

# ENCINO CROSSING

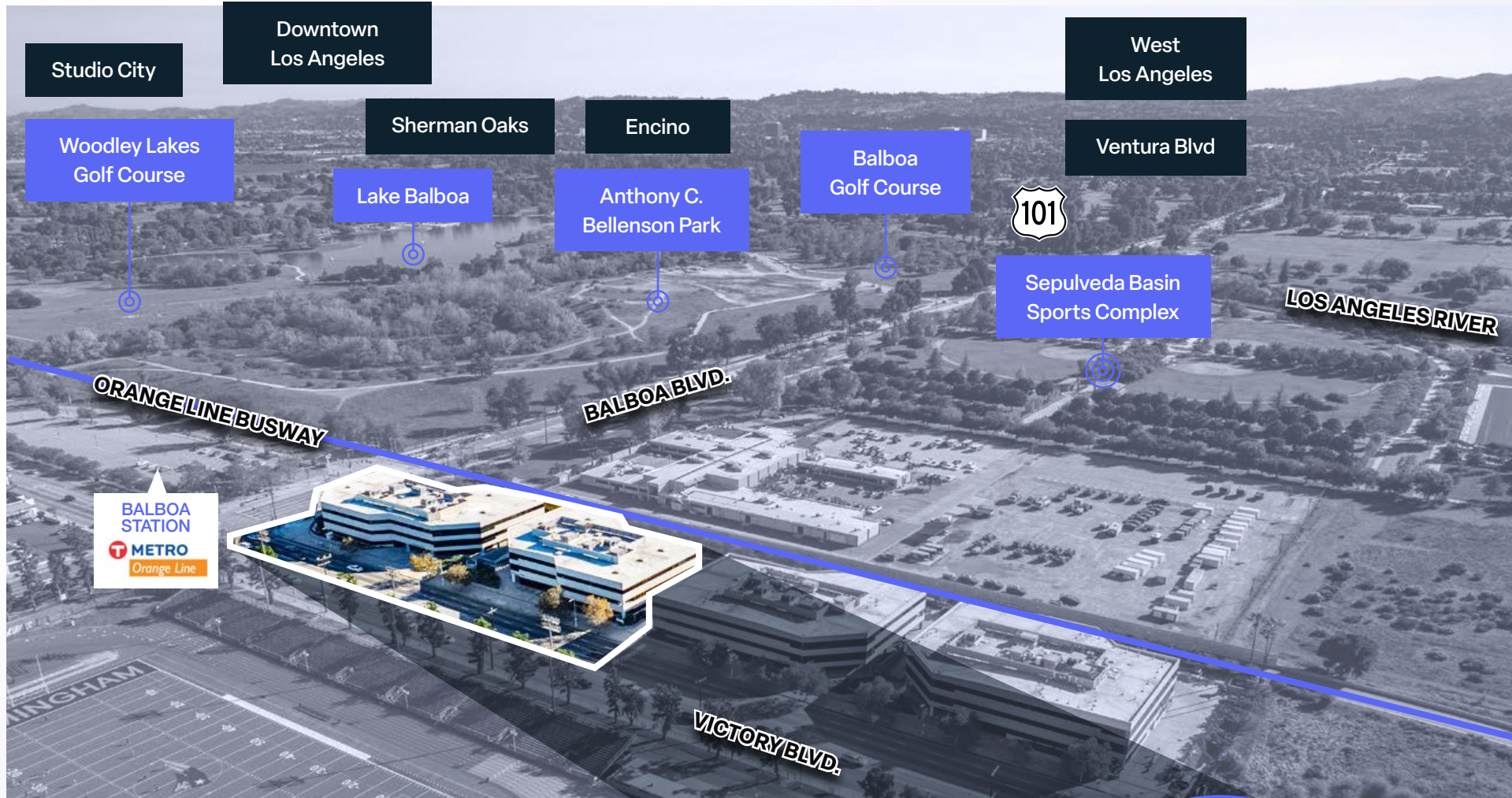
6345 BALBOA BLVD | ENCINO, CA

Where Visibility Meets Innovation  
in Medical Real Estate

BUILDINGS I & II



CBRE



Designed for Providers.  
Convenient for Patients.



