

CBRE

5400 BALBOA BLVD.

**ENCINO
MEDICAL
PLAZA**

**5400
BALBOA BOULEVARD**

OUTPATIENT MEDICAL SPACE FOR LEASE

ENCINO | CALIFORNIA

PROPERTY HIGHLIGHTS

- Updated Outpatient Medical 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

5400
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PROPERTY AVAILABILITIES

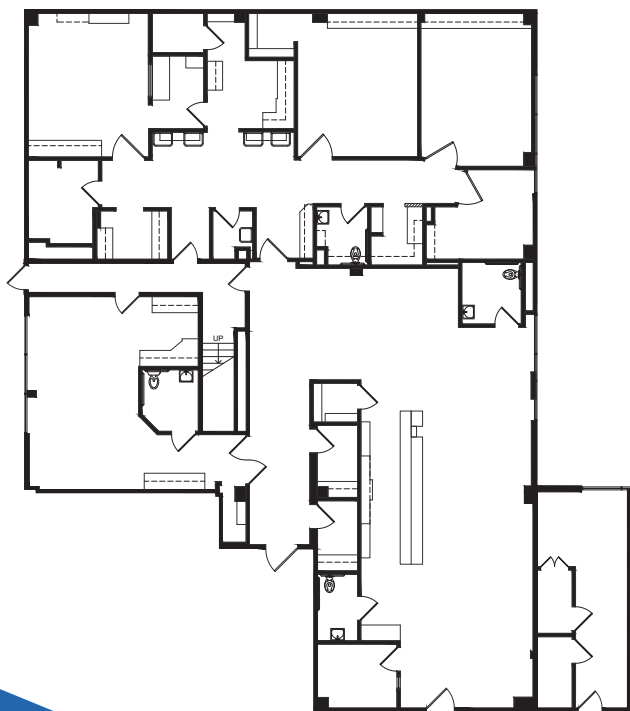
SUITE	SIZE	RATE	AVAILABILITY
111*	6,049 RSF	Negotiable	Immediately
122	2,222 RSF	Negotiable	Immediately
301	703 RSF	Negotiable	Immediately
315**	1,223 RSF	Negotiable	Immediately

*Built-Out Surgery Center Space.

**2nd Gen Dental Space.



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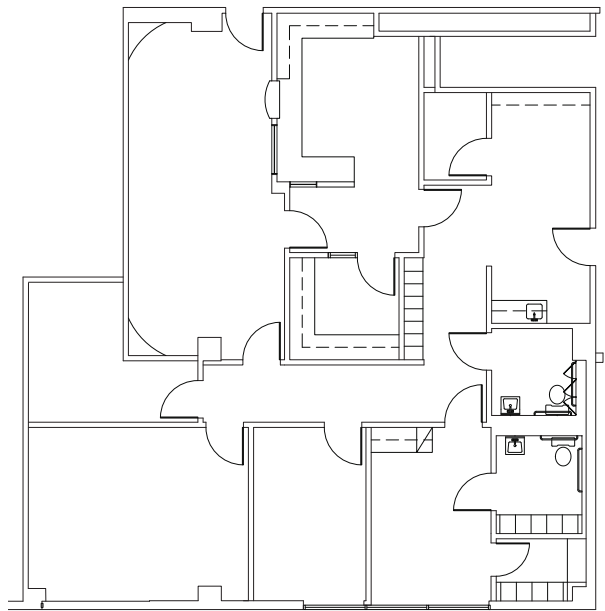


FIRST FLOOR SUITE 111 6,049 RSF



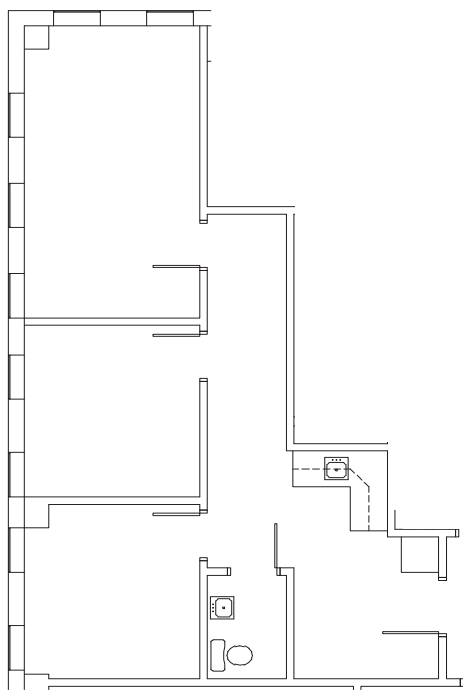
BUILT-OUT SURGERY CENTER SPACE

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FIRST FLOOR SUITE 122 2,222 RSF

