

**welltower**

MEDICAL OFFICE SPACE

**FOR LEASE**

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*For Information:*

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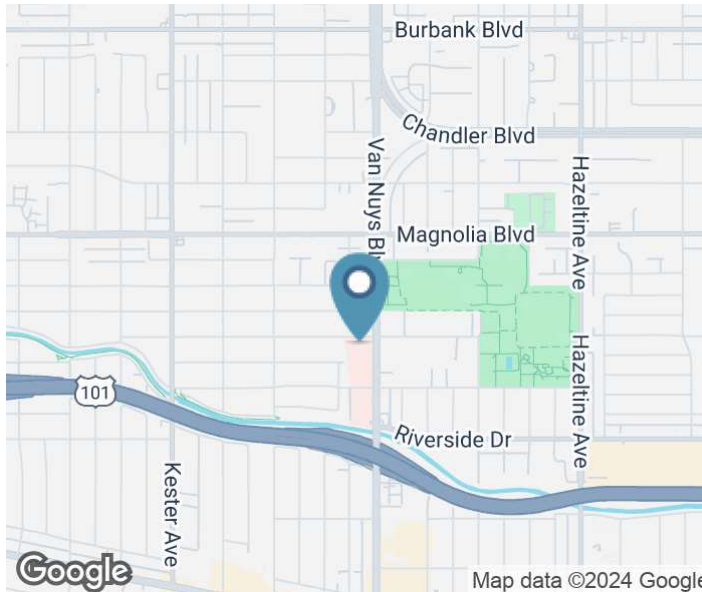
[leasing@welltower.com](mailto:leasing@welltower.com)

**Sherman Oaks Medical Plaza**

4955 VAN NUYS BOULEVARD | SHERMAN OAKS, CA

[medicaloffice.welltower.com](http://medicaloffice.welltower.com)

# EXECUTIVE SUMMARY



## Location Description

Immediate access to the Ventura and San Diego Freeways. The property is directly adjacent to the Sherman Oaks Hospital and Grossman Burn Center. It is Walking distance to retail amenities including restaurants and shops.

## Property Highlights

- Professionally Managed and Maintained
- Class A Medical Building
- On the Sherman Oaks Hospital Campus
- 1/4 Mile from the 101 and 405 Freeways
- Three hospitals within 2 miles: Sherman Oaks Hospital, Encino Hospital and Valley Presbyterian
- Pharmacy with state of the art treatment area
- Dialysis Unit

