

Westlake
Medical Plaza
& Community
Medical Building

A hub of health and wellness in
the heart of Westlake Village

COMMUNITY MEDICAL
BUILDING

UCLA Health

1250

Medical Office Build-Outs Available

Building Highlights

Westlake Medical Plaza | 1220 La Venta Dr.

- Two-story medical building located in prestigious Westlake Village
- Great tenant mix including internal med, OB-GYN, PT, ortho, & onsite lab
- Abundant free onsite parking
- Close proximity to banks, retail, and other amenities

Availabilities/Leasing Opportunities:

Suite	Size	Availability
104*	983 SF	Immediate
105	1,209 SF	Immediate

*2nd Gen Dental Space



Floor Plans

Suite 104
983^{SF}
2nd Gen Dental Space

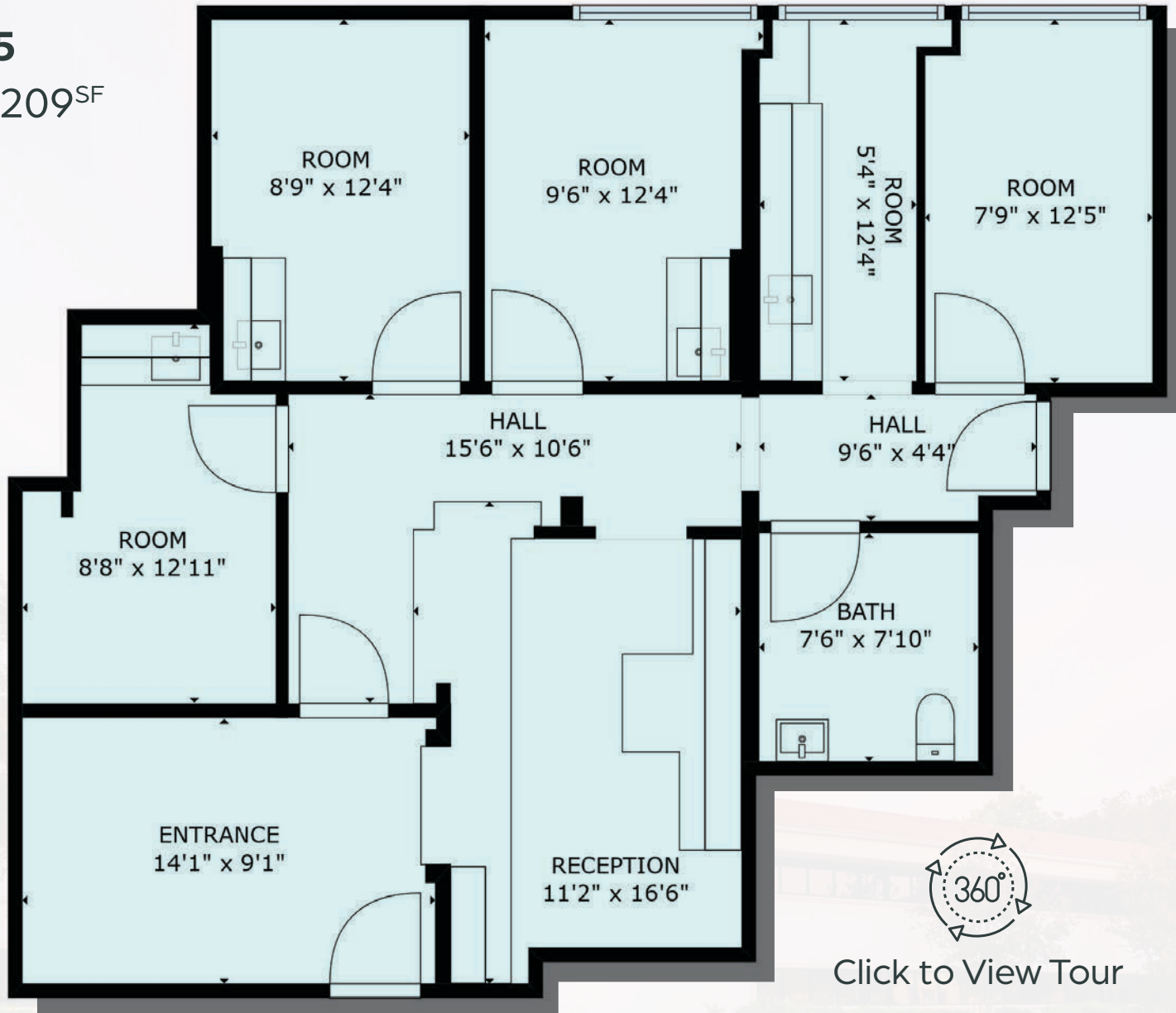


Click to View Tour

Floor Plans

Suite 105

1,209^{SF}



Click to View Tour

Building Highlights



Community Medical Building | 1250 La Venta Dr.