# The Buildings & Opportunities

- + **Building I:** 57,724 RSF of medical adaptable space
- + **Building II:** 49,693 RSF of medical adaptable space
- + Medical-ready infrastructure with upcoming spec suites designed for healthcare users
- + Opportunity to create a dedicated patient drop-off loop for convenience and safety
- + Validated patient parking program available for high-volume practices
- + Capitalized, motivated ownership committed to medical tenancy
- + On-site management for responsive operations and tenant support
- + Prominent monument signage along the Balboa & Victory corridors
- + Updated internal wayfinding for easy patient navigation
- + Custom TI packages available for qualified medical tenants
- + Flexible floor plans built to accommodate growth and multiple specialties



A Brand New Look.

New Interior and Exterior Improvements

Elevated Workspaces.

12' Ceiling Height in Select Suites



# Interior Gallery



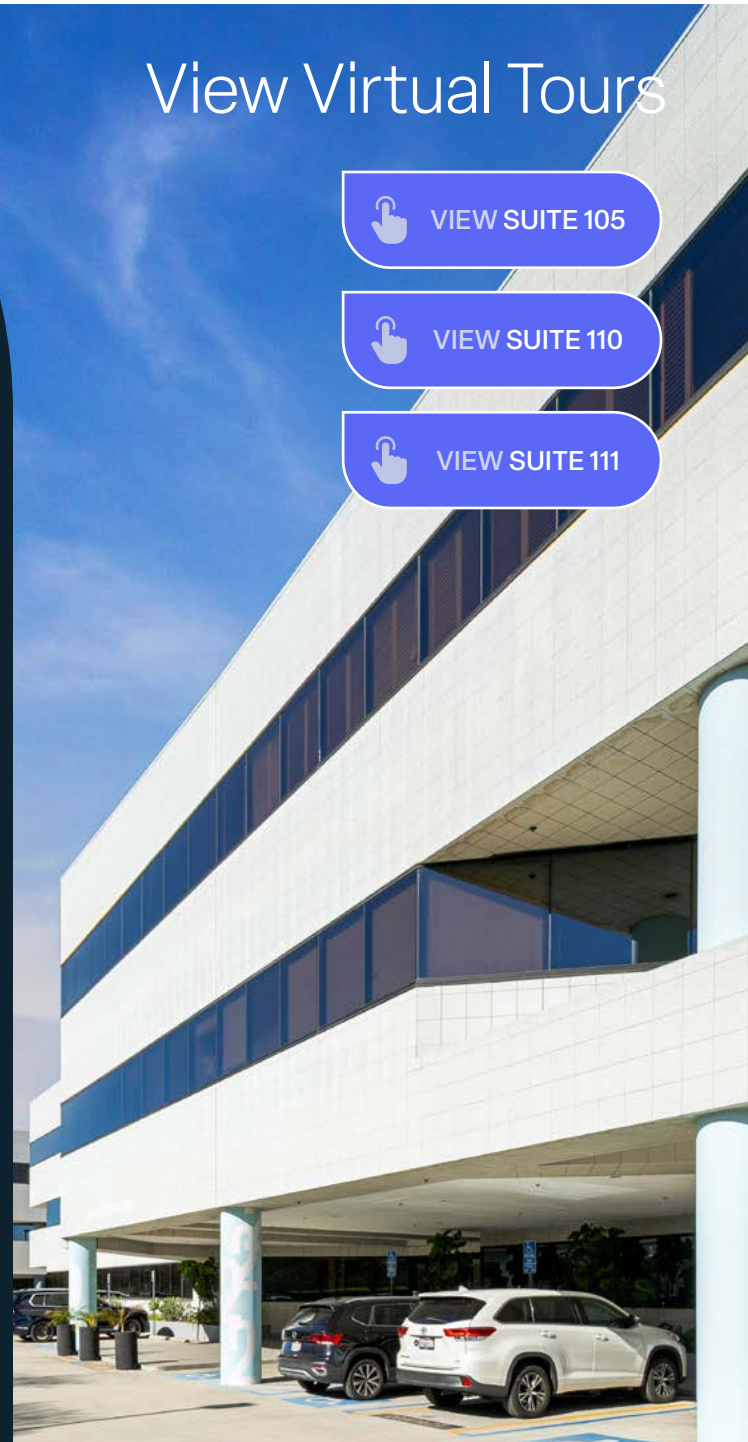
Creating spaces that support both patient care and medical efficiency.

