

MEDICAL OFFICE SPACE FOR LEASE

NORTHRIDGE

I & II

MEDICAL PLAZA



18350 ROSCOE BOULEVARD & 18546 ROSCOE BOULEVARD, NORTHRIDGE, CA 91325



# NORTHRIDGE MEDICAL PLAZA



18350 ROSCOE BOULEVARD



## AVAILABILITIES



18350 ROSCOE BLVD.

SUITE	SIZE	AVAILABILITY
208*	1,268 SF	Immediate
210*	911 SF	Immediate
303	1,456 SF	Immediate
304	1,284 SF	Immediate
307	1,009 SF	Immediate

\*Suites 208 & 210 are contiguous for a total of 2,179 SF

## HIGHLIGHTS



Professionally managed with  
institutional ownership



Medical Office Building



On the Dignity Health Northridge Hospital Center  
Campus - San Fernando Valley's largest hospital



Covered hospital connectors on 2nd and 5th floors

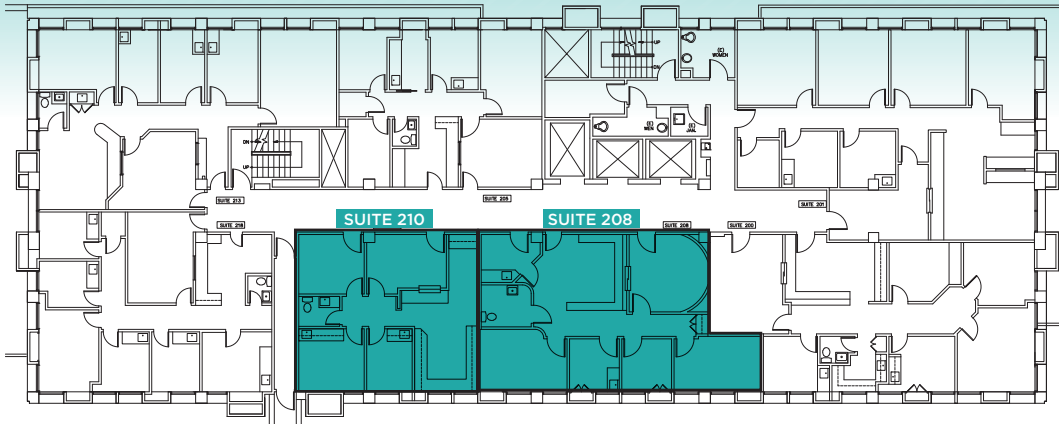


Full-service pharmacy on-site

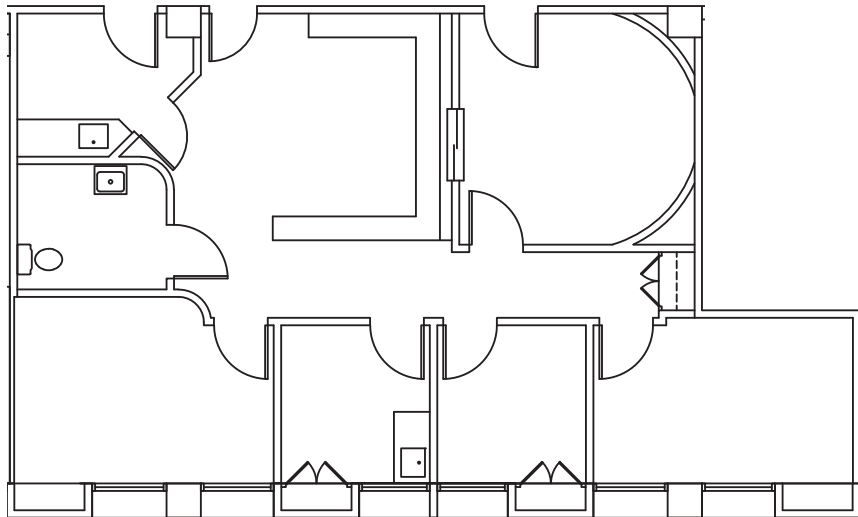


Convenient access to the 101 and 405 freeways

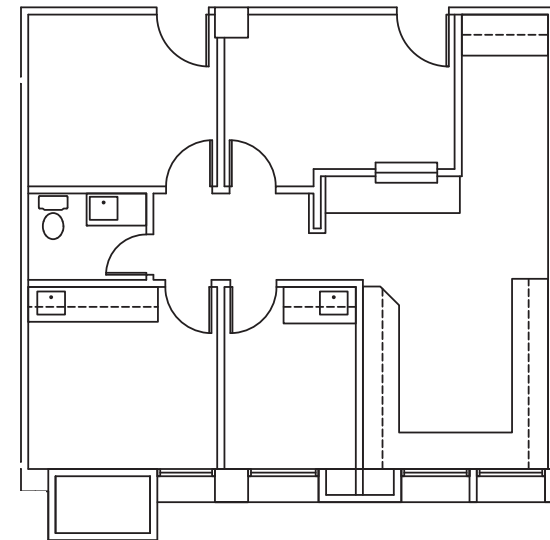
