

ENCINO  
**CROSSING**

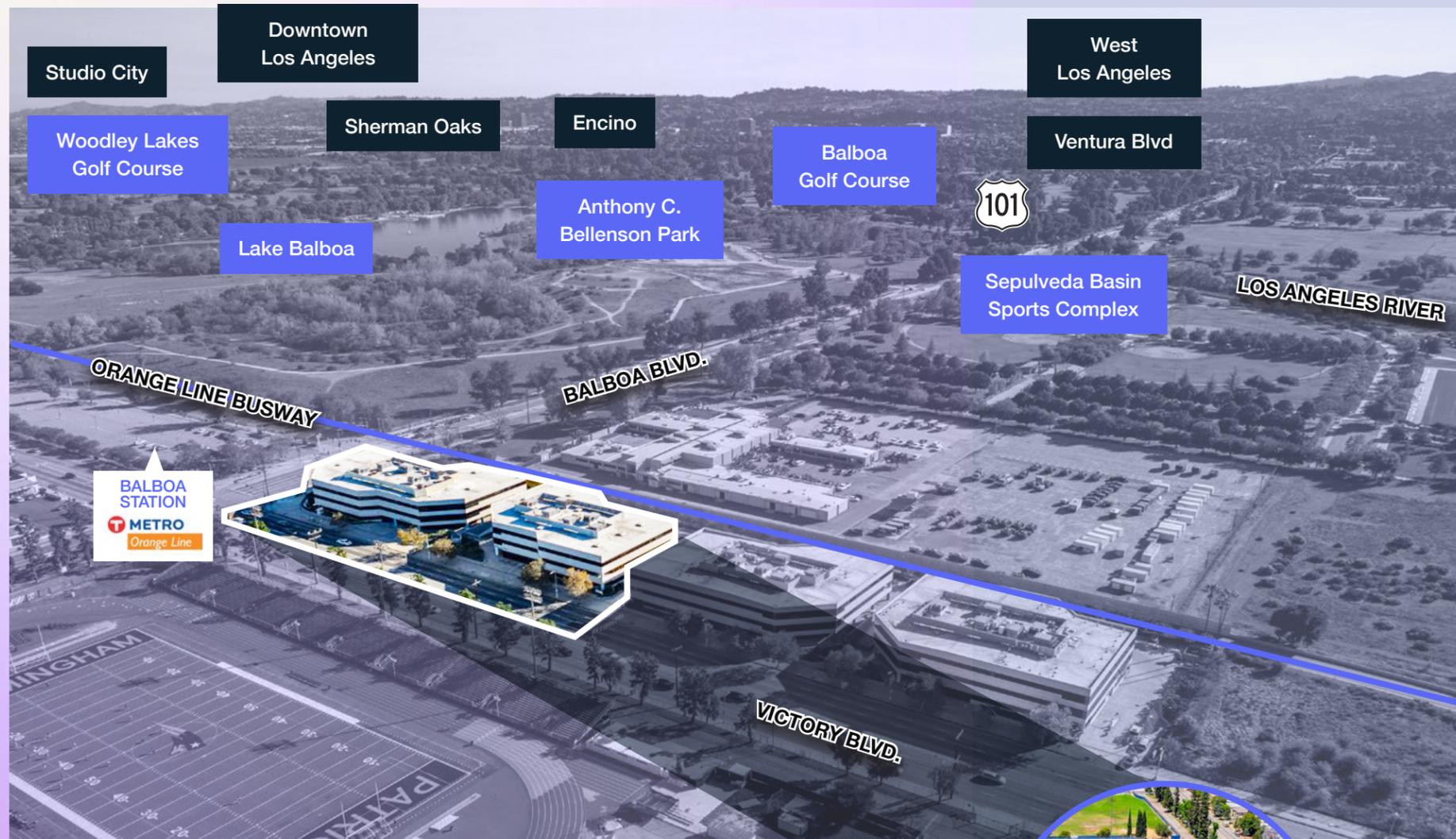
6345 BALBOA BLVD | ENCINO, CA

**Where Visibility Meets Innovation  
in Medical Real Estate**

BUILDINGS I & II



**CBRE**

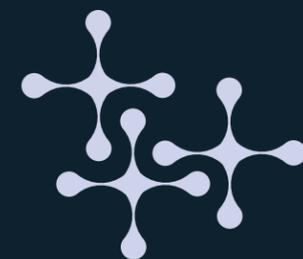


**Designed for Providers.  
Convenient for Patients.**



# The Buildings & Opportunities

- + **Building I:** 57,724 RSF of medical adaptable space
- + **Building II:** 49,693 RSF of medical adaptable space
- + Medical-ready infrastructure with upcoming spec suites designed for healthcare users
- + Opportunity to create a dedicated patient drop-off loop for convenience and safety
- + Validated patient parking program available for high-volume practices
- + Capitalized, motivated ownership committed to medical tenancy
- + On-site management for responsive operations and tenant support
- + Prominent monument signage along the Balboa & Victory corridors
- + Updated internal wayfinding for easy patient navigation
- + Custom TI packages available for qualified medical tenants
- + Flexible floor plans built to accommodate growth and multiple specialties