# FLOOR PLANS



200

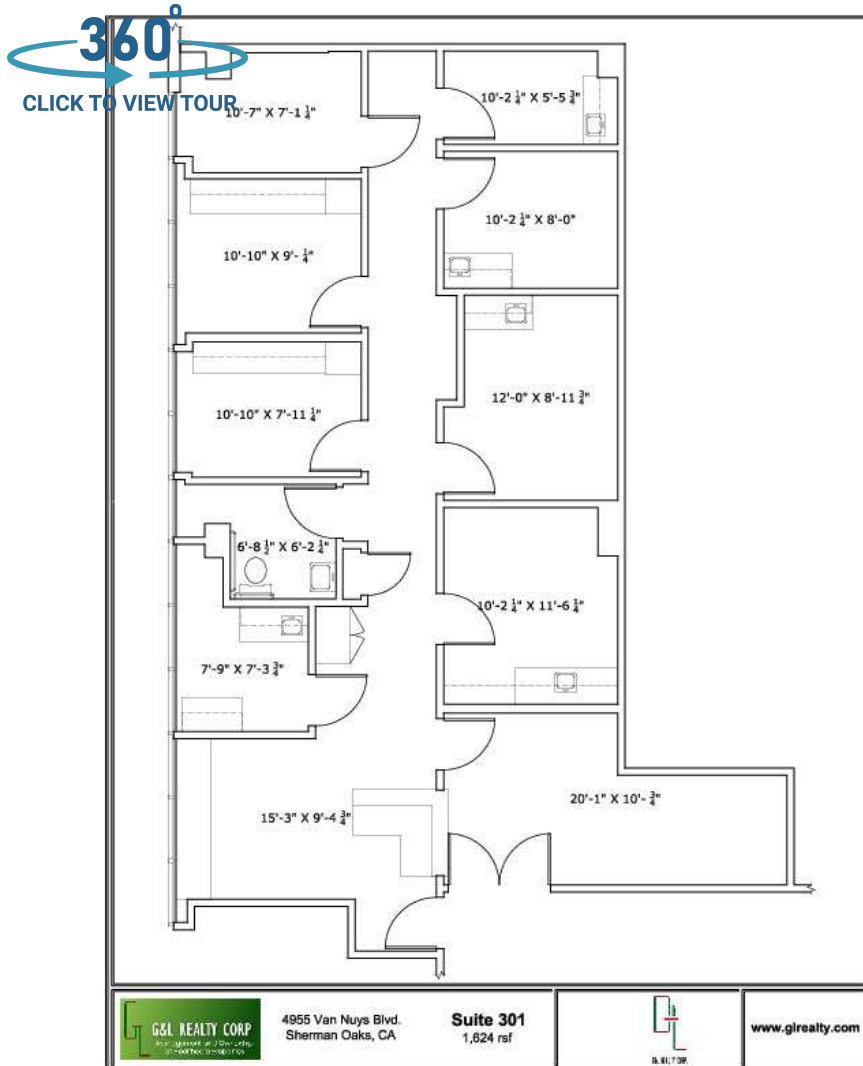
3,787 RSF

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# FLOOR PLANS

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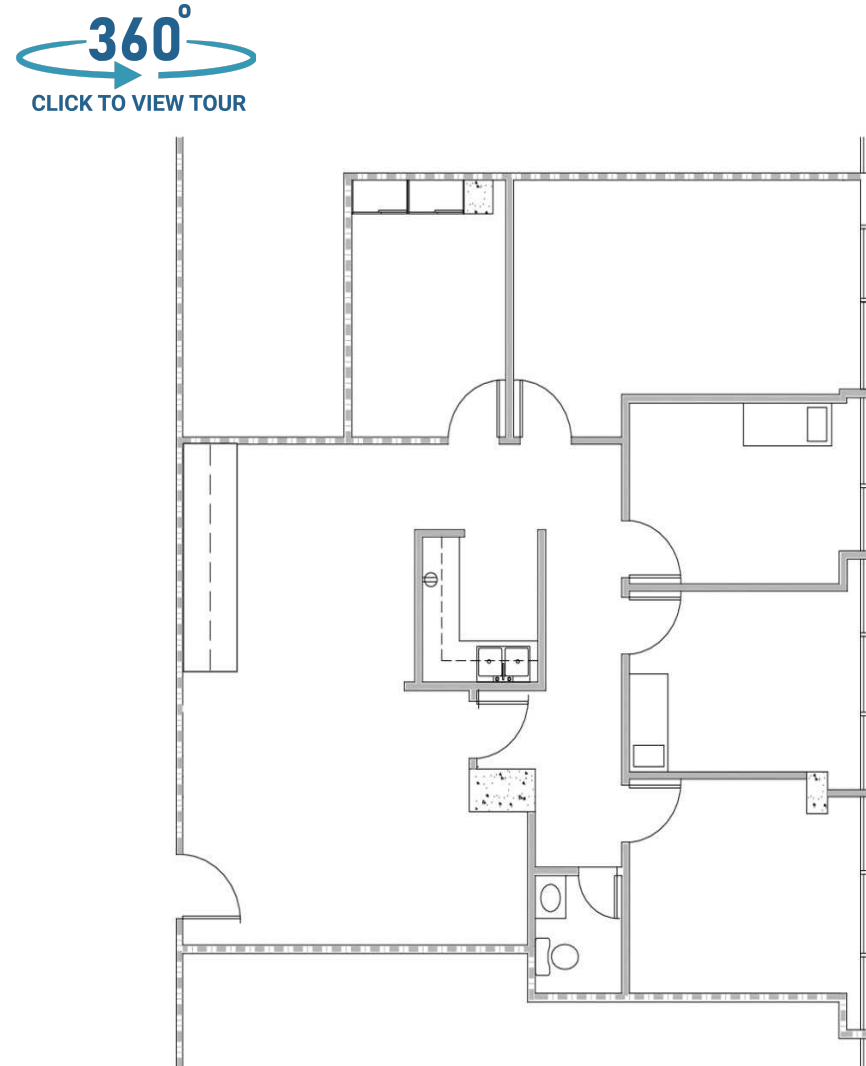
301

