

COMPLETELY REIMAGINED BUILDING

COMING SOON

CALIFORNIA MEDICAL BUILDING

55 EAST CALIFORNIA BOULEVARD
PASADENA, CA 91105



CBRE

MERIDIAN
Buildings for Life

CONCEPTUAL PHOTO

Property Highlights



Significant Capital Improvements Coming Soon



Tremendous Outpatient Medical Location in the Heart of Pasadena



Building Access Directly From Parking Structure



Join Huntington Health, Southern California Heart Specialists, Profound Research & Cal Oaks Pharmacy



Under New Ownership by an Experienced Healthcare Real Estate Operator



"Walker's Paradise" With a 94 Walk Score



5-Minute Walk to the Huntington Hospital (0.2 mi)



CONCEPTUAL LOBBY RENDERING

SUITE 102 (Spec Suite)

360° CLICK TO VIEW
VIRTUAL TOUR



CONCEPTUAL LOBBY RENDERING

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 3,551 RSF**

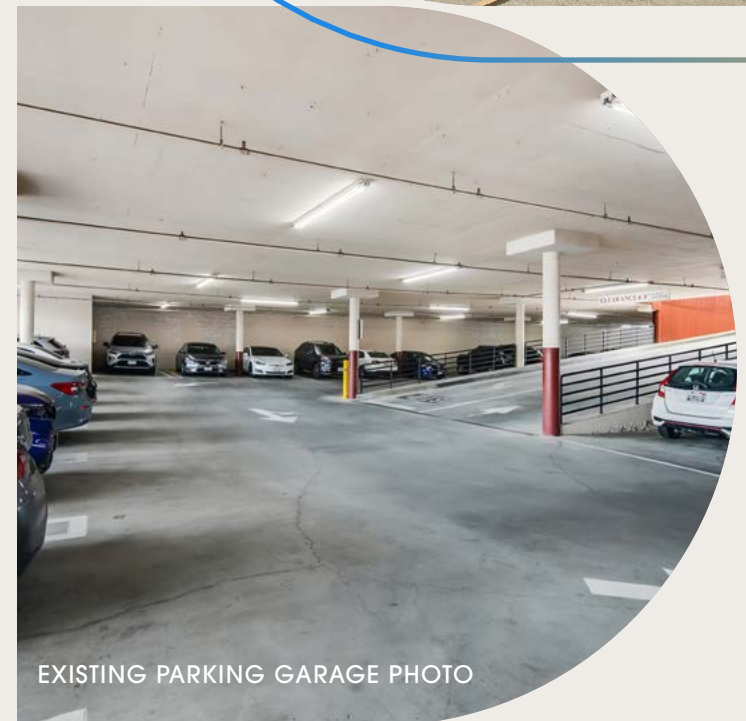
Owned and Operated by MERIDIAN Buildings for Life

55 E. California Blvd is owned by Meridian, a California-based real estate developer and investor with more than 25 years of experience and a portfolio spanning more than 150 buildings across the country. Meridian specializes in healthcare and life science properties, bringing hands-on expertise in what medical tenants need. For tenants at this building, that means an ownership group that understands your business and maintains the asset to a high standard.