# FLOOR PLANS



**SECOND FLOOR\*:** Suites 208 & 210 are contiguous for a total of 2,179 SF



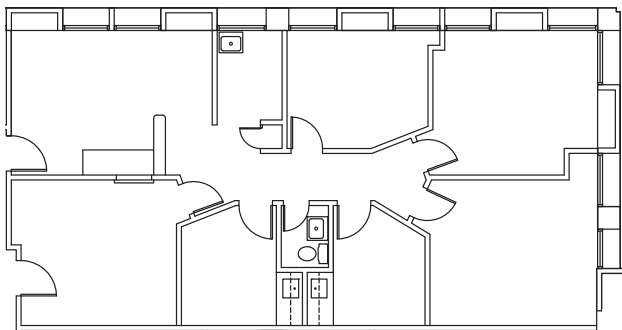
Suite 208\* | **1,268 SF**



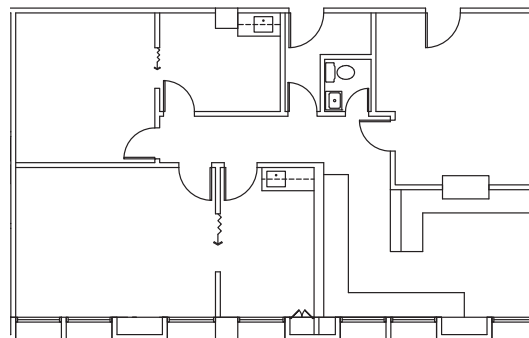
Suite 210\* | **911 SF**



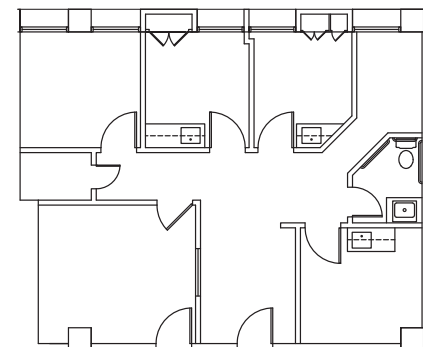
# FLOOR PLANS



Suite 303 | **1,456 SF**



Suite 304 | **1,284 SF**



Suite 307 | **1,009 SF**

# NORTHRIDGE MEDICAL PLAZA

# II

18546 ROSCOE BOULEVARD



## AVAILABILITIES



18546 ROSCOE BLVD.

SUITE	SIZE	AVAILABILITY
125	2,312 SF	Immediate
*210	1,816 SF	Immediate
*240	1,189 SF	Immediate
302	1,605 SF	Immediate
308	1,769 SF	Immediate

\*Suites 210 & 240 are contiguous for a total of 3,005 SF

NORTHRIDGE  
MEDICAL PLAZA II

## HIGHLIGHTS



Professionally managed with  
institutional ownership



Medical Office Building



Full-service pharmacy on-site



Short walk to Dignity Health Northridge Hospital Center  
Campus – San Fernando Valley's largest hospital



