

CBRE

5400 BALBOA BLVD.

ENCINO

MEDICAL

PLAZA

5400
BALBOA BOULEVARD

OUTPATIENT MEDICAL SPACE FOR LEASE

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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*	4,472 RSF	Negotiable	Call Broker
122	2,222 RSF	Negotiable	Call Broker
127*	1,577 RSF	Negotiable	Call Broker
301**	703 RSF	Negotiable	Immediately
302**	1,313 RSF	Negotiable	Immediately
315***	1,223 RSF	Negotiable	Immediately

*Suites 111 and 127 are contiguous to 6,049 RSF.

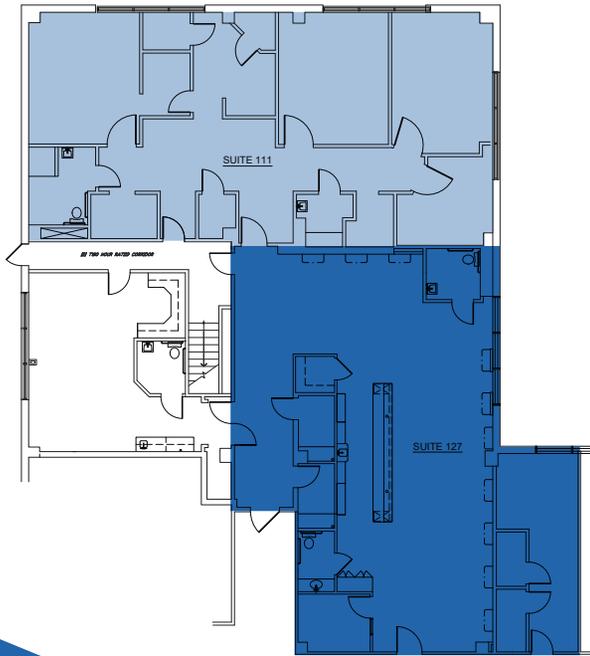
*Built-Out Surgery Center Spaces.

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

***2nd Gen Dental Space.



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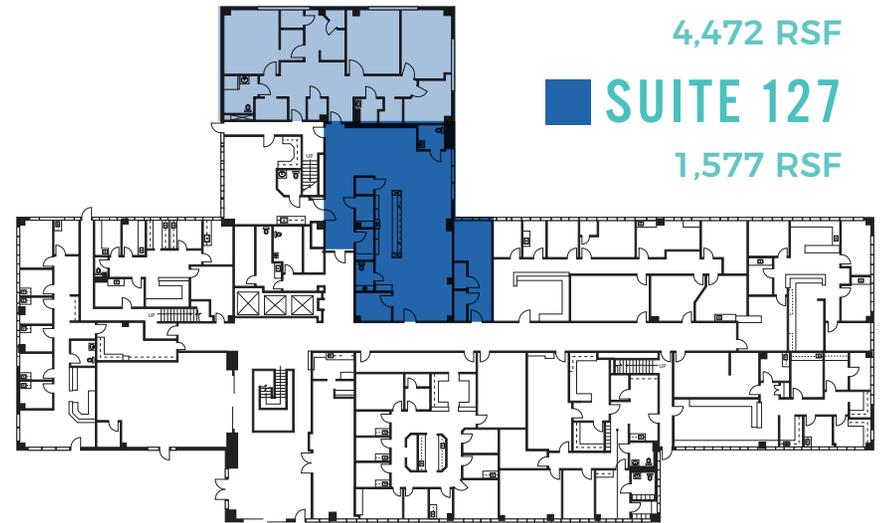
FIRST FLOOR