CONCEPTUAL PHOTO



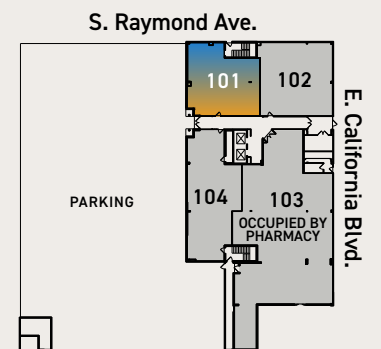
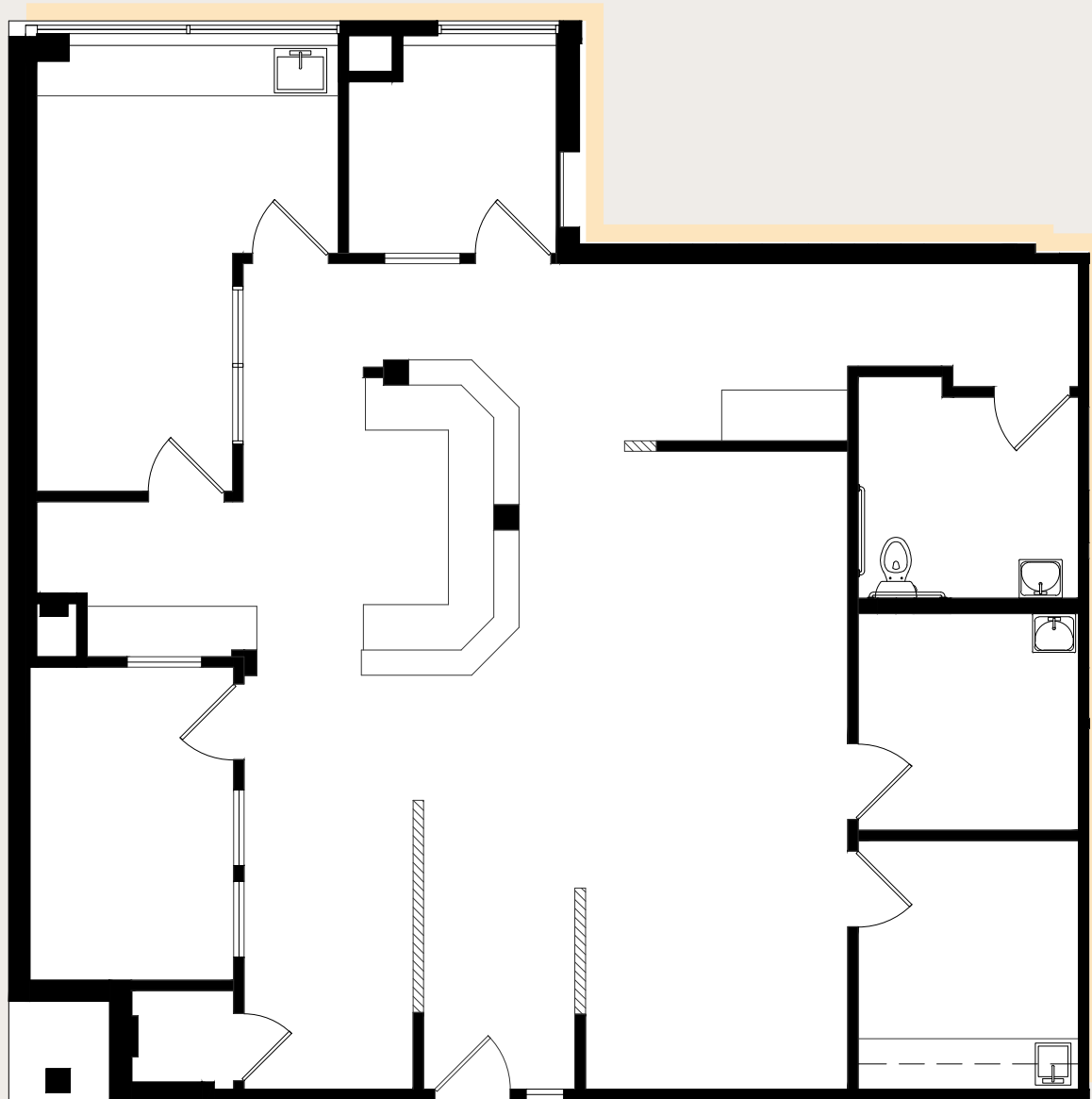
EXISTING LOBBY PHOTO