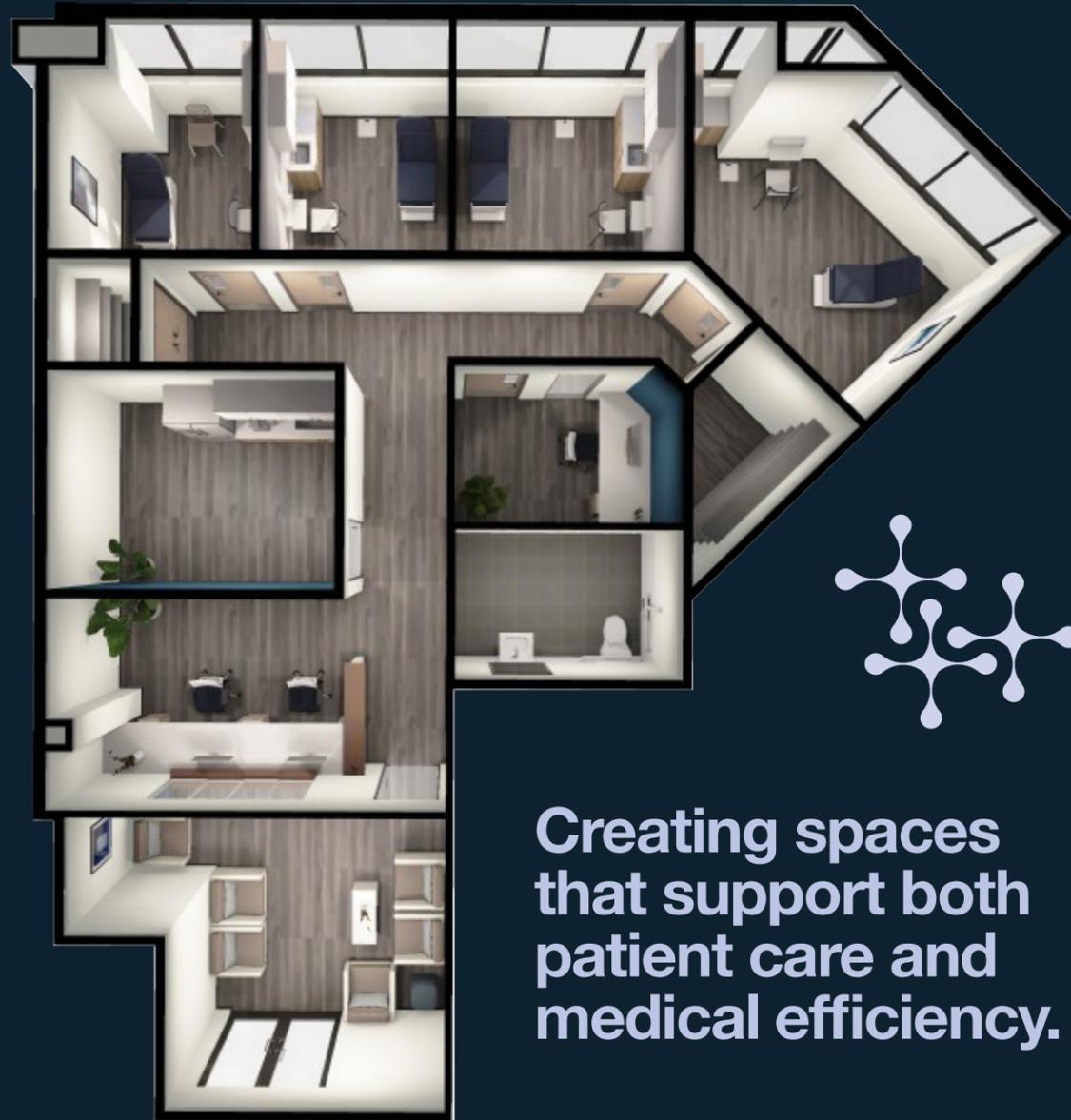
**A Brand New Look.**

**New Interior and Exterior Improvements**

**Elevated Workspaces.**

**12' Ceiling Height in Select Suites**

# Interior Gallery



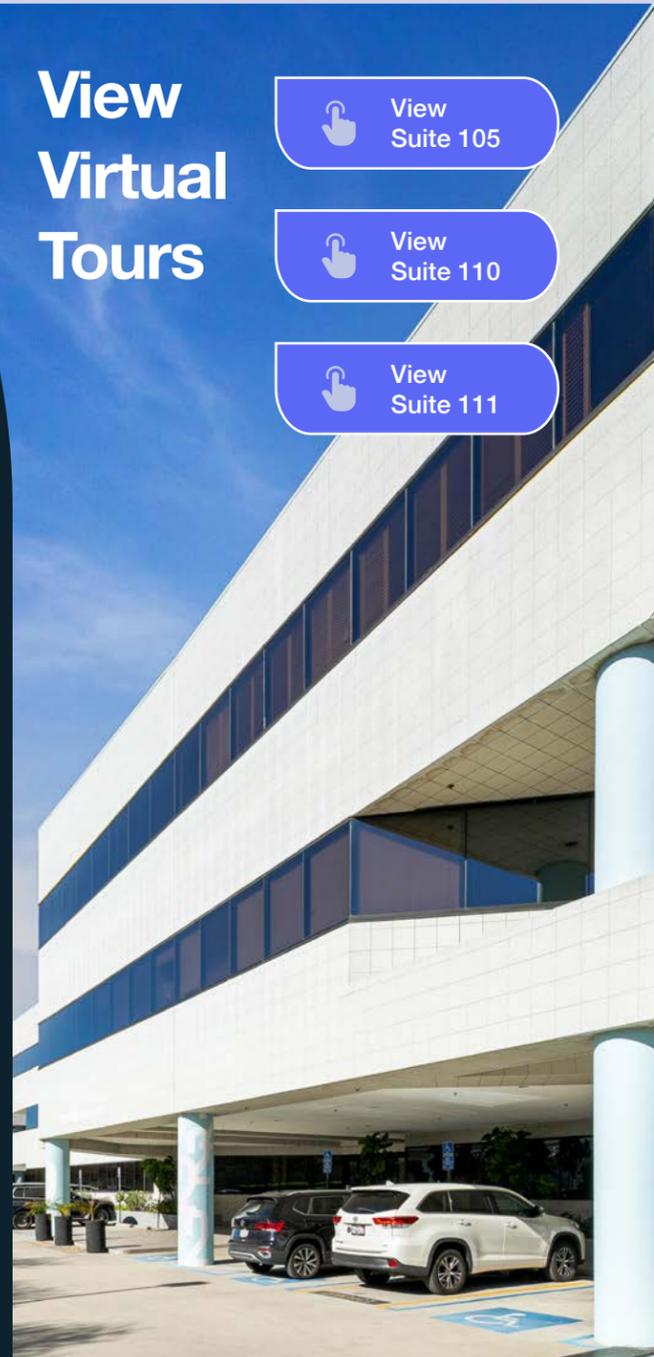
