.00%	9.00%
Associate Degree	5.00%	6.00%





# Sale Comparable

- Comps – For Sale

**FOR SALE**

LOCATION	Asking Price	Building Type/Zoning	Parking	Cap Rate/GRM	Year Built	DOM/SF/PSF
 1.) 4250 Pennsylvania Ave. La Crescenta-Montrose, CA 91214	\$4,750,000	Office CPD, County	34 On-Site Parking Spaces	Cap Rate: 5.01% GRM: N/A	1983	128 13,106 SF \$362.43/SF
 2.) 7232 Rosemead Blvd, 3rd Floor - 302 San Gabriel, CA 91775	\$800,000	Medical Office Condo LCC1*	52 On-Site Parking Spaces	Cap Rate: N/A GRM: N/A	2017	1,474 1,162 - 2,435 SF \$628.44/SF
 3.) 1809 Verdugo Blvd, 3rd Floor - 350 Glendale, CA 91208	\$3,130,000	Medical Office Condo C2, Glendale	N/A	Cap Rate: N/A GRM: N/A	1984	44 4,317 SF \$725.04/SF
 4.) 2609 Honolulu Ave. Montrose, CA. 91020	\$4,100,000	Office C3, Glendale	18 On-Site Parking Spaces	Cap Rate: 2.8 GRM: 26.6	1980	430 6,082 SF \$674.12/SF
 5.) 240 S Jackson St, 3rd Floor - 310 Glendale, CA 91205	\$2,100,000	Medical Office Condo GLC3	11 Reserved On-Site Parking Spaces	Cap Rate: N/A GRM: N/A	2010	466 4,263 \$492.61/SF

**SOLD**

LOCATION	Sold Price/Date Sold	Building Type/Zoning	Parking	Cap Rate/GRM	Year Built	\$/P/SF
 5.) 1150 Foothill Blvd. La Canada Flintridge, CA 91011	\$6,900,000 Sold: August 2024	Office LFC3*	60 On-Site Parking Spaces (Surface Level)	Cap Rate: N/A GRM: N/A	1983	18,853 SF \$365.99/SF
 <b>Subject Property</b> <b>1370 Foothill Blvd.,</b> <b>La Canada Flintridge, CA . 91011</b>		Office LFC3	18 - Surface Parking Spaces Includes 2 Handicapped Spaces 13 - Covered Parking Spaces	Cap Rate: 5.1% GRM: 11	1984	8,126 SF

# FOR SALE COMPARABLES

# INVESTMENT PROPERTY SERVICES, INC.

**1370 FOOTHILL BLVD. LA CANADA CA91011**

## **CONFIDENTIALITY & DISCLAIMER**

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