■ SUITE 111

4,472 RSF

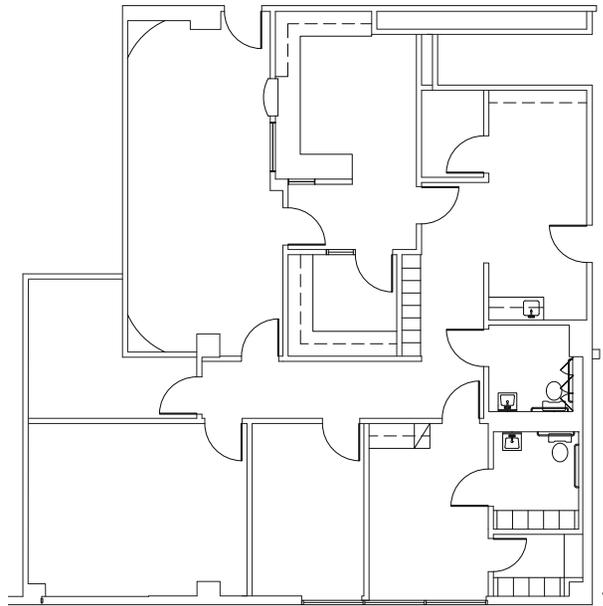
■ SUITE 127

1,577 RSF



BUILT-OUT SURGERY CENTER SPACE
Suites 111 and 127 are contiguous to 6,049 RSF.

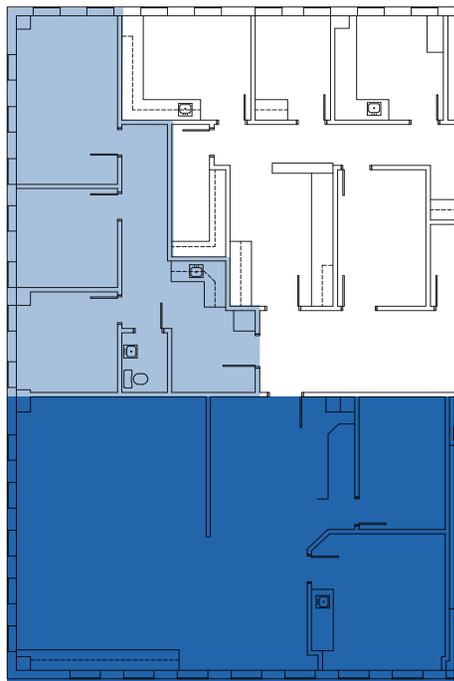
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FIRST FLOOR
SUITE 122
2,222 RSF



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THIRD FLOOR

■ SUITE 301

703 RSF

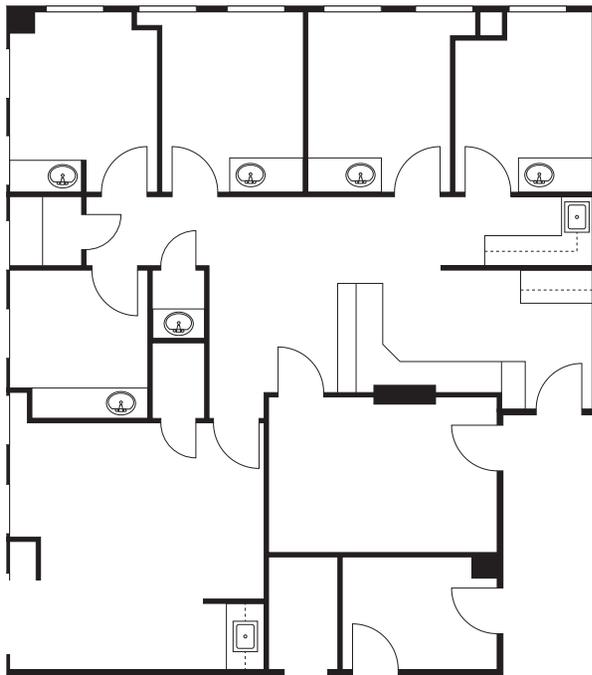
■ SUITE 302

1,313 RSF



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

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THIRD FLOOR
SUITE 315
1,223 RSF
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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