1,446 RSF

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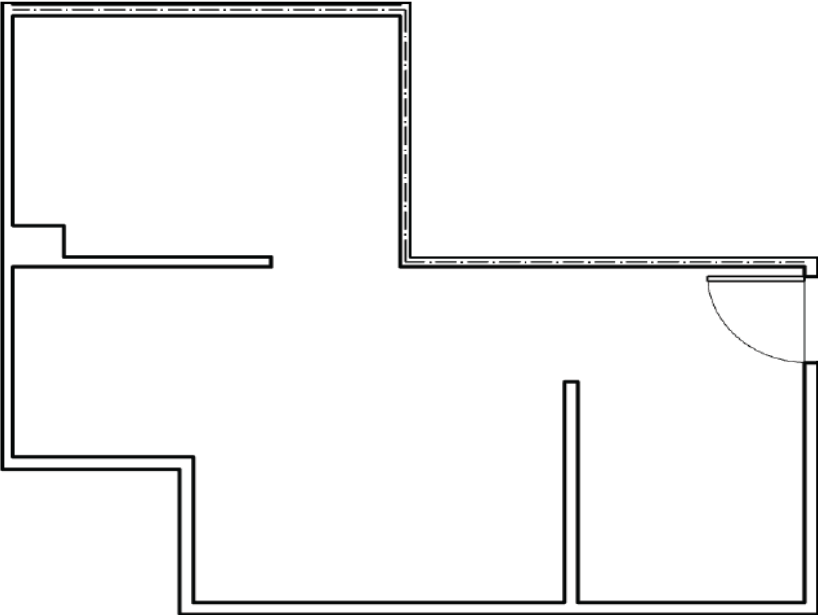
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306