## View Virtual Tours

 [VIEW SUITE 105](#)

 [VIEW SUITE 110](#)

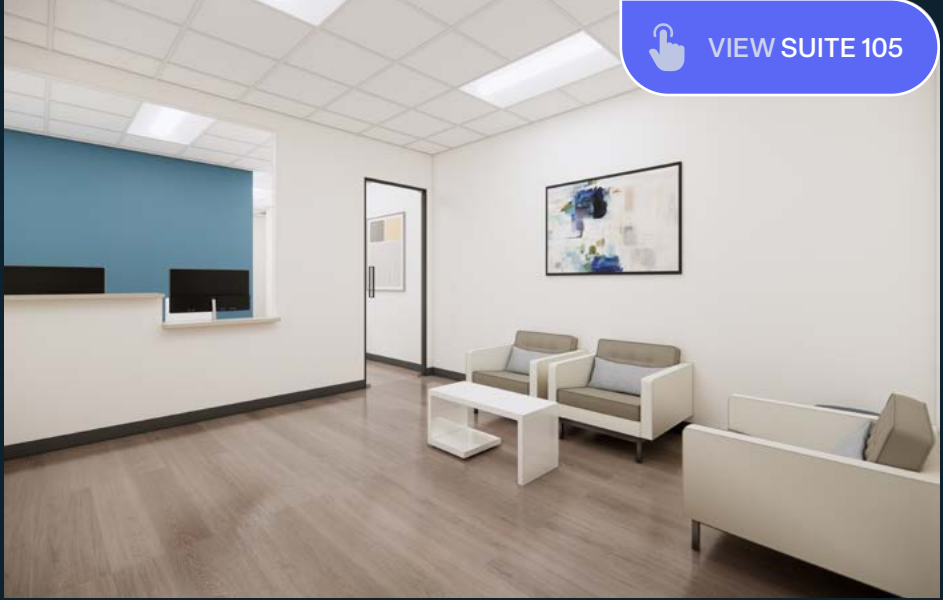
 [VIEW SUITE 111](#)



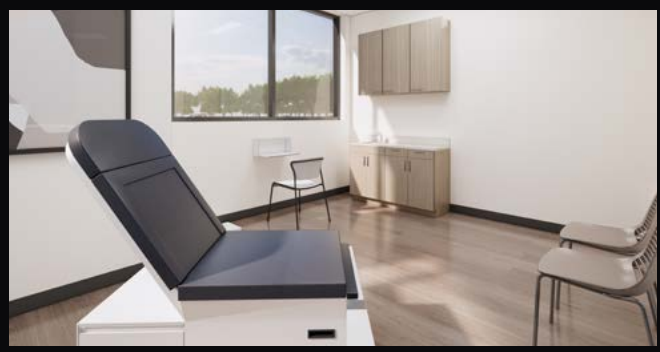
A well-appointed exam room thoughtfully designed for the needs of medical professionals.



