

CBRE

5400 BALBOA BLVD.

ENCINO

MEDICAL

PLAZA

**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.



PROPERTY DETAILS

Asking Rate: Negotiable

T.I. Allowance: Negotiable

Term: 3-10 Years

Space Type: Outpatient Medical Space

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PROPERTY AVAILABILITIES

SUITE	SIZE	RATE	AVAILABILITY
131	2,467 RSF	Negotiable	Available with 30-60 Days Written Notice
225	1,364 RSF	Negotiable	Immediate
302	1,313 RSF	Negotiable	Immediate
315*	1,223 RSF	Negotiable	8/1/2024

*2nd Gen Dental Space

5400
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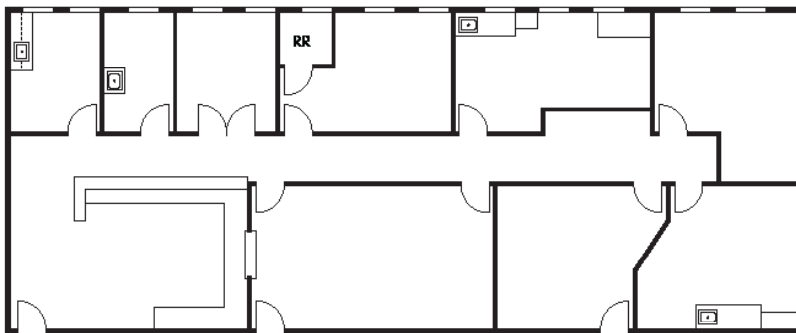




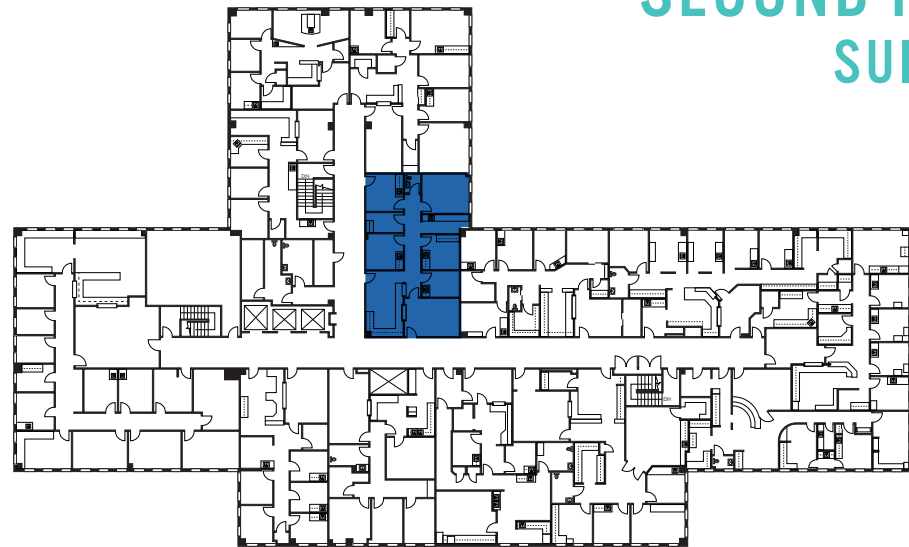
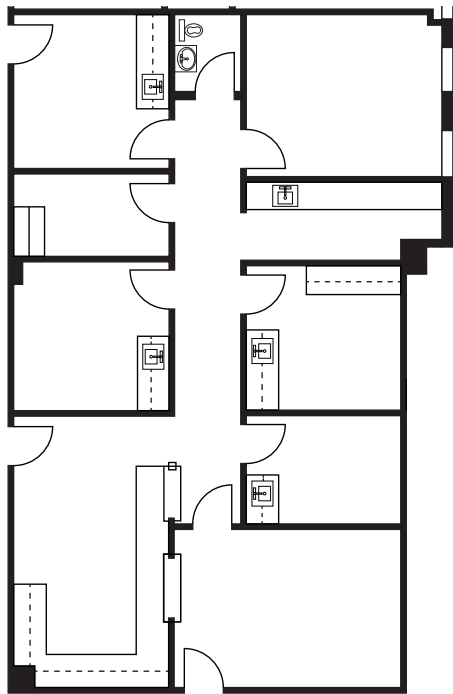
FIRST FLOOR SUITE 131