432 RSF

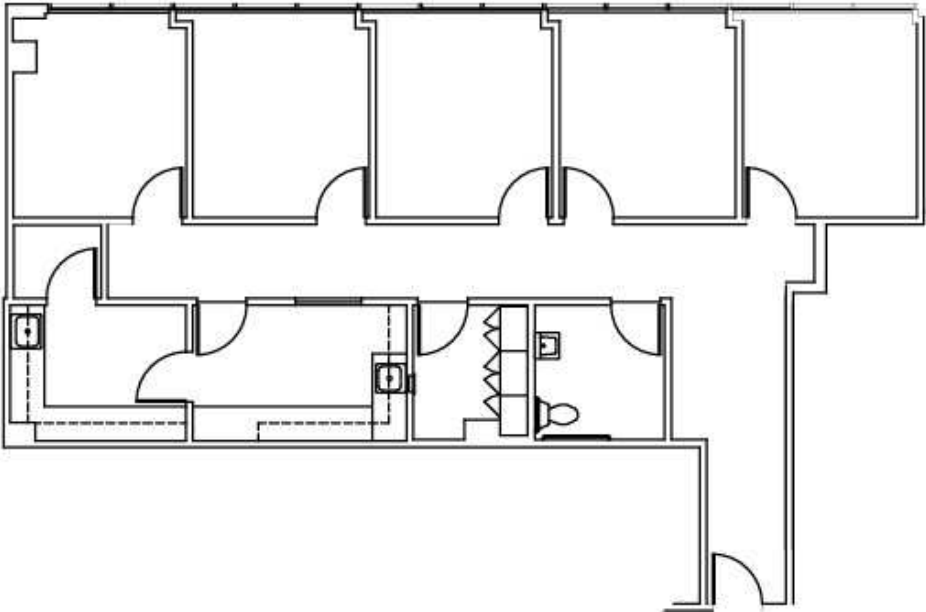
# FLOOR PLANS



307

1,653 RSF

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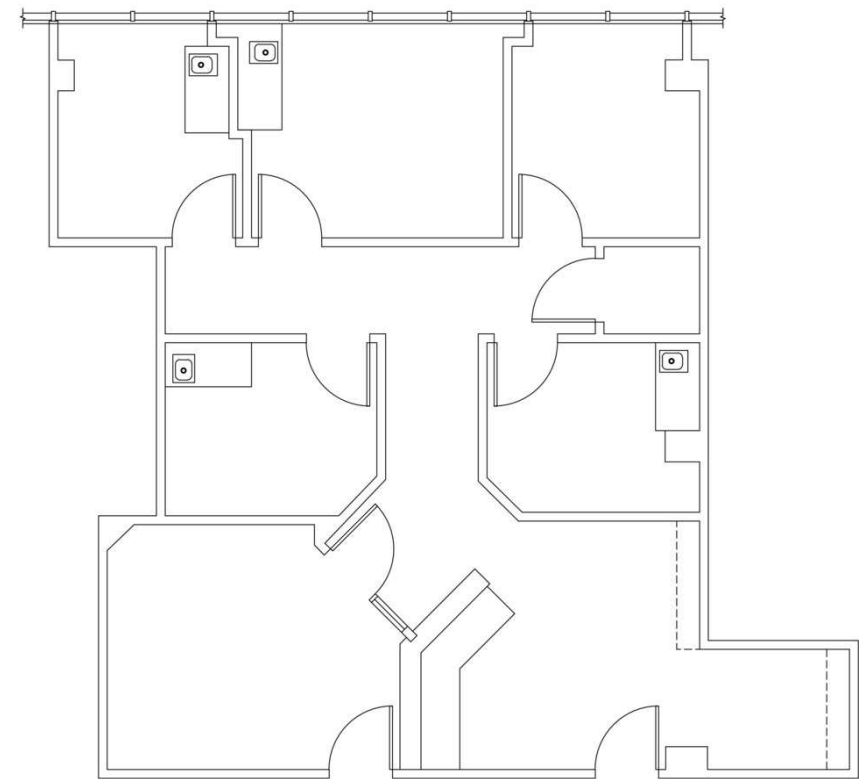
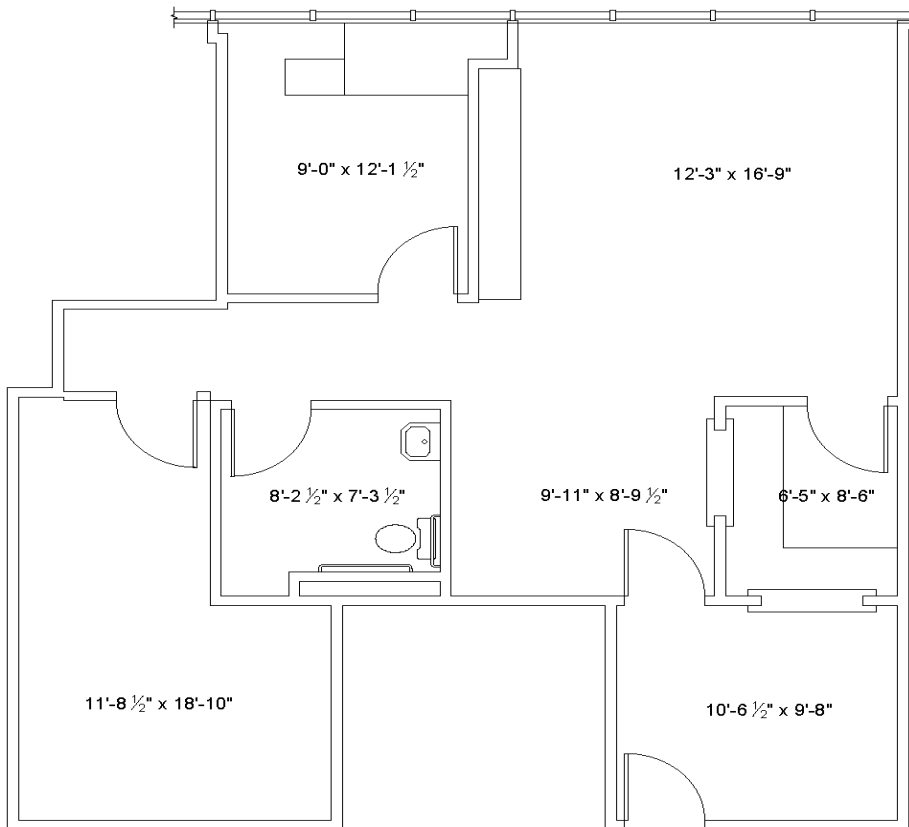
417

