



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

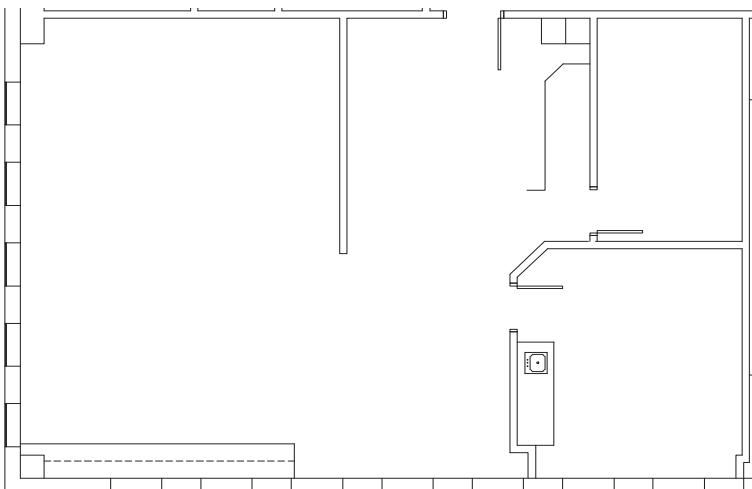
PROPERTY AVAILABILITIES

SUITE	SIZE	RATE	AVAILABILITY
302	1,313 RSF	Negotiable	Immediate
315*	1,223 RSF	Negotiable	Immediate

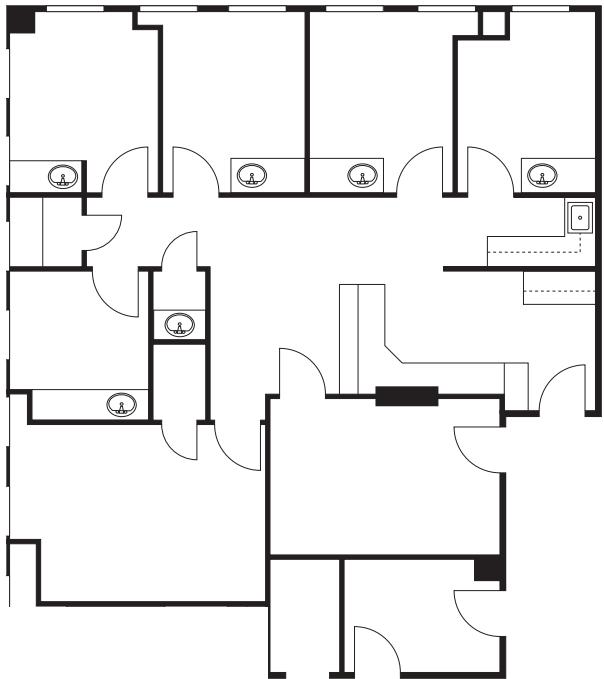
*2nd Gen Dental Space

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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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