# Building 1 Renderings

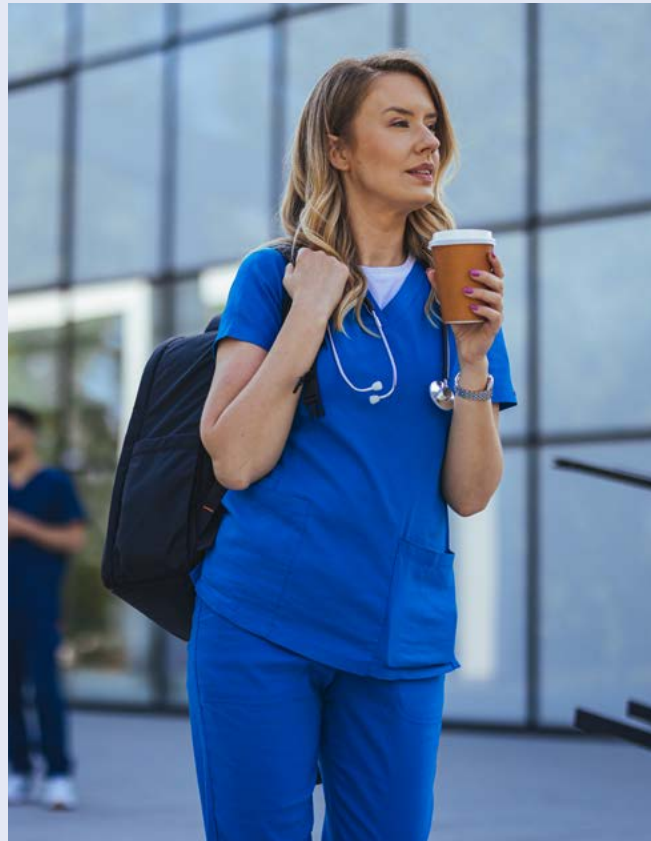


Bright medical lobbies designed to create a calm and comfortable environment for patients.



# Where Patient Access Meets Clinical Opportunity at Balboa & Victory

Grow your patient base at one of the Valley's most traveled and recognized corridors



## A Crucial Component.

Encino Crossing enjoys a prime location, offering convenient access to the region's leading medical centers.

- + UCLA West Valley Medical Center ..... 8.5 Miles
- + Encino Hospital Medical Center ..... 2.6 Miles
- + Providence Tarzana Medical Center ..... 3.0 Miles
- + Sherman Oaks Hospital ..... 5.1 Miles
- + Valley Presbyterian Hospital ..... 2.7 Miles
- + Northridge Hospital Medical Center ..... 4.2 Miles
- + Providence Holy Cross Medical Center ..... 8.6 Miles
- + Providence Saint Joseph Medical Center ..... 11.7 Miles
- + Mission Community Hospital ..... 4.9 Miles





**Prestigious Image.**  
**Encino is a Highly Sought-After Community Known for its Upscale Residences, Tree-Lined Streets, and Vibrant Atmosphere**

# The Spaces

## Building 1

- \* Spec Suite in Progress - Contiguous to 3,513 RSF
- \*\* Proposed Project Pharmacy Location
- \*\*\* Contiguous to ±6,527 RSF

| Suite  | Size       | Rate       |                      |
|--------|------------|------------|----------------------|
| 105*   | ±1,648 RSF | \$3.25 FSG | <a href="#">360°</a> |
| 111*   | ±1,865 RSF | \$3.25 FSG | <a href="#">360°</a> |
| 110    | ±1,467 RSF | \$3.25 FSG | <a href="#">360°</a> |
| 120**  | ±2,468 RSF | \$3.25 FSG |                      |
| 200*** | ±3,562 RSF | \$3.25 FSG |                      |
| 205**  | ±1,755 RSF | \$3.25 FSG |                      |
| 213    | ±3,520 RSF | \$3.25 FSG |                      |
| 218*** | ±910 RSF   | \$3.25 FSG |                      |
| 222*** | ±2,055 RSF | \$3.25 FSG |                      |
| 310    | ±4,794 RSF | \$3.25 FSG |                      |



## Building 2

- \* Brand New Spec Suite - Contiguous to ±5,062 RSF
- \*\* Contiguous to ±9,187 RSF