1,136 RSF



# FLOOR PLANS

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419

1,236 RSF

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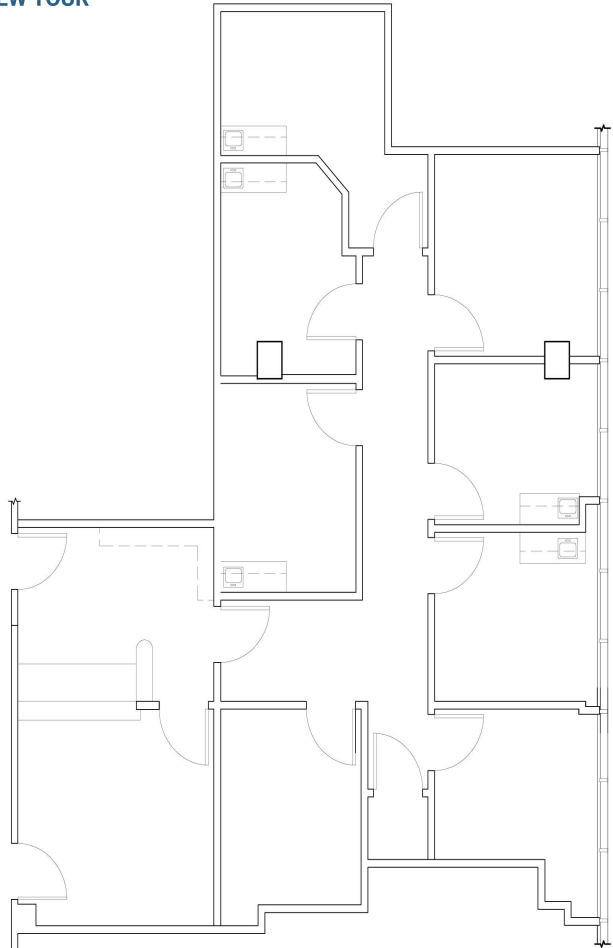
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505