Creating spaces that support both patient care and medical efficiency.

View  
Virtual  
Tours

 [View Suite 105](#)

 [View Suite 110](#)

 [View Suite 111](#)

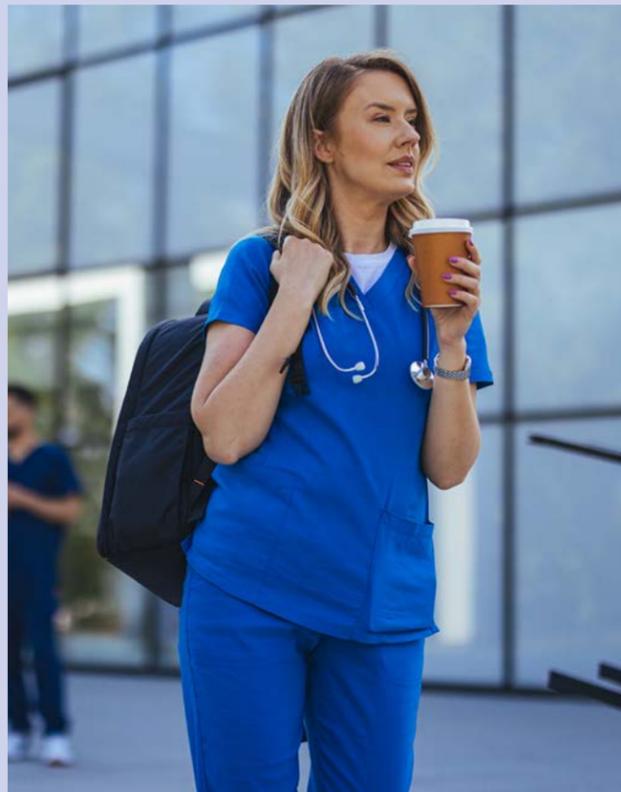


A well-appointed exam room thoughtfully designed for the needs of medical professionals.