2,467 RSF

Available with 30-60
Days Written Notice

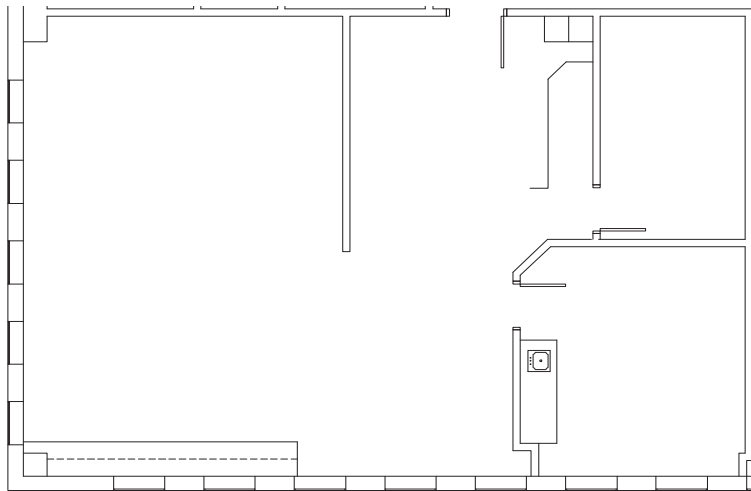


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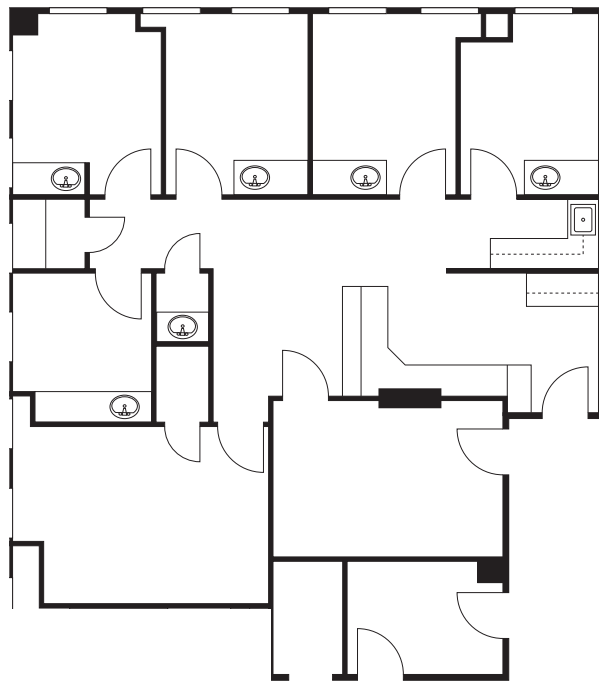
SECOND FLOOR
SUITE 225
1,364 RSF

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THIRD FLOOR
SUITE 302
1,313 RSF

5400
BALBOA BOULEVARD



THIRD FLOOR SUITE 315

1,223 RSF

*2nd Gen Dental Space

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AREA DEMOGRAPHICS

POPULATION	91316 - ENCINO
2023 Population - Current Year Estimate	28,440
2023 Median Age	457
HOUSEHOLD INCOME	
2023 Average Household Income	\$137,130
2023 Median Household Income	\$99,143
HOUSING VALUE	
2023 Average Value of Owner Occ. Housing Units	\$1,042,203
DAYTIME POPULATION	
2023 Daytime Population	26,669



- ★ 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

CODY CHIARELLA
+1 818 502 6730
cody.chiarella@cbre.com
Lic. 01754878

DANA NIALIS
+1 818 502 6774
dana.nialis@cbre.com
Lic. 01947265

ANGIE WEBER
+1 818 502 6750
angie.weber@cbre.com
Lic. 01015031

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