EXISTING PARKING GARAGE PHOTO

Floor Plan

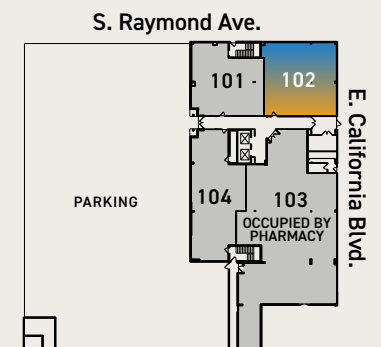
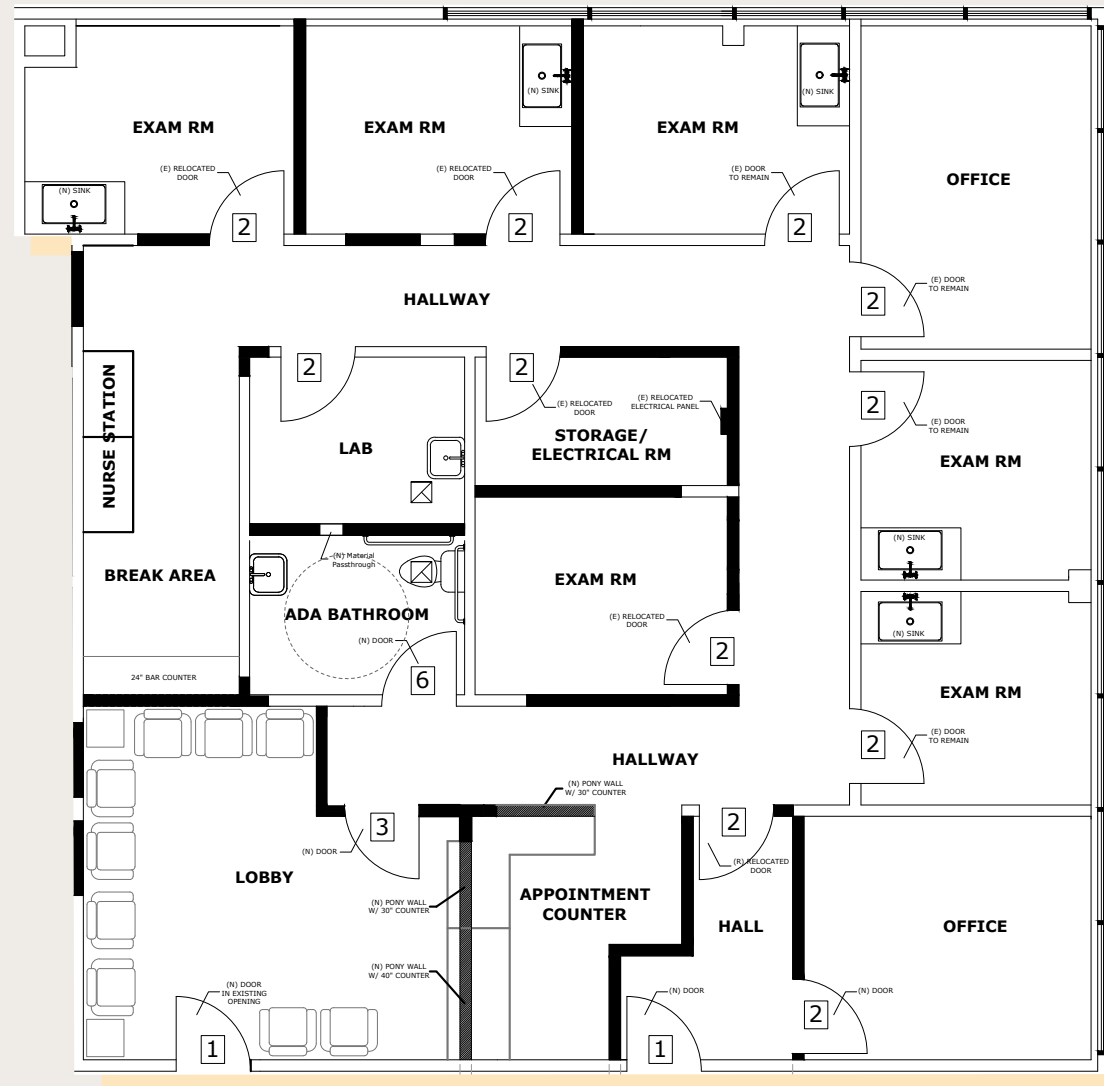
Suite 101
1,667 RSF



Floor Plan

Suite 102
1,884 RSF

360° [CLICK TO VIEW VIRTUAL TOUR](#)