Upgraded HVAC



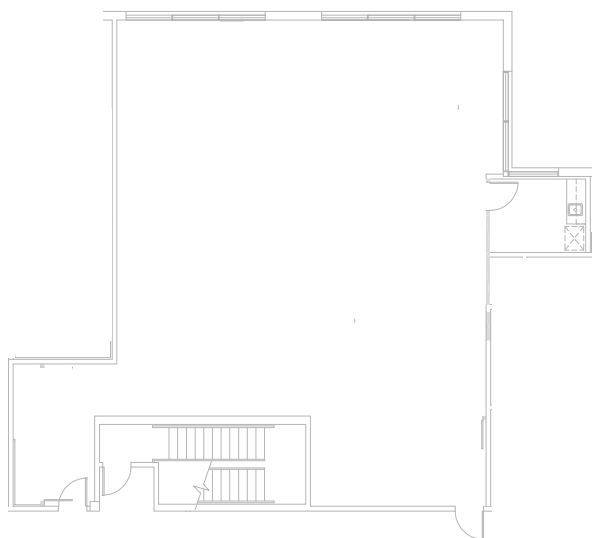
Covered and surface parking available



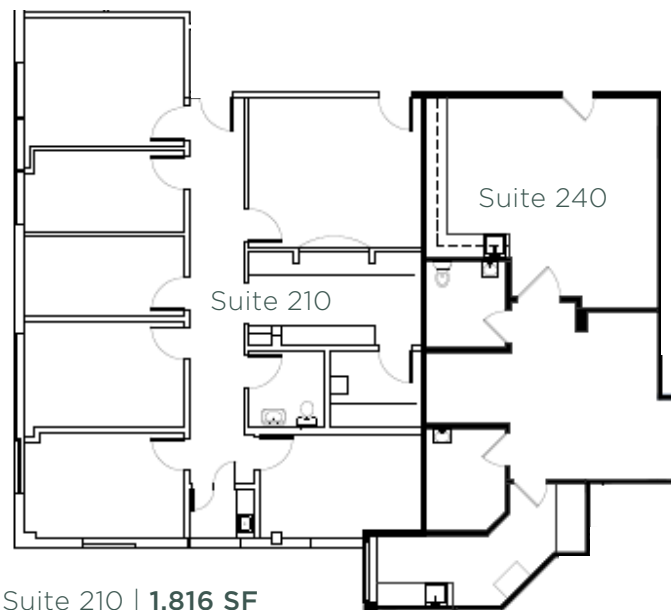
Convenient access to the 101 and 405 freeways



