

FOR LEASE

Professional & Medical Office Space

153 - 2,062 SF

The Grand Building



18345 VENTURA BLVD, TARZANA, CA 91356



IMMEDIATE OCCUPANCY

YAIR HAIMOFF, SIOR

Executive Managing Director

818.203.5429

yhaimoff@spectrumcre.com

CA DRE Lic. #01414758

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PROPERTY FEATURES



Impressive Lobby & Common Areas



Turnkey Medical & Professional Office Suites



Existing High-End Medical Improvements



Built-In Plumbing & Cabinetry



Efficient Floor Plans for a Variety of Medical & Professional Users



Private Restrooms in Select Suites



Elevator-Served Building



Bright Suites with Expansive Window Lines



Immediate Occupancy with Minimal Build-Out Required



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LOCATION HIGHLIGHTS



Premier Ventura Boulevard Address



Adjacent to Providence Cedars-Sinai Tarzana Medical Center



Central San Fernando Valley Location



Affluent & Established Patient Base



Surrounded by Medical, Professional & Retail Amenities



Strong Daytime Population & Demographics

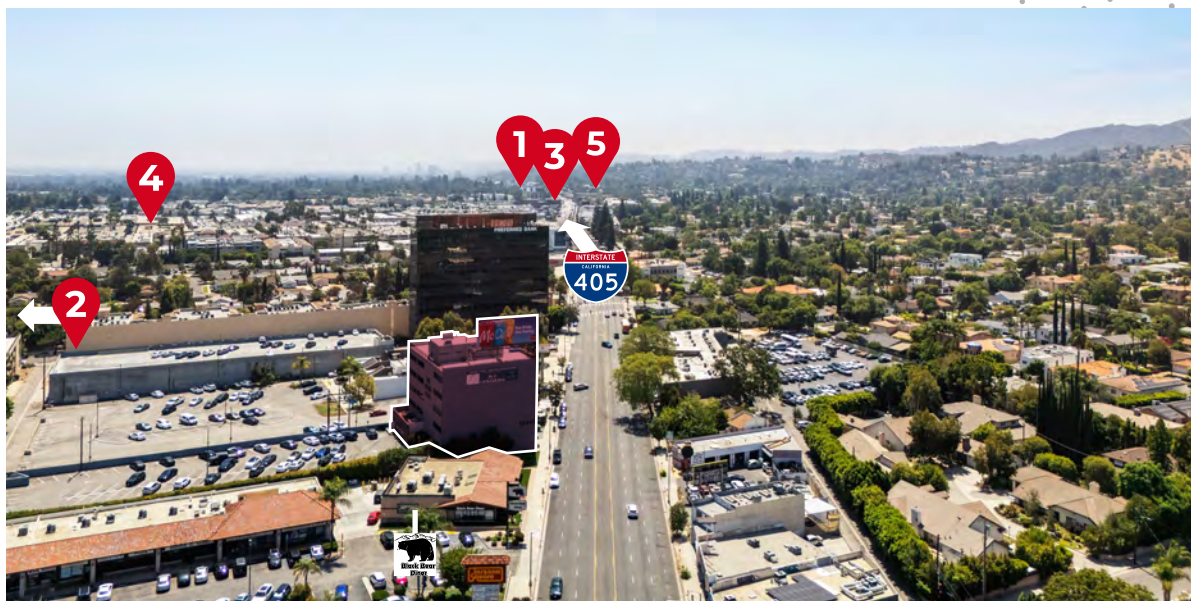


Excellent Regional Accessibility



Immediate Access to U.S. 101 & I-405 Freeways

- 1 Providence Cedars-Sinai Medical Center – 0.2 Miles
- 2 Cedars-Sinai Cancer Center – 0.4 Miles
- 3 Encino Hospital Medical Center – 2.7 Miles
- 4 Children's Hospital Los Angeles (Encino) – 2.5 Miles
- 5 UCLA Health Encino Specialty Care – 3.6 Miles



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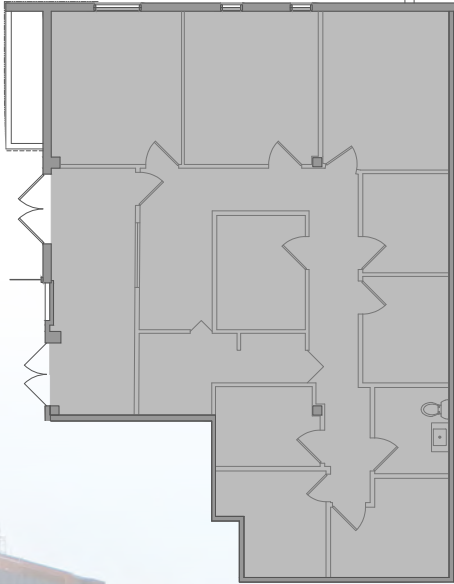
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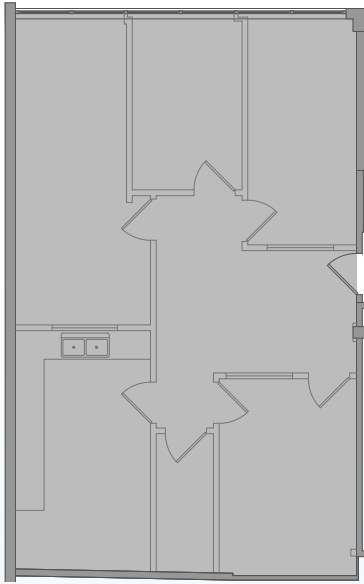
AVAILABILITY / FLOORPLAN