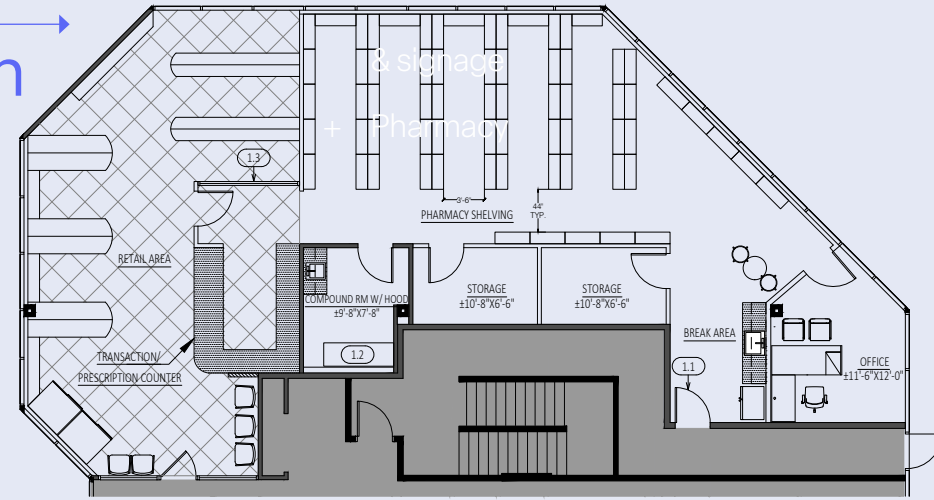
| Suite | Size       | Rate       |
|-------|------------|------------|
| 138*  | ±1,822 RSF | \$3.25 FSG |
| 140*  | ±3,240 RSF | \$3.25 FSG |
| 142   | ±697 RSF   | \$3.25 FSG |
| 227** | ±2,515 RSF | \$3.25 FSG |
| 230** | ±1,793 RSF | \$3.25 FSG |
| 240** | ±2,378 RSF | \$3.25 FSG |
| 242** | ±1,374 RSF | \$3.25 FSG |
| 245** | ±1,127 RSF | \$3.25 FSG |
| 340   | ±3,193 RSF | \$3.25 FSG |



