



5400  
BALBOA BOULEVARD

OUTPATIENT MEDICAL SPACE FOR LEASE

ENCINO | CALIFORNIA

# PROPERTY HIGHLIGHTS

- Recently renovated 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.

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## PROPERTY DETAILS

**Asking Rate:** Negotiable

**T.I. Allowance:** Negotiable

**Term:** 3-10 Years

**Space Type:** Outpatient Medical Space

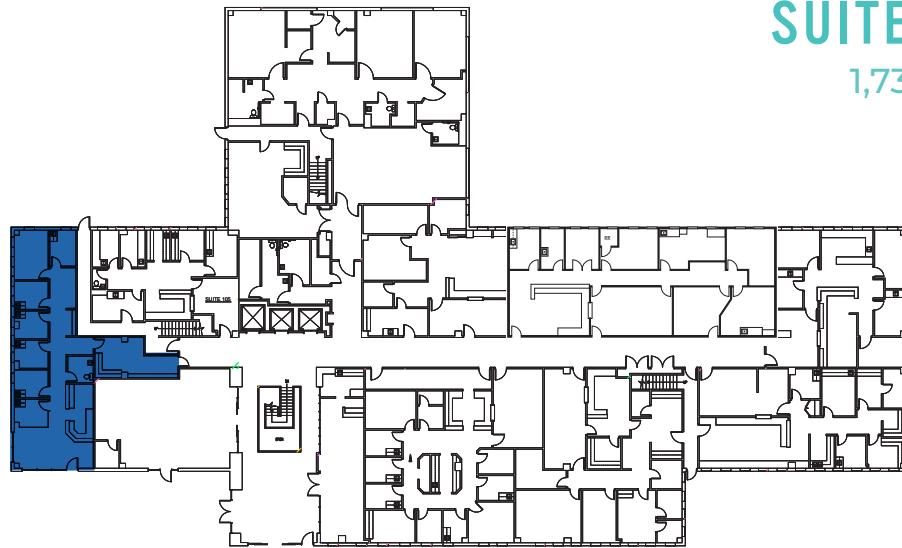
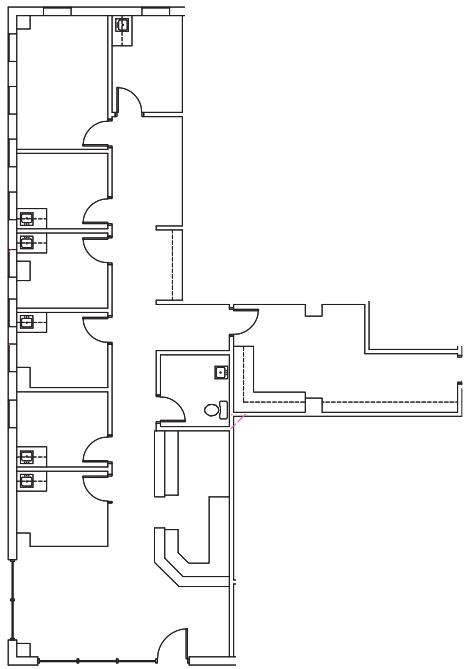
# PROPERTY AVAILABILITIES

SUITE	SIZE	RATE	AVAILABILITY
103	1,738 RSF	Negotiable	Immediate
225	1,364 RSF	Negotiable	Immediate
302	1,313 RSF	Negotiable	Immediate
315*	1,223 RSF	Negotiable	Immediate