# Where Patient Access Meets Clinical Opportunity at Balboa & Victory

Grow your patient base at one of the Valley's most traveled and recognized corridors



## A Crucial Component.

Encino Crossing enjoys a prime location, offering convenient access to the region's leading medical centers.

- + UCLA West Valley Medical Center .....8.5 Miles
- + Encino Hospital Medical Center .....2.6 Miles
- + Providence Tarzana Medical Center .....3.0 Miles
- + Sherman Oaks Hospital .....5.1 Miles
- + Valley Presbyterian Hospital.....2.7 Miles
- + Northridge Hospital Medical Center.....4.2 Miles
- + Providence Holy Cross Medical Center .....8.6 Miles
- + Providence Saint Joseph Medical Center .....11.7 Miles
- + Mission Community Hospital.....4.9 Miles





**Prestigious Image.**  
 Encino is a Highly Sought-After Community Known for its Upscale Residences, Tree-Lined Streets, and Vibrant Atmosphere

# The Spaces

## Building 1

\* Spec Suite in Progress - Contiguous to 3,513 RSF

\*\* Proposed Project Pharmacy Location

\*\*\* Contiguous to ±6,527 RSF

Suite	Size	Rate	
105*	±1,648 RSF	\$3.25 FSG	
111*	±1,865 RSF	\$3.25 FSG	
110	±1,467 RSF	\$3.25 FSG	
120**	±2,468 RSF	\$3.25 FSG	
200***	±3,562 RSF	\$3.25 FSG	
205**	±1,755 RSF	\$3.25 FSG	
213	±3,520 RSF	\$3.25 FSG	
218***	±910 RSF	\$3.25 FSG	
222***	±2,055 RSF	\$3.25 FSG	
310	±4,794 RSF	\$3.25 FSG	



## Building 2

\* Brand New Spec Suite - Contiguous to ±5,062 RSF

\*\* Contiguous to ±9,187 RSF

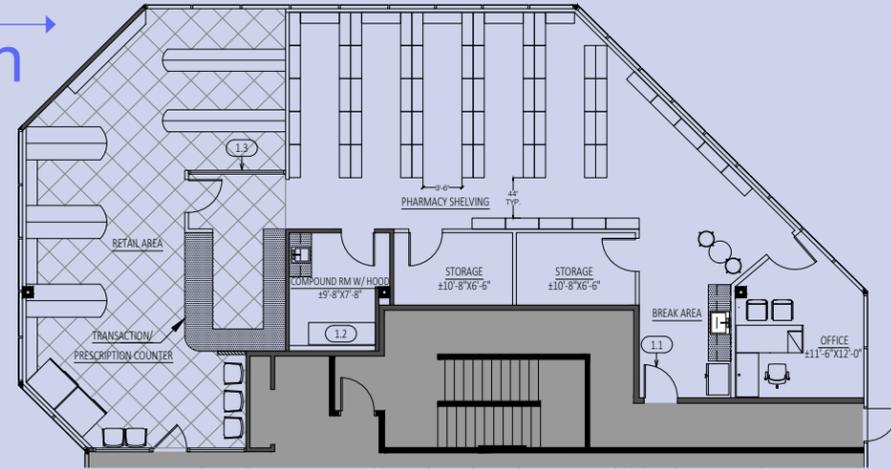
Suite	Size	Rate
138*	±1,822 RSF	\$3.25 FSG
140*	±3,240 RSF	\$3.25 FSG
142	±697 RSF	\$3.25 FSG
227**	±2,515 RSF	\$3.25 FSG
230**	±1,793 RSF	\$3.25 FSG
240**	±2,378 RSF	\$3.25 FSG
242**	±1,374 RSF	\$3.25 FSG
245**	±1,127 RSF	\$3.25 FSG
340	±3,193 RSF	\$3.25 FSG