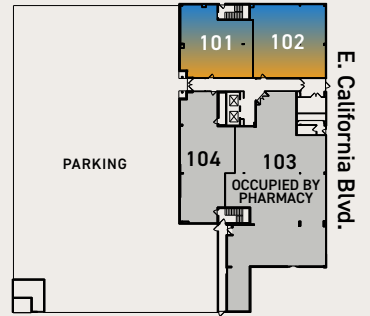


Floor Plan

Suites 101 & 102

Contiguous to 3,551 RSF

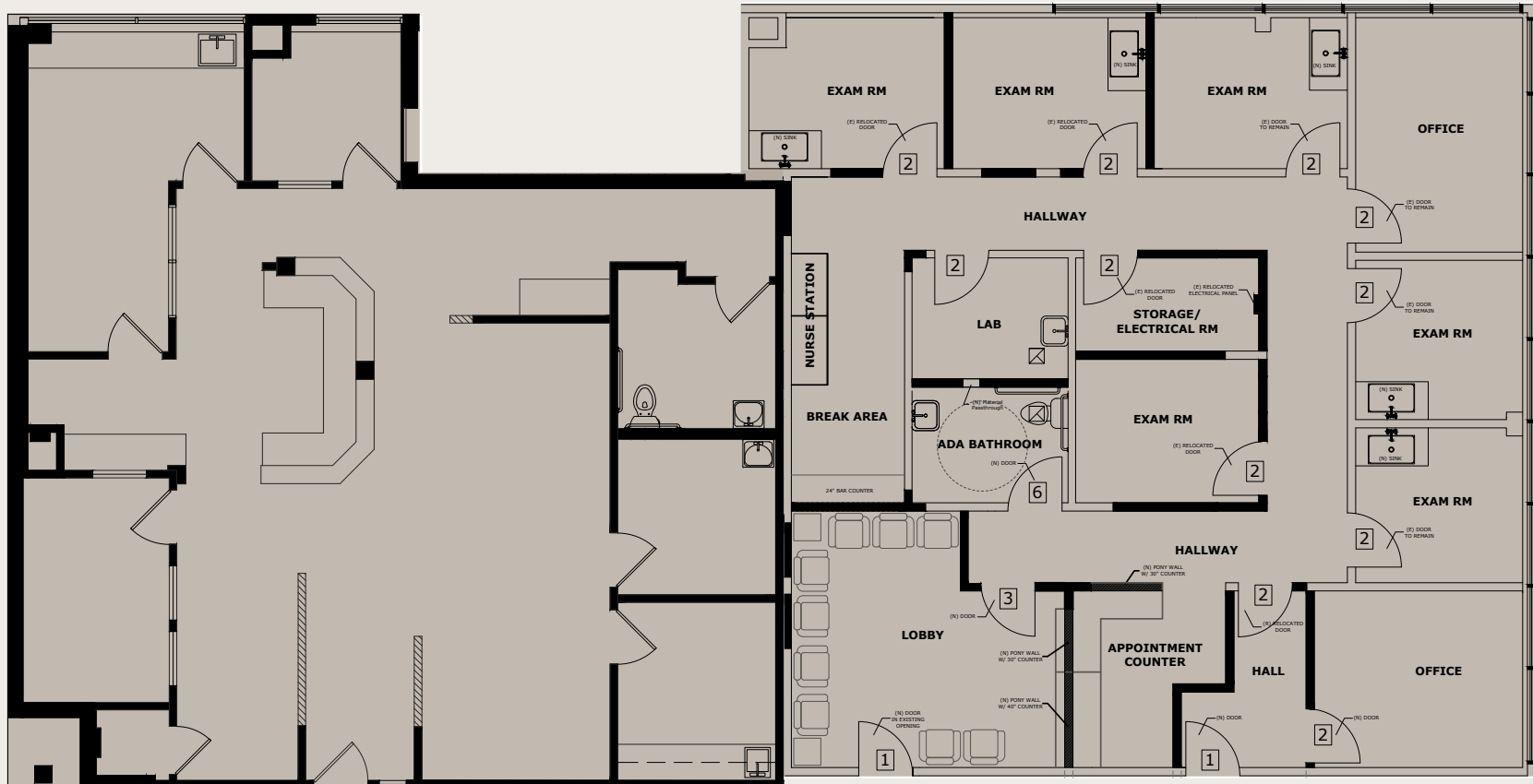
S. Raymond Ave.