SUITE #	SIZE (RSF)
104	2,062
202	1,275
314	153
505	1,103

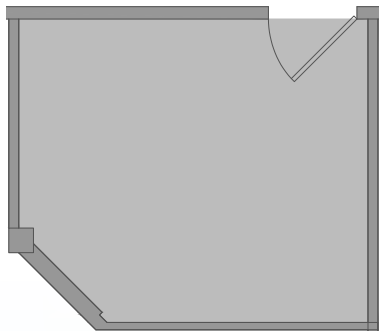
SUITE 104



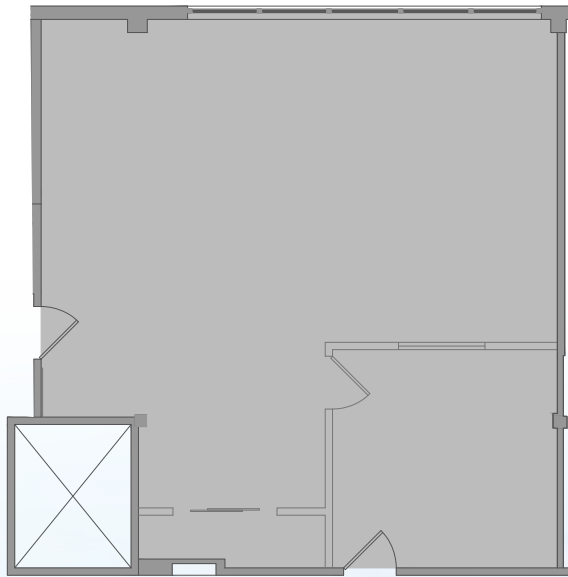
SUITE 202



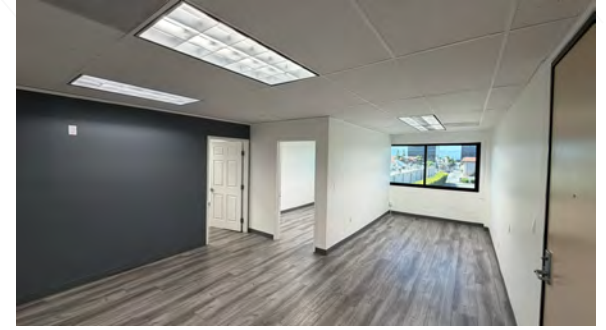
SUITE 314



SUITE 505



PROPERTY PHOTOS



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DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	33,752	152,327	440,456
Estimated Households	15,182	57,462	166,692



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Average HH Income	\$132,420	\$161,473	\$145,794
Median HH Income	\$96,972	\$114,945	\$106,227



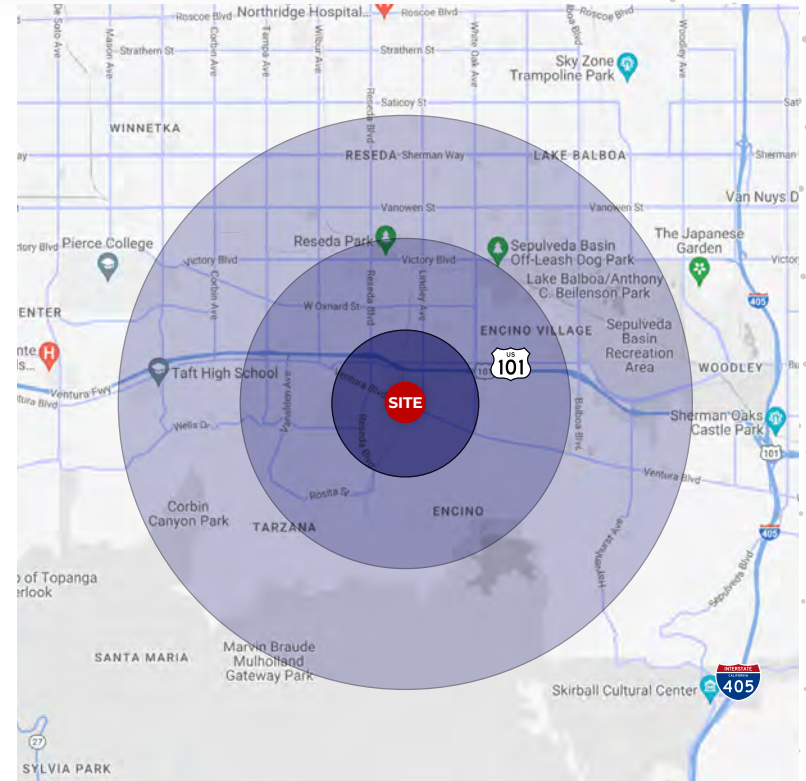
DAYTIME POPULATION

	1 MILE	3 MILES	5 MILES
Total Businesses	3,386	13,983	38,356
Daytime Population	18,351	77,014	265,336



POPULATION BY RACE

	1 MILE	3 MILES	5 MILES
White	16,068	70,725	191,674
Black	1,473	7,163	26,233
American Indian/Alaskan Native	113	1,117	5,107
Asian	2,241	13,278	49,506



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