\*2<sup>nd</sup> Gen Dental Space

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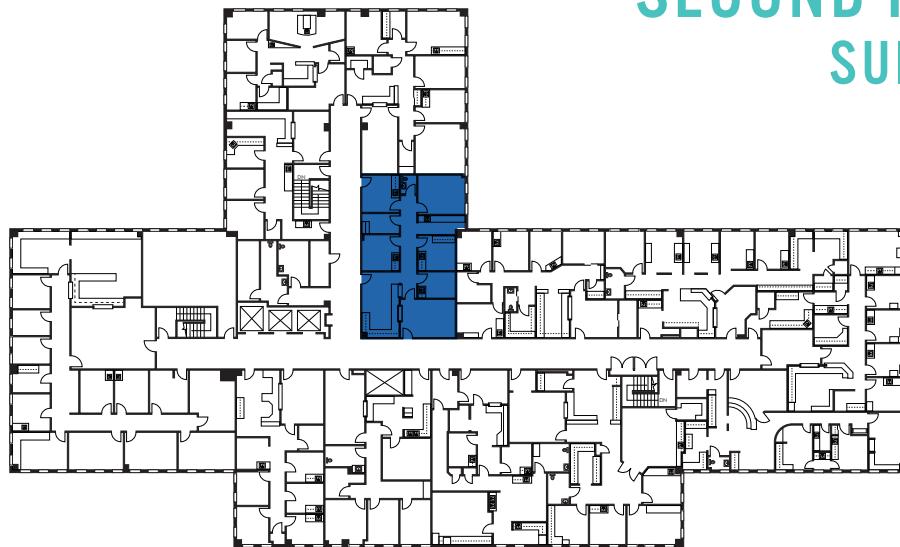
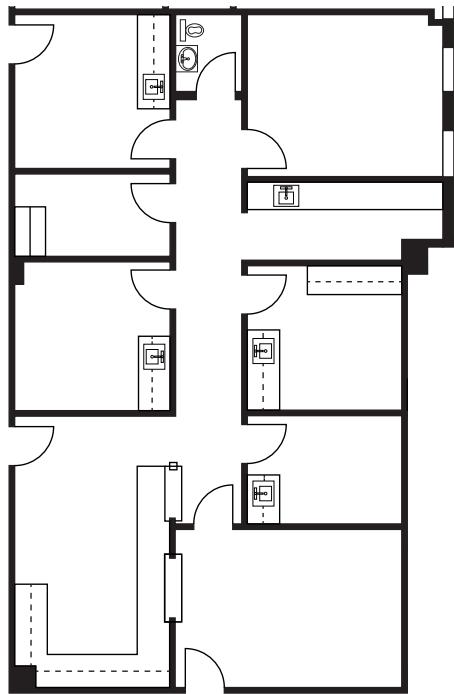




## FIRST FLOOR SUITE 103

1,738 RSF

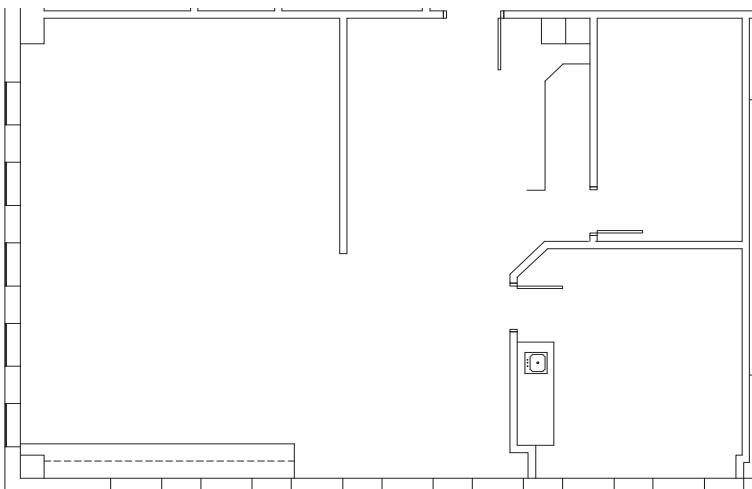
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## SECOND FLOOR SUITE 225

1,364 RSF

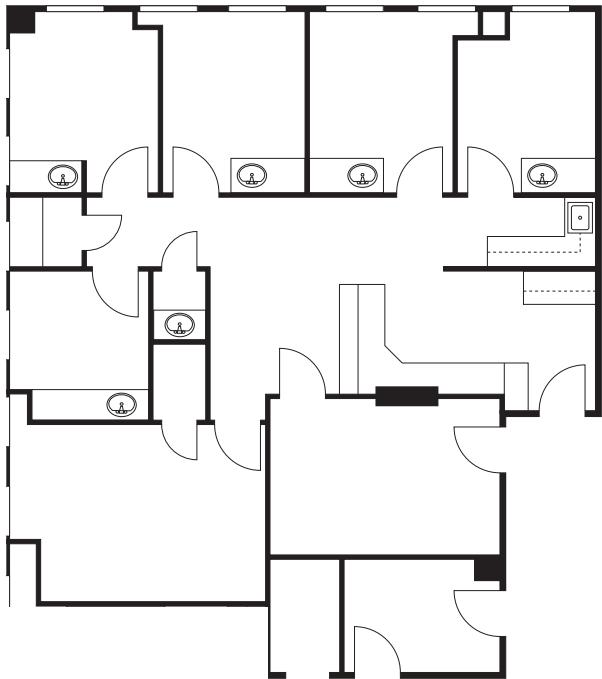
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## THIRD FLOOR SUITE 302