- Home to UCLA Health Primary & Specialty care
- Abundant onsite parking
- Close proximity to banks, retail, and other amenities

100% LEASED



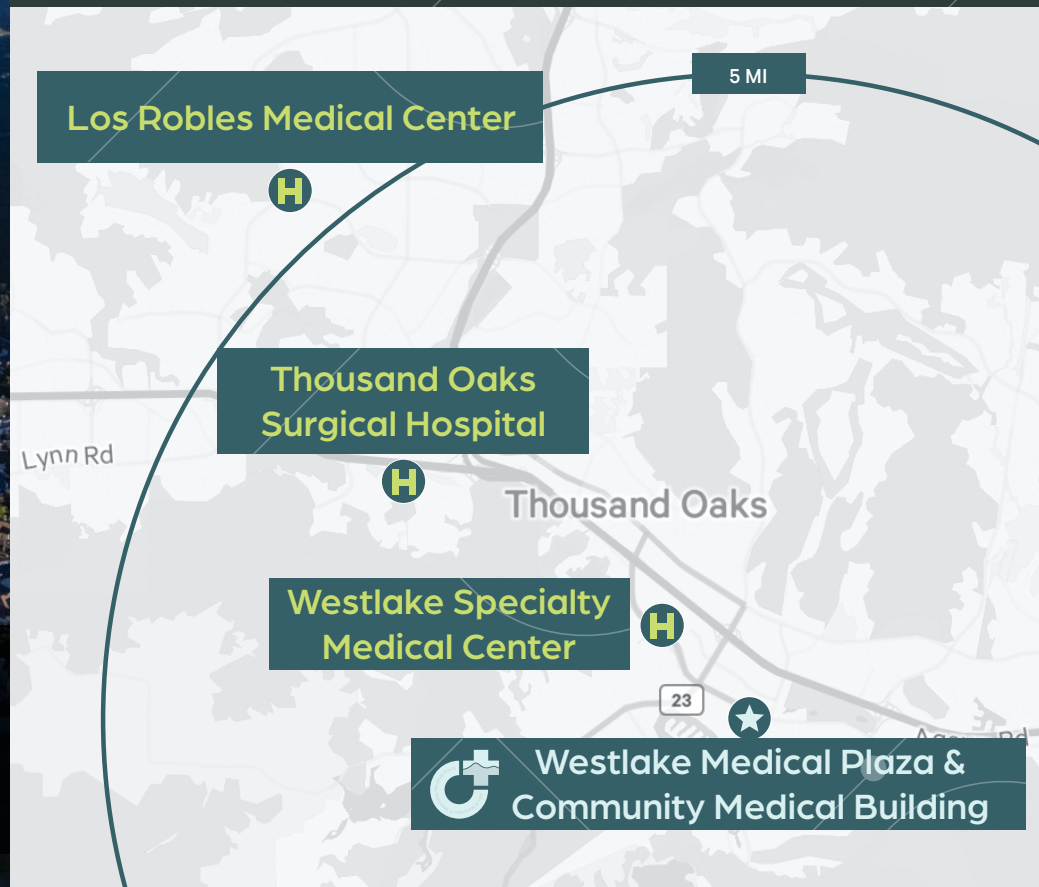
Location

Westlake Village is a charming and affluent community in the Conejo Valley, nestled between the Santa Monica Mountains and the Pacific Ocean. It offers a serene and scenic lifestyle with abundant natural beauty and cultural attractions. Westlake Village has a growing and diverse population, a strong economy and a convenient location near major highways and airports. UCLA Westlake & Westlake Medical Plaza are state-of-the-art hospital facilities that provide a wide range of medical services and offer modern and elegant facilities, ample parking and flexible floor plans.