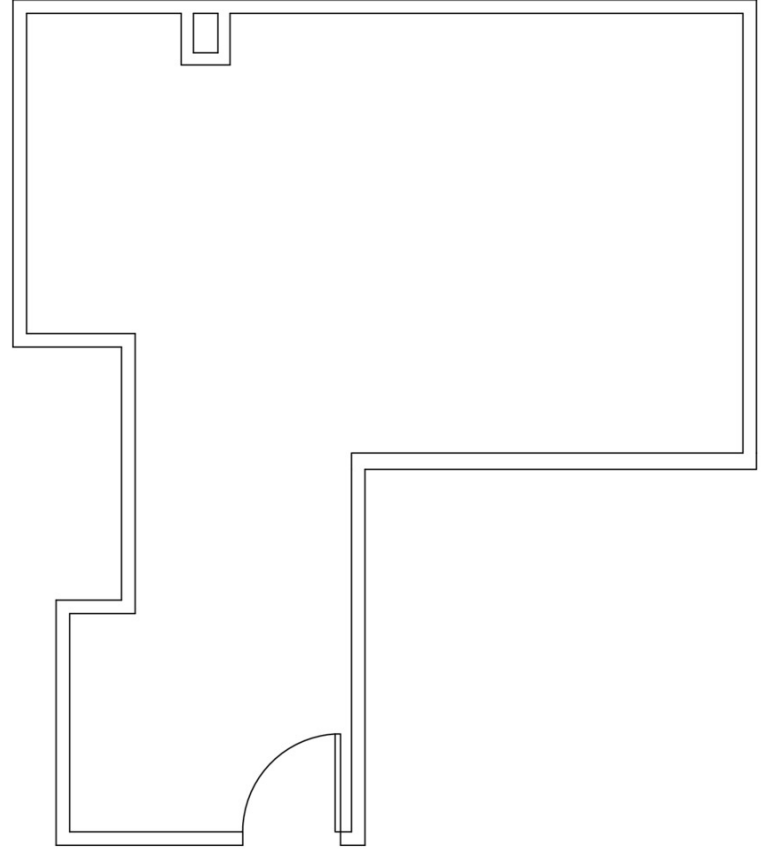
1,505 RSF

# FLOOR PLANS



514  
1,167 RSF

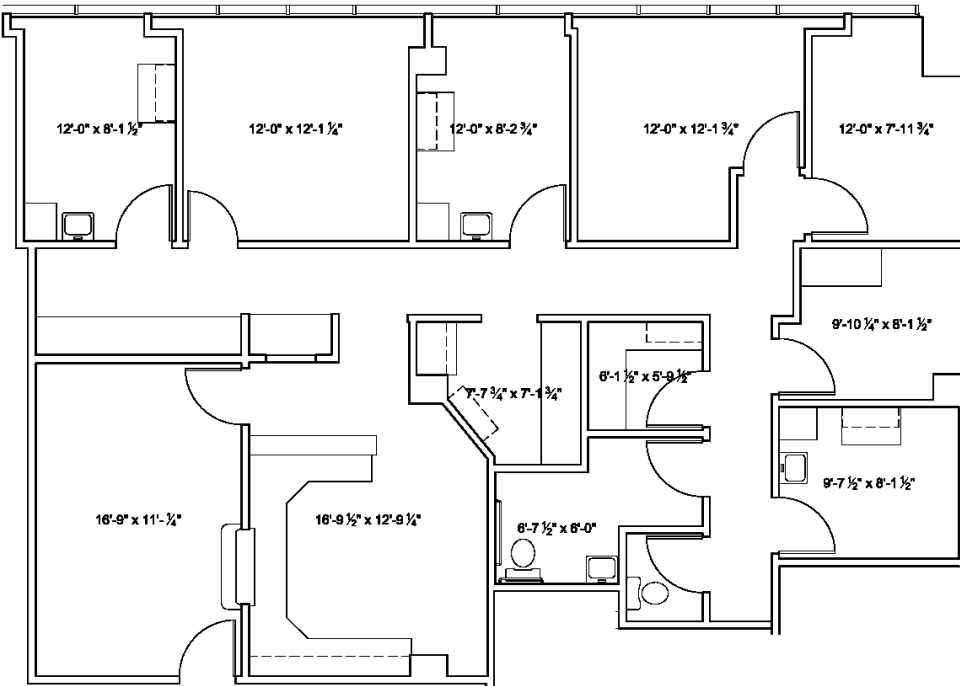
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717  
461 RSF



# FLOOR PLANS



715

1,611 RSF

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# DEMOGRAPHICS MAP & REPORT



Population	1 Mile	2 Miles	3 Miles
Total Population	33,240	107,992	208,000
Average Age	37.7	37.1	36.7
Average Age (Male)	36.7	35.8	35.8
Average Age (Female)	39.0	38.3	37.6

Households & Income	1 Mile	2 Miles	3 Miles
Total Households	16,141	47,898	83,368
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$85,956	\$90,465	\$92,443
Average House Value	\$606,789	\$768,260	\$778,997

Race	1 Mile	2 Miles	3 Miles
Total Population - White	26,147	76,112	134,051
Total Population - Black	1,540	4,517	8,889
Total Population - Asian	2,731	8,046	15,267
Total Population - Hawaiian	39	130	250
Total Population - American Indian	151	587	874
Total Population - Other	1,328	14,919	42,523

2020 American Community Survey (ACS)