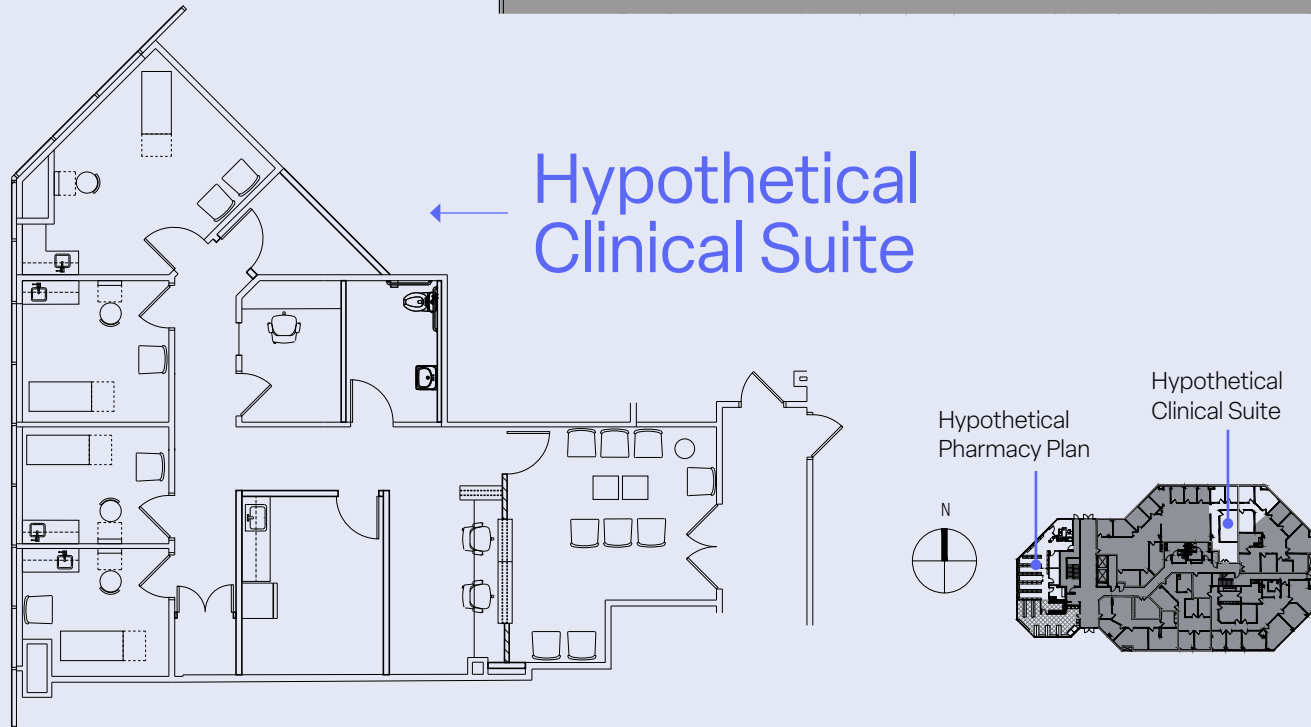
# Hypothetical Floor Plans

Reimagining a Landmark Intersection for Modern Healthcare

## Hypothetical Pharmacy Plan



## Hypothetical Clinical Suite



## Potential Users

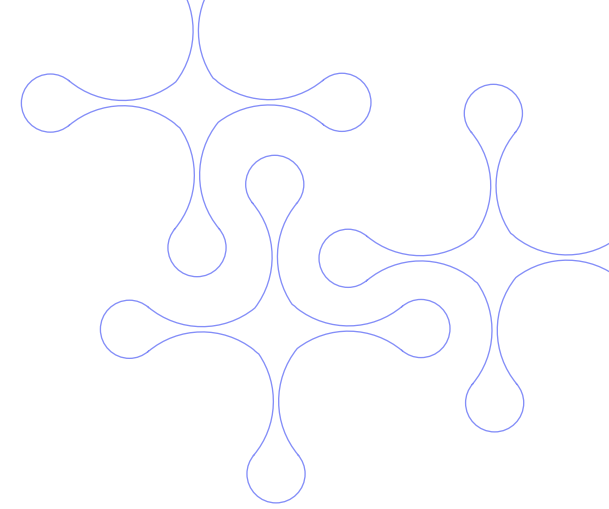
- + Health systems seeking outpatient expansion
- + Multi-specialty groups
- + Surgery centers / imaging / urgent care
- + Specialty care (cardiology, ortho, GI, pediatrics, derm, dental)
- + High-acuity medical tenants needing parking

## The Perks.

- + Balboa Blvd & Victory Blvd is ranked among LA's most high-traffic intersections (listed #10 in countywide rankings)
- + Victory Blvd is a 25-mile major arterial spanning nearly the entire San Fernando Valley, with heavy east-west commuter flow
- + Balboa Blvd serves as a primary north-south corridor connecting Lake Balboa, Encino, Northridge, and Granada Hills
- + Minutes from the 405, 101 & 118
- + Multiple bus lines + Orange-Line

## Within 2 Miles

|                          |                       |                                     |
|--------------------------|-----------------------|-------------------------------------|
| 205                      | 11                    |                                     |
| <b>Restaurants</b>       | <b>Hotels</b>         |                                     |
| 69                       | 10+                   | 7                                   |
| <b>Banking Locations</b> | <b>Grocery Stores</b> | <b>Health &amp; Fitness Studios</b> |





# ENCINO CROSSING

6345 BALBOA BLVD | ENCINO, CA

Where Visibility Meets  
Innovation in  
Medical Real Estate  
2-Building Opportunity for Medical Use

For more information, please contact:

**Cody Chiarella**

+1 818 502 6730

[cody.chiarella@cbre.com](mailto:cody.chiarella@cbre.com)

Lic. 01754878

**Lindsay Reid**

+1 818 502 5471

[lindsay.reid1@cbre.com](mailto:lindsay.reid1@cbre.com)

Lic. 02282163

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.



BUILDINGS I & II

**CBRE**