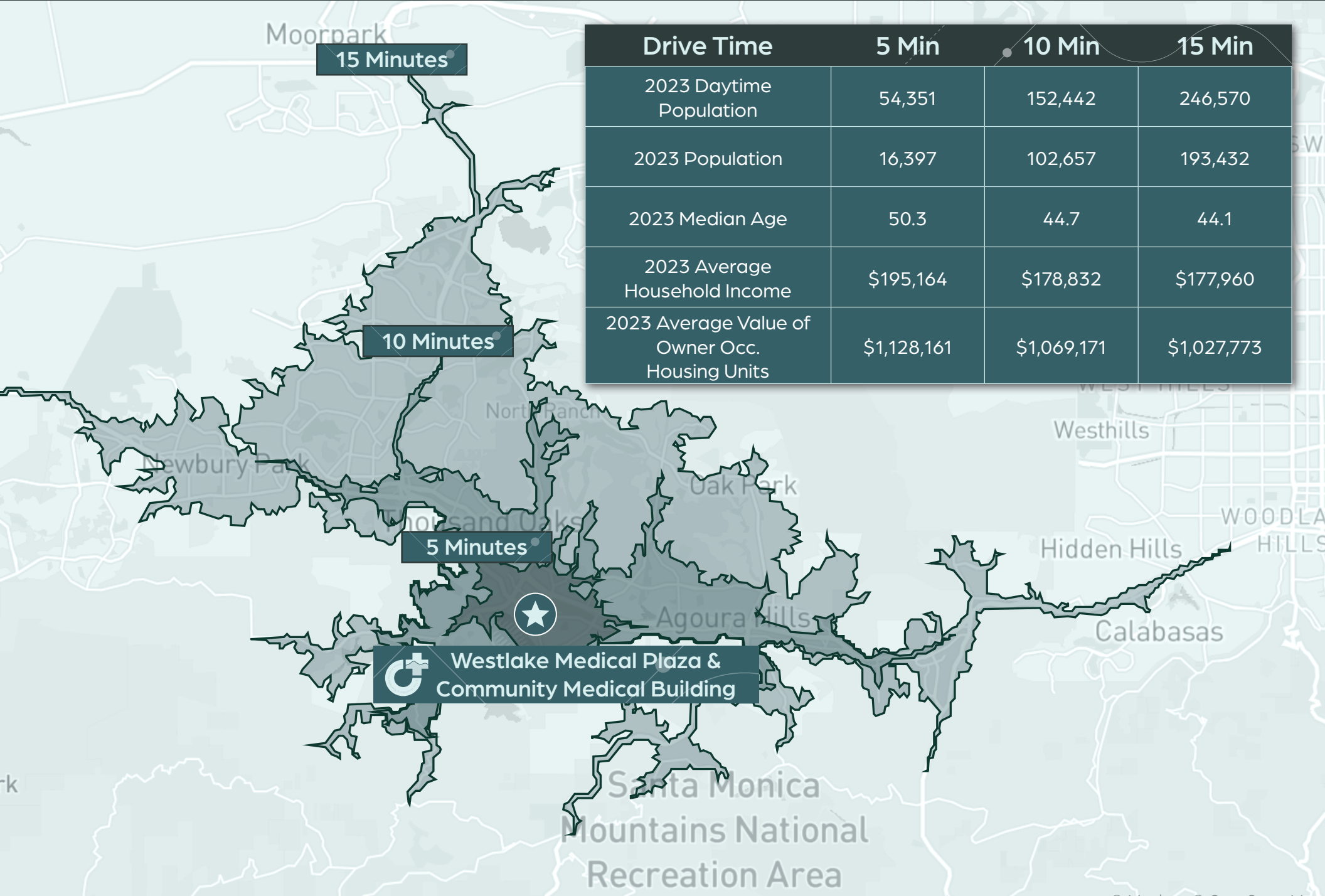


A suburban environment with easy access to the urban amenities and resources of Los Angeles.

Major Hospital Map



Demographics



Drive Time	5 Min	10 Min	15 Min
2023 Daytime Population	54,351	152,442	246,570
2023 Population	16,397	102,657	193,432
2023 Median Age	50.3	44.7	44.1
2023 Average Household Income	\$195,164	\$178,832	\$177,960
2023 Average Value of Owner Occ. Housing Units	\$1,128,161	\$1,069,171	\$1,027,773

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