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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
309	1,448 SF	Negotiable	Immediate
320	3,207 SF	Negotiable	Immediate

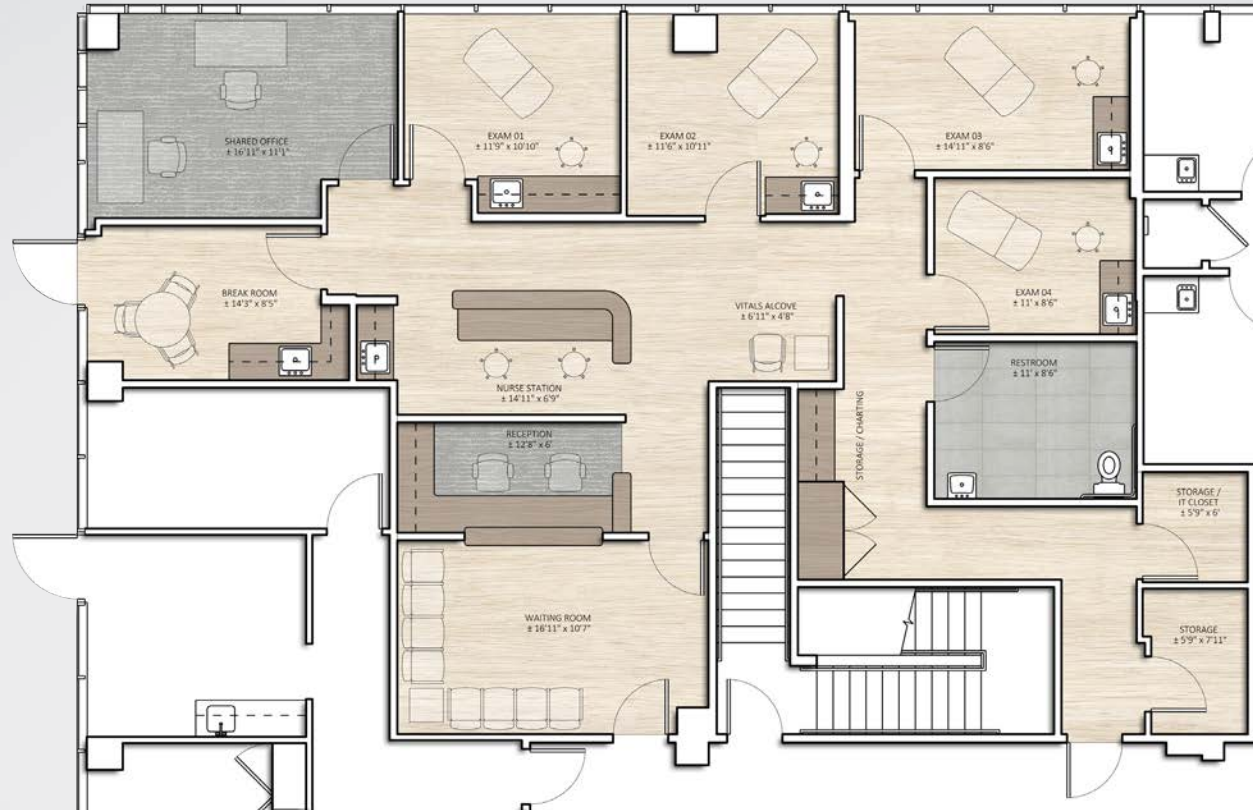
*Newly Build-Out Spec Suite



Floor Plans

Suite 210

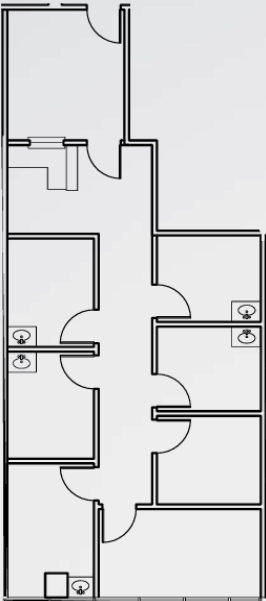
2,171 SF



Floor Plans

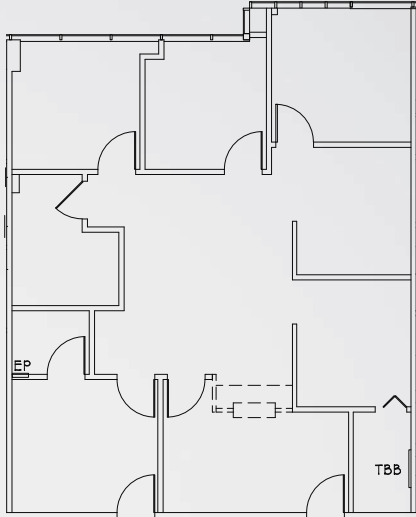
Suite 214

1,306 SF



Suite 309

1,448 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



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**Kaiser Permanente
Woodland Hills
Medical Center**

**Dignity Health -
Northridge Hospital
Medical Center**

**Encino Hospital
Medical Center**

**Providence
Cedars-Sinai Medical
Center**

Providence Cedars-Sinai Tarzana Medical Center	0.9 miles
Kaiser Permanente Woodland Hills Medical Center	3.1 miles
Encino Hospital Medical Center	3.6 miles
Dignity Health – Northridge Hospital Medical Center	4.0 miles

For more information,
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