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# *Wilbur* MEDICAL PLAZA

Make it Your *Own*.



5620 Wilbur Ave. | Tarzana, CA

Medical Office Build-Outs Available

**CBRE**

# Property HIGHLIGHTS

Modern Amenities for a *Successful* Medical Office.



Strong submarket fundamentals



Providence Cedars-Sinai Tarzana Medical Center is 0.9 miles away



Professionally owned and managed



Tenant improvement allowance available



Monument signage available



On-site pharmacy and surgery center



Conveniently located just off Ventura Boulevard with easy access to the Hollywood (101) Freeway



Highly Affluent Area

# New Leasing OPPORTUNITIES



| Suite | Size     | \$/SF      | Availability |
|-------|----------|------------|--------------|
| 210*  | 2,171 SF | Negotiable | Immediate    |
| 214   | 1,306 SF | Negotiable | Immediate    |
| 307** | 1,217 SF | Negotiable | Immediate    |
| 309** | 1,448 SF | Negotiable | Immediate    |
| 320   | 3,207 SF | Negotiable | Immediate    |

\*Newly Build-Out Spec Suite

\*\*Suite 307 and Suite 309 are contiguous to 2,665 SF

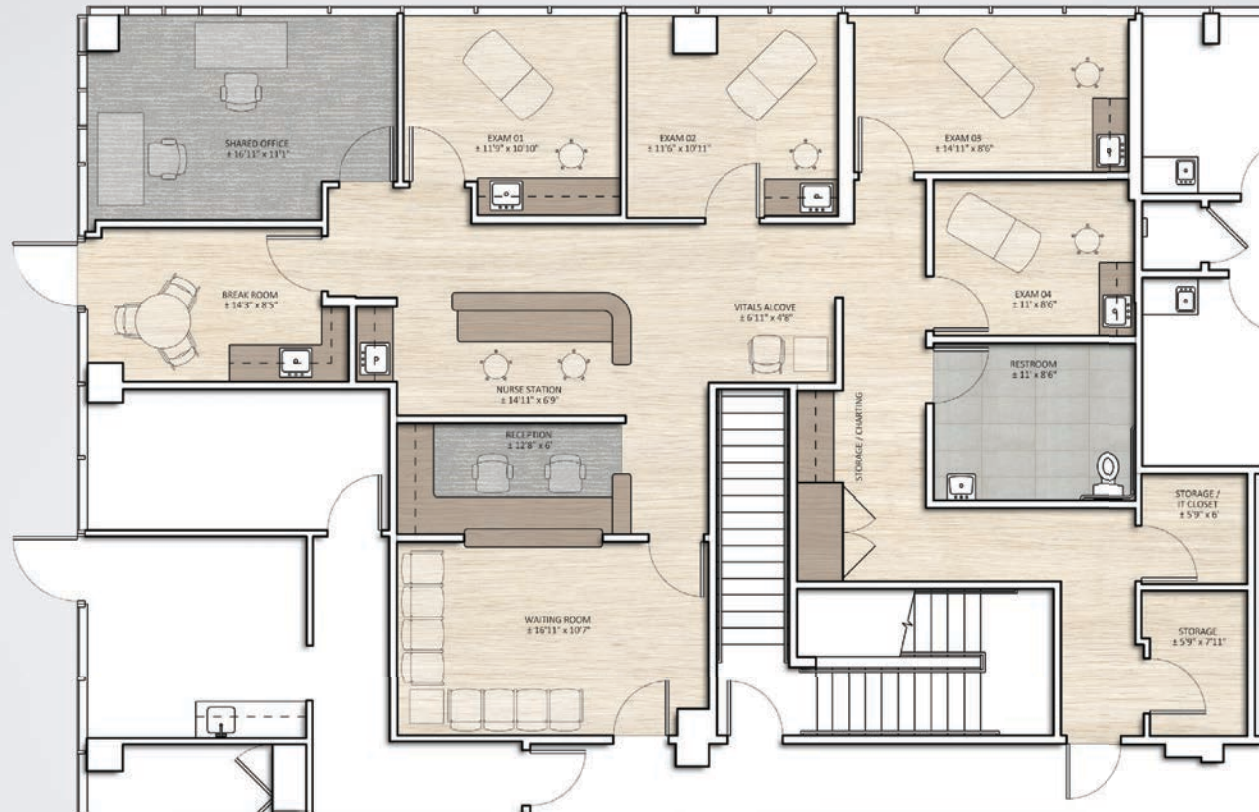


# Floor Plans

## Suite 210

**2,171 SF**

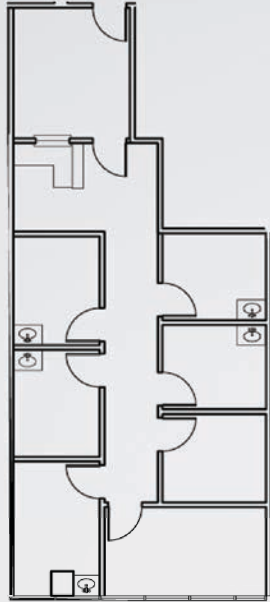
Newly Build-Out Spec Suite



# Floor Plans

## Suite 214

1,306 SF



## Suite 307

1,217 SF

Contiguous to Suite 309 for 2,665 SF

## Suite 309

1,448 SF

Contiguous to Suite 307 for 2,665 SF



## Suite 320

3,207 SF



# DEMOGRAPHICS

| Drive Time                                      | 5 Min       | 10 Min      | 15 Min      |
|-------------------------------------------------|-------------|-------------|-------------|
| 2025 Daytime Population:                        | 64,356      | 276,731     | 589,924     |
| 2025 Population (Current Year Estimate):        | 62,160      | 244,223     | 542,034     |
| 2025 Median Age:                                | 42.2        | 40.7        | 40.3        |
| 2025 Average Household Income:                  | \$137,982   | \$145,227   | \$150,940   |
| 2025 Average Value of Owner Occ. Housing Units: | \$1,102,762 | \$1,087,345 | \$1,123,353 |



# Major HOSPITAL MAP



For more information,  
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