

**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

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# PROPERTY AVAILABILITIES

SUITE	SIZE	RATE	AVAILABILITY
111*	6,049 RSF	Negotiable	Call Broker
122	2,222 RSF	Negotiable	Call Broker
301**	703 RSF	Negotiable	Immediately
302**	1,313 RSF	Negotiable	Immediately
315***	1,223 RSF	Negotiable	Immediately

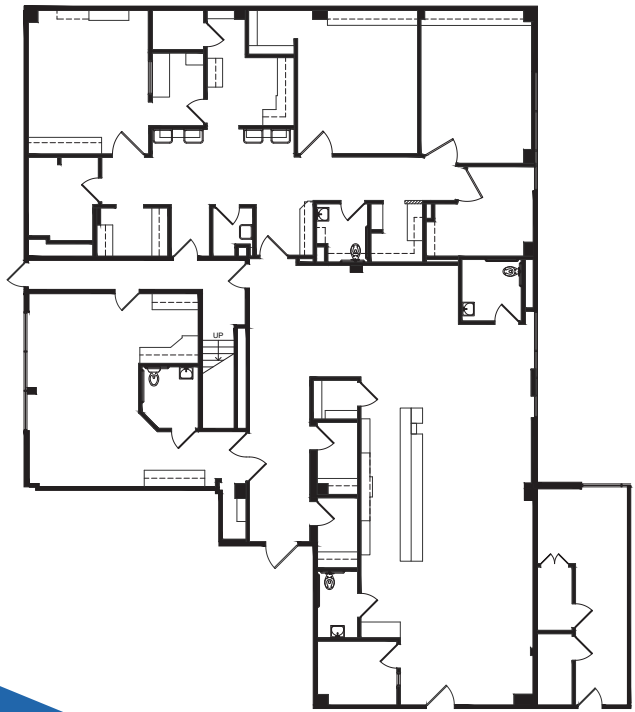
\*Built-Out Surgery Center Space.

\*\*Suites 301 and 302 are contiguous to 2,016 RSF.

\*\*\*2<sup>nd</sup> Gen Dental Space.



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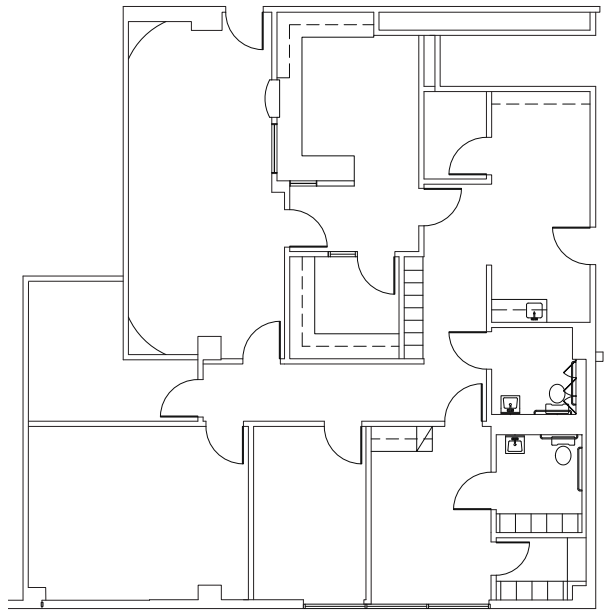


**FIRST FLOOR  
SUITE 111  
6,049 RSF**



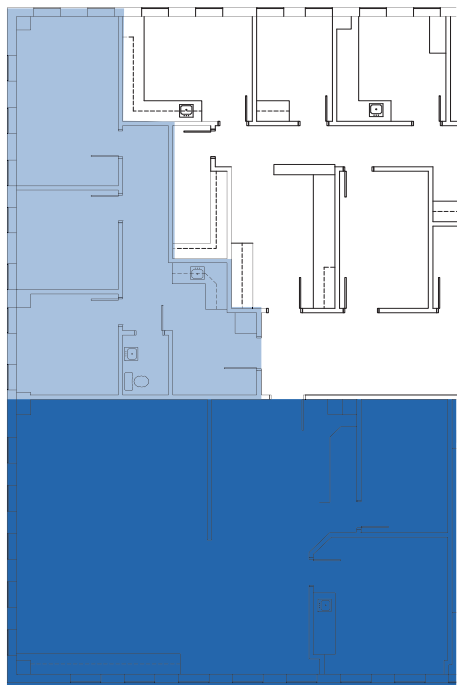
**BUILT-OUT SURGERY CENTER SPACE**

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**FIRST FLOOR**  
**SUITE 122**  
2,222 RSF

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## THIRD FLOOR

■ SUITE 301

703 RSF

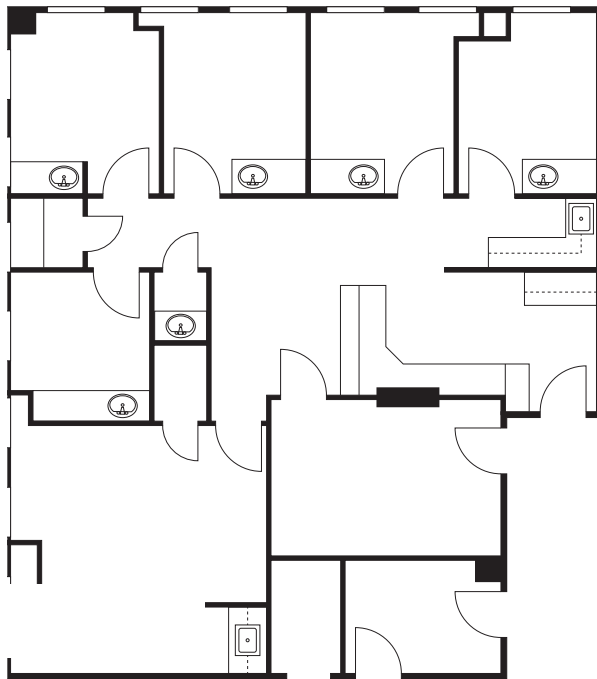
■ SUITE 302

1,313 RSF



Suites 301 and 302 are contiguous to 2,016 RSF.

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**THIRD FLOOR**  
**SUITE 315**  
1,223 RSF  
2<sup>nd</sup> 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
<b>HOUSEHOLD INCOME</b>			
2025 Average Household Income	\$184,135	\$147,521	\$139,485
2025 Median Household Income	\$123,065	\$95,049	\$88,599
<b>HOUSING VALUE</b>			
2025 Average Value of Owner Occ. Housing Units	\$1,474,473	\$1,203,084	\$1,132,909
<b>DAYTIME POPULATION</b>			
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)



# 5400 BALBOA BOULEVARD



## CONTACT US

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