## FLOOR PLANS



Suite 125 | **2,312 SF**



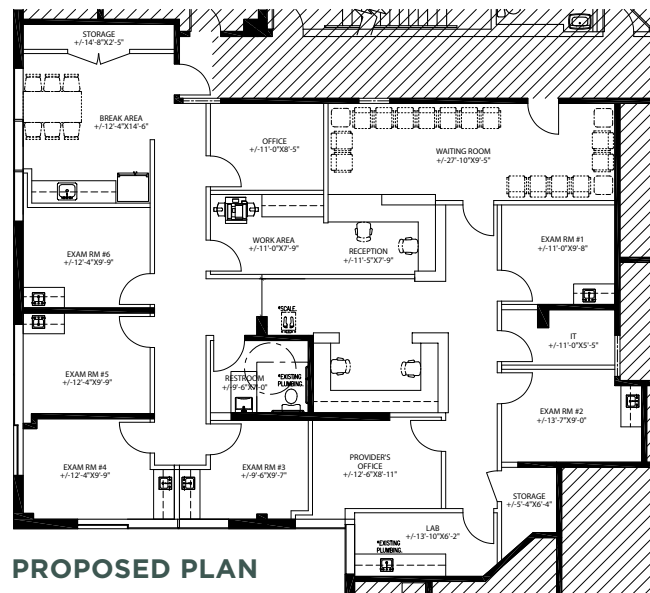
Suite 210 | **1,816 SF**

Suite 240 | **1,189 SF**

\*Suites 210 & 240 are contiguous  
for a total of 3,005 SF

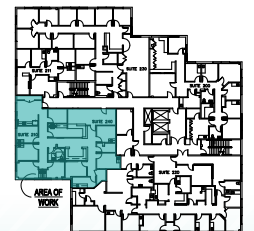


# CONCEPT PLAN - SUITE 210 & 240

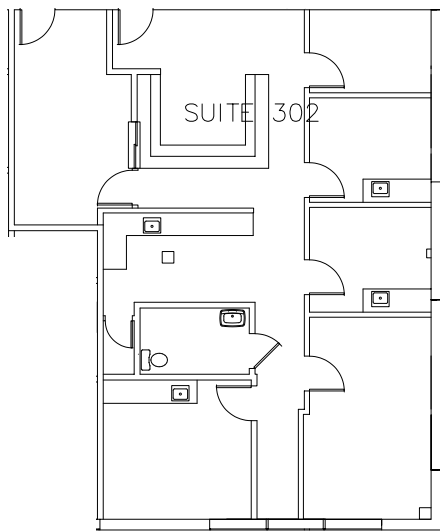


PROPOSED PLAN

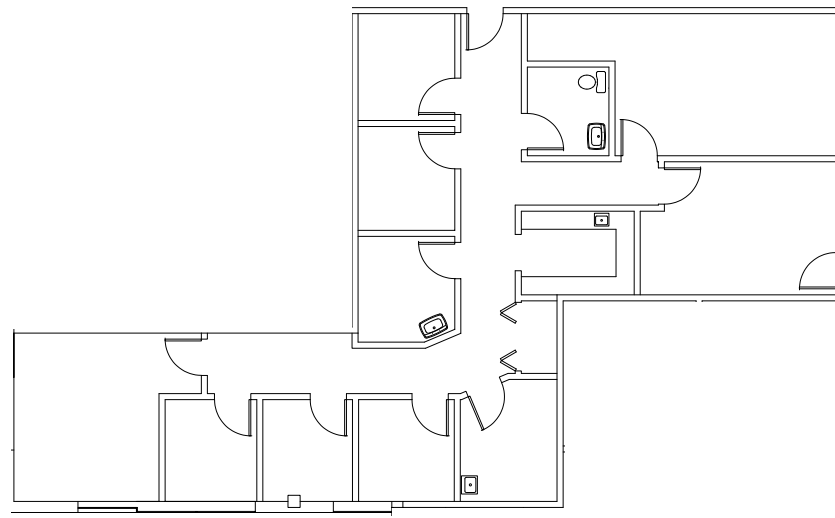
KEY PLAN



## FLOOR PLANS



Suite 302 | **1,605 SF**



Suite 308 | **1,769 SF**



# HOSPITAL MAP



Providence Holy  
Cross Medical  
Center



West Hills  
Hospital (HCA)



Dignity Health  
Northridge Hospital  
Medical Center



Providence Cedars-Sinai  
Tarzana Medical Center

5 MILE RADIUS

## DEMOGRAPHICS



2024 Daytime Population



**63,104**

2024 Population  
(Current year estimate)



**66,057**

2024 Median Age



**37.3**

2024 Average  
Household Income



**\$131,028**

2024 Average Value of  
Owner Occ. Housing units



**\$955,255**

NORTHRIDGE  
MEDICAL PLAZA **I & II**





# NORTHRIDGE

# I & II

## MEDICAL PLAZA

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NORTHRIDGE, CA 91325

**ANGIE WEBER**

Lic. 01015031  
+1 818 502 6750  
angie.weber@cbre.com

**DANA NIALIS**

Lic. 01947265  
+1 818 502 6774  
dana.nialis@cbre.com

**CODY CHIARELLA**

Lic. 01754878  
+1 818 502 6730  
cody.chiarella@cbre.com

**LINDSAY REID**

Lic. 02282163  
+1 818 502 5471  
lindsay.reid1@cbre.com

**CBRE**

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