1,313 RSF

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THIRD FLOOR  
SUITE 315

1,223 RSF

\*2<sup>nd</sup> Gen Dental Space

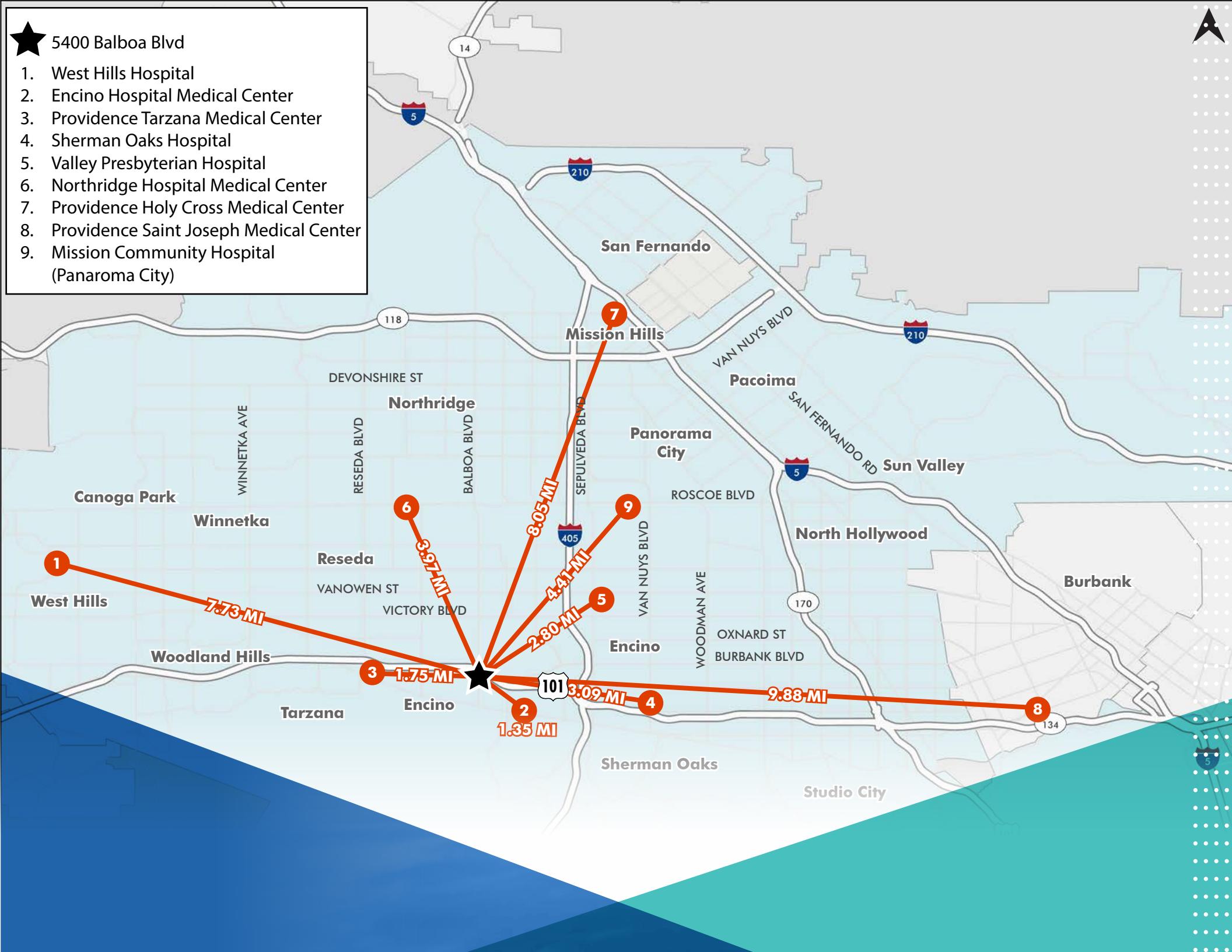
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# AREA DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2024 Population - Current Year Estimate	11,501	185,588	509,814
2024 Median Age	43.7	39.8	39.1
HOUSEHOLD INCOME			
2024 Average Household Income	\$168,547	\$136,983	\$129,732
2024 Median Household Income	\$116,131	\$92,229	\$85,851
HOUSING VALUE			
2024 Average Value of Owner Occ. Housing Units	\$1,452,294	\$1,170,875	\$1,103,787
DAYTIME POPULATION			
2024 Daytime Population	18,034	200,893	490,316

★ 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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## CONTACT US

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