

CBRE

5400 BALBOA BLVD.

ENCINO

MEDICAL

PLAZA

5400
BALBOA BOULEVARD

MEDICAL OFFICE SPACE FOR LEASE

ENCINO | CALIFORNIA

PROPERTY HIGHLIGHTS

- Recently renovated building
- Close proximity to Providence Tarzana Medical Center and Encino Hospital Medical Center
- Institutional ownership
- Onsite Electric Vehicle Charging Stations
- Central Location with convenient access to Hollywood (101) and San Diego (405) Freeways
- Covered Parking:
 - Reserved: \$110/Stall/Mo.
 - Unreserved: \$85/Stall/Mo.



PROPERTY DETAILS

Asking Rate: Negotiable
T.I. Allowance: Negotiable
Term: 3-10 Years
Space Type: Medical Office

5400
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PROPERTY AVAILABILITIES

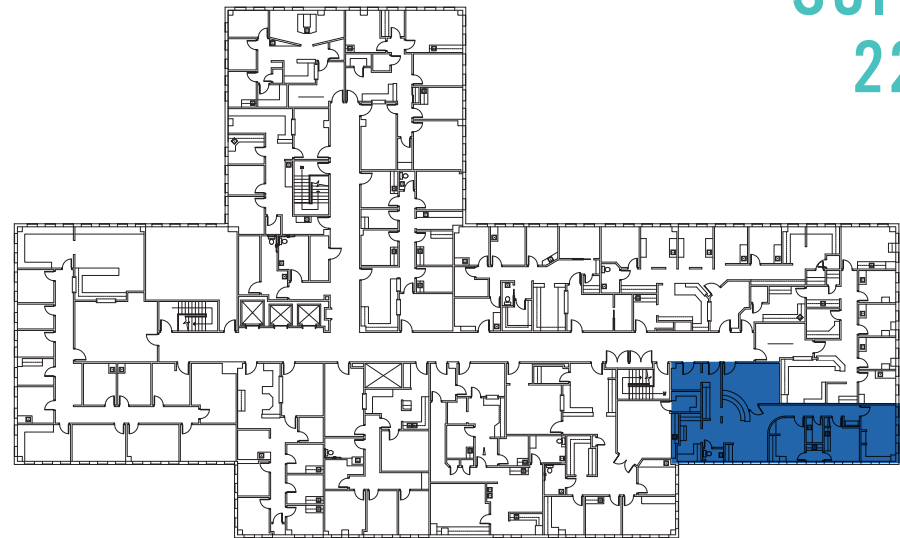
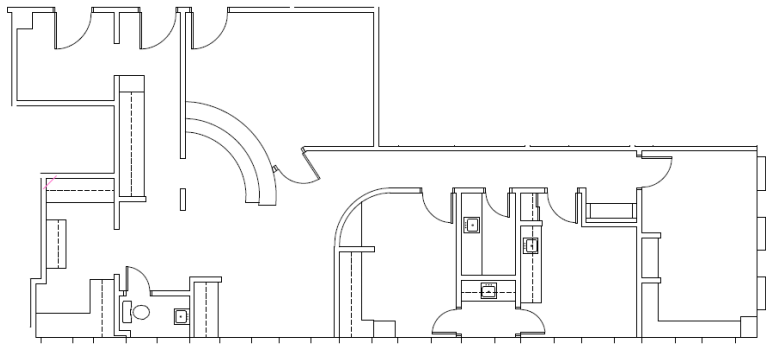
SUITE	SIZE	RATE	AVAILABILITY
228	1,477 RSF	Negotiable	Immediate
311	775 RSF	Negotiable	Immediate

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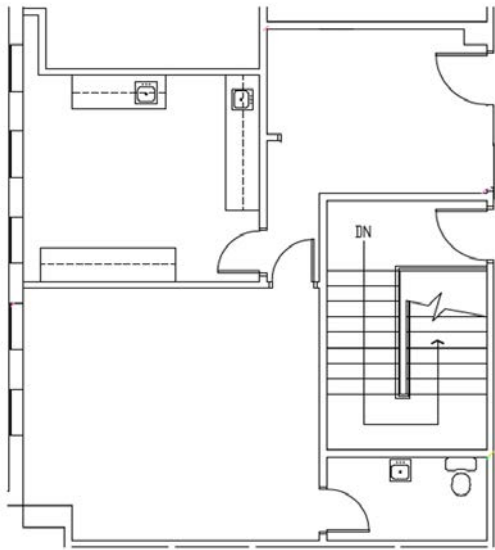




SUITE 228



5400
BALBOA BOULEVARD



SUITE
311

5400
BALBOA BOULEVARD

AREA DEMOGRAPHICS

POPULATION	91316 - ENCINO
2019 Population - Current Year Estimate	28,754
2019 Median Age	45.30
HOUSEHOLD INCOME	
2019 Average Household Income	\$114,421
2019 Median Household Income	\$75,234
HOUSING VALUE	
2019 Average Value of Owner Occ. Housing Units	\$986,245
DAYTIME POPULATION	
2019 Daytime Population	25,571



- ★ 5400 Balboa Blvd
- 1. West Hills Hospital
- 2. Encino Hospital Medical Center
- 3. Providence Tarzana Medical Center
- 4. Sherman Oaks Hospital
- 5. Valley Presbyterian Hospital
- 6. Northridge Hospital Medical Center
- 7. Providence Holy Cross Medical Center
- 8. Providence Saint Joseph Medical Center
- 9. Mission Community Hospital (Panorama City)



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CONTACT US

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