360° CLICK TO VIEW
VIRTUAL TOUR

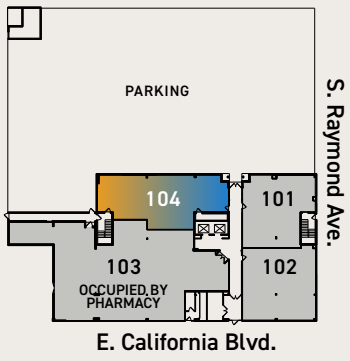
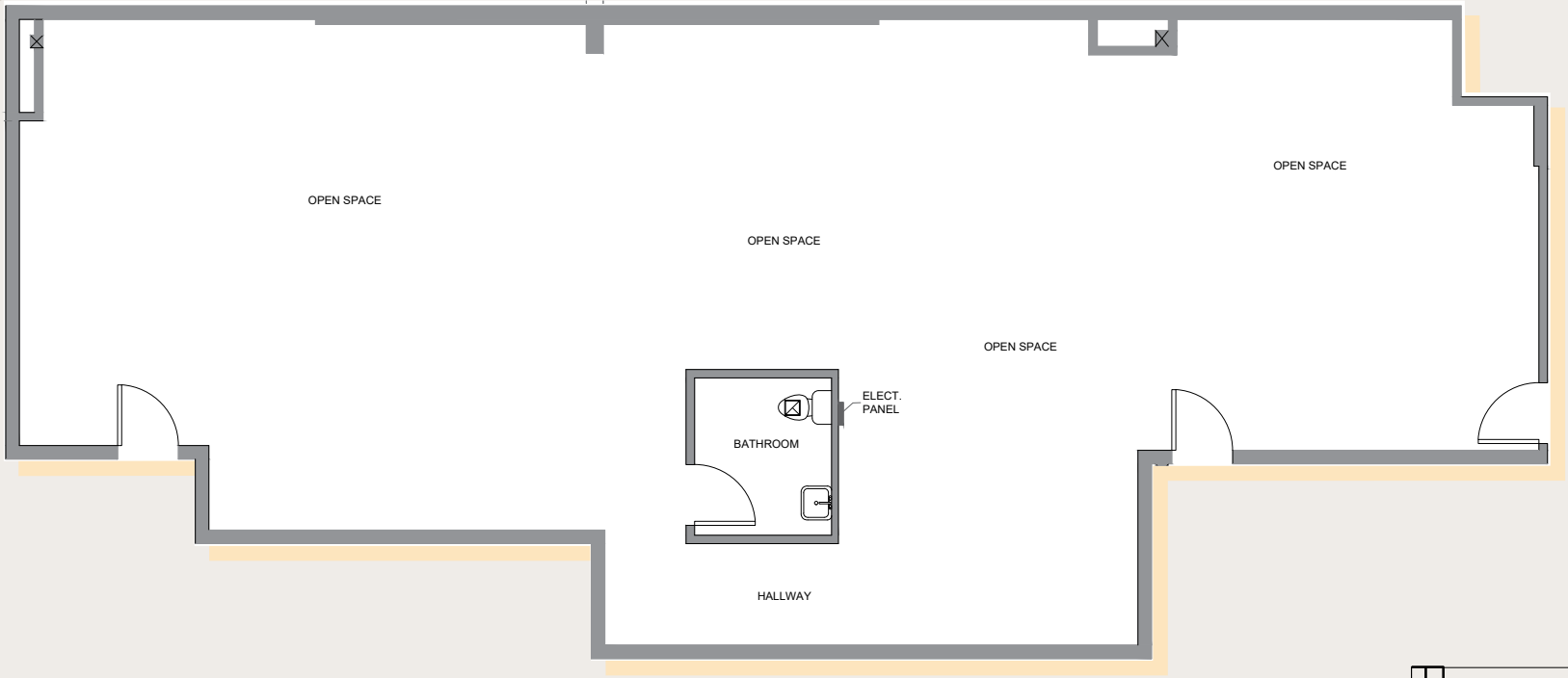
Suite 101: 1,667 RSF

Suite 102: 1,884 RSF



Floor
Plan

Suite 104
2,056 RSF



Centrally
Located

DTLA

Huntington
Health

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

Keck Medicine
of USC

CALIFORNIA
MEDICAL BUILDING

**55 East California
Boulevard**

E. California Blvd.

S. Raymond Ave.



Amenity Map



CALIFORNIA
MEDICAL BUILDING

55 East California
Boulevard

E. California Blvd.



Keck Medicine
of USC

Fair Oaks Ave.

Historic Route 66

1

ONE COLORADO



SEPHORA



ANTHROPOLOGIE



2

THE PASEO



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



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For more information,
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