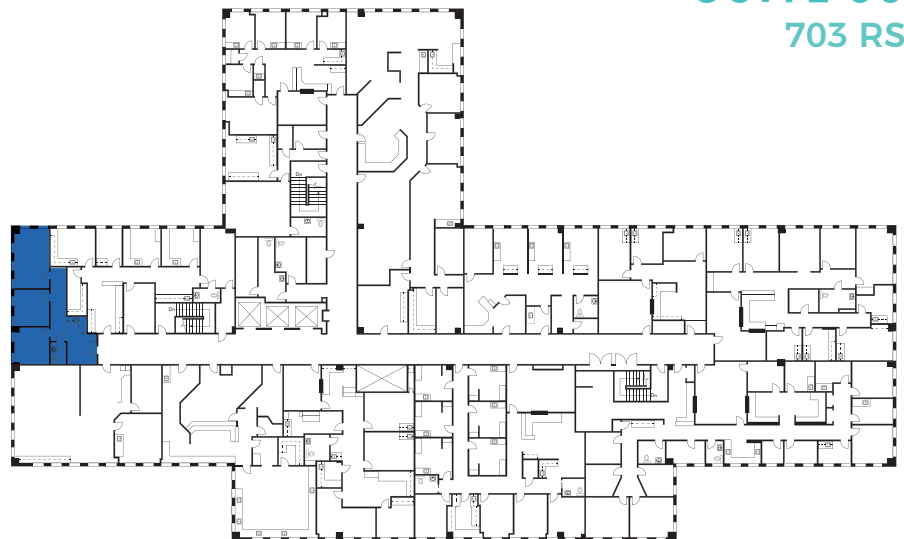
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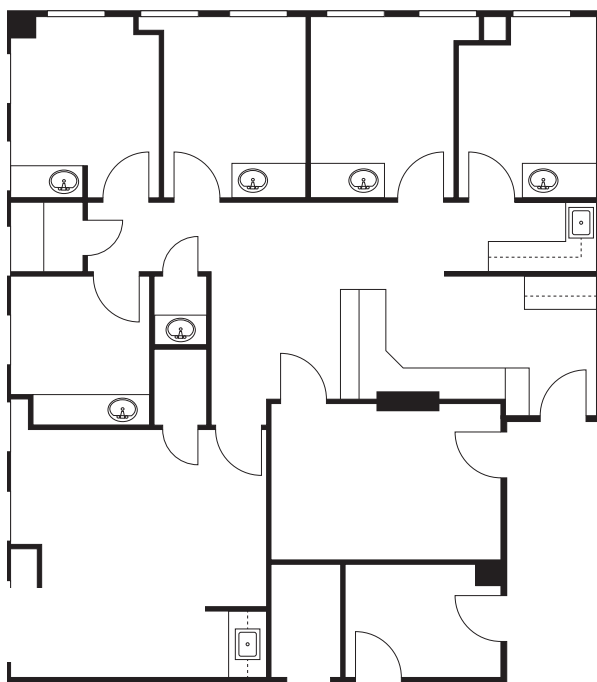
THIRD FLOOR

SUITE 301

703 RSF



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THIRD FLOOR
SUITE 315
1,223 RSF
2nd Gen Dental Space

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AREA DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population - Current Year Estimate	11,587	183,958	507,792
2025 Median Age	43.9	40.3	39.3
HOUSEHOLD INCOME			
2025 Average Household Income	\$184,135	\$147,521	\$139,485
2025 Median Household Income	\$123,065	\$95,049	\$88,599
HOUSING VALUE			
2025 Average Value of Owner Occ. Housing Units	\$1,474,473	\$1,203,084	\$1,132,909
DAYTIME POPULATION			
2025 Daytime Population	18,467	203,854	495,282

★ 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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