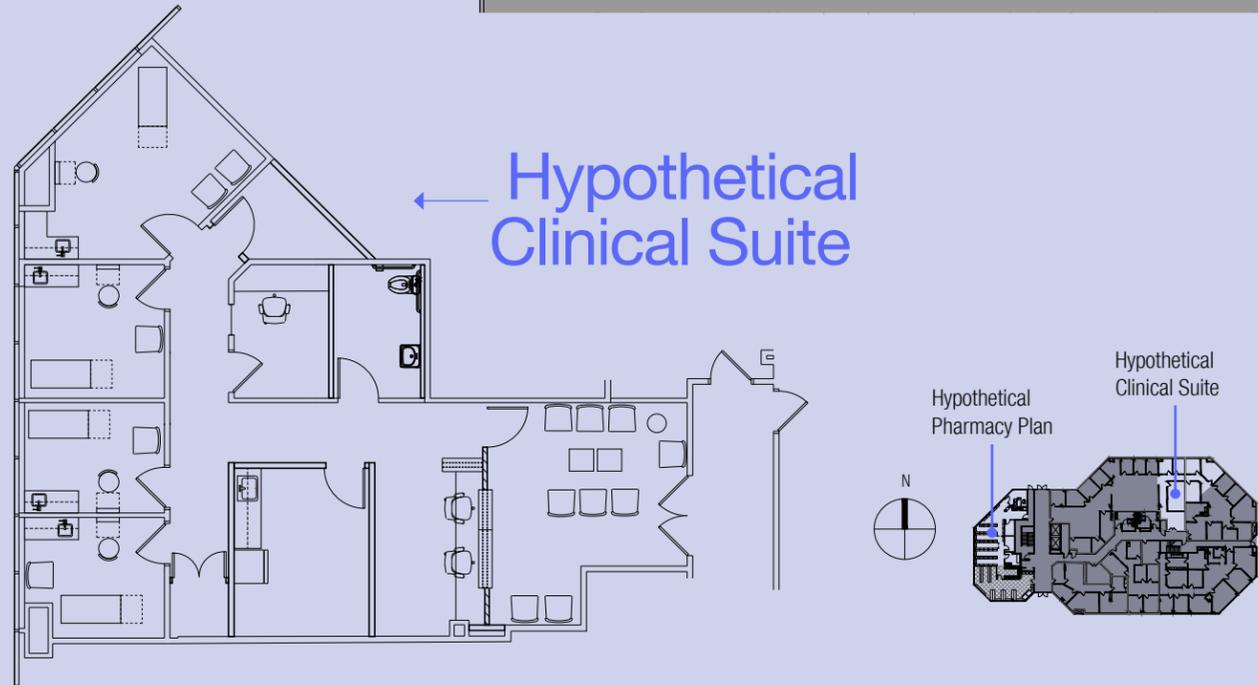
# Hypothetical Floor Plans

Reimagining a Landmark Intersection for Modern Healthcare

## Hypothetical Pharmacy Plan



## Hypothetical Clinical Suite



## Potential Users

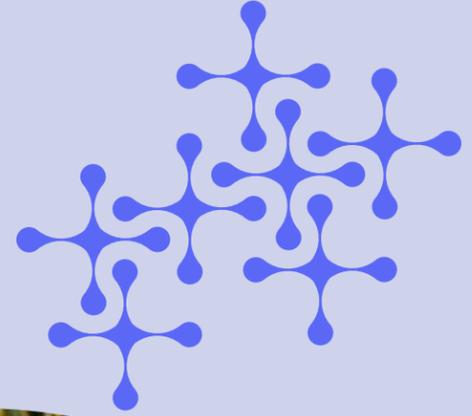
- + Health systems seeking outpatient expansion
- + Multi-specialty groups
- + Surgery centers / imaging / urgent care
- + Specialty care (cardiology, ortho, GI, pediatrics, derm, dental)
- + High-acuity medical tenants needing parking & signage
- + Pharmacy

## The Perks.

- + Balboa Blvd & Victory Blvd is ranked among LA's most high-traffic intersections (listed #10 in countywide rankings)
- + Victory Blvd is a 25-mile major arterial spanning nearly the entire San Fernando Valley, with heavy east-west commuter flow
- + Balboa Blvd serves as a primary north-south corridor connecting Lake Balboa, Encino, Northridge, and Granada Hills
- + Minutes from the 405, 101 & 118
- + Multiple bus lines + Orange-Line

## Within 2 Miles

<b>205</b>	<b>11</b>	
Restaurants	Hotels	
<b>69</b>	<b>10+</b>	<b>7</b>
Banking Locations	Grocery Stores	Health & Fitness Studios



## \$5 Million in Capital Improvements:

- + HVAC Unit Replacements
- + Full Window Replacements
- + Elevator Modernizations
- + Renovated Restrooms
- + Exterior LED Lighting
- + Corridor Renovations
- + Monument Signage
- + Exterior Landscape Upgrades
- + Exterior Painting

## Rethink Your Workday.

## Commute With Ease.

Metro Orange Adjacent  
Connects to Warner Center, Universal City  
and DTLA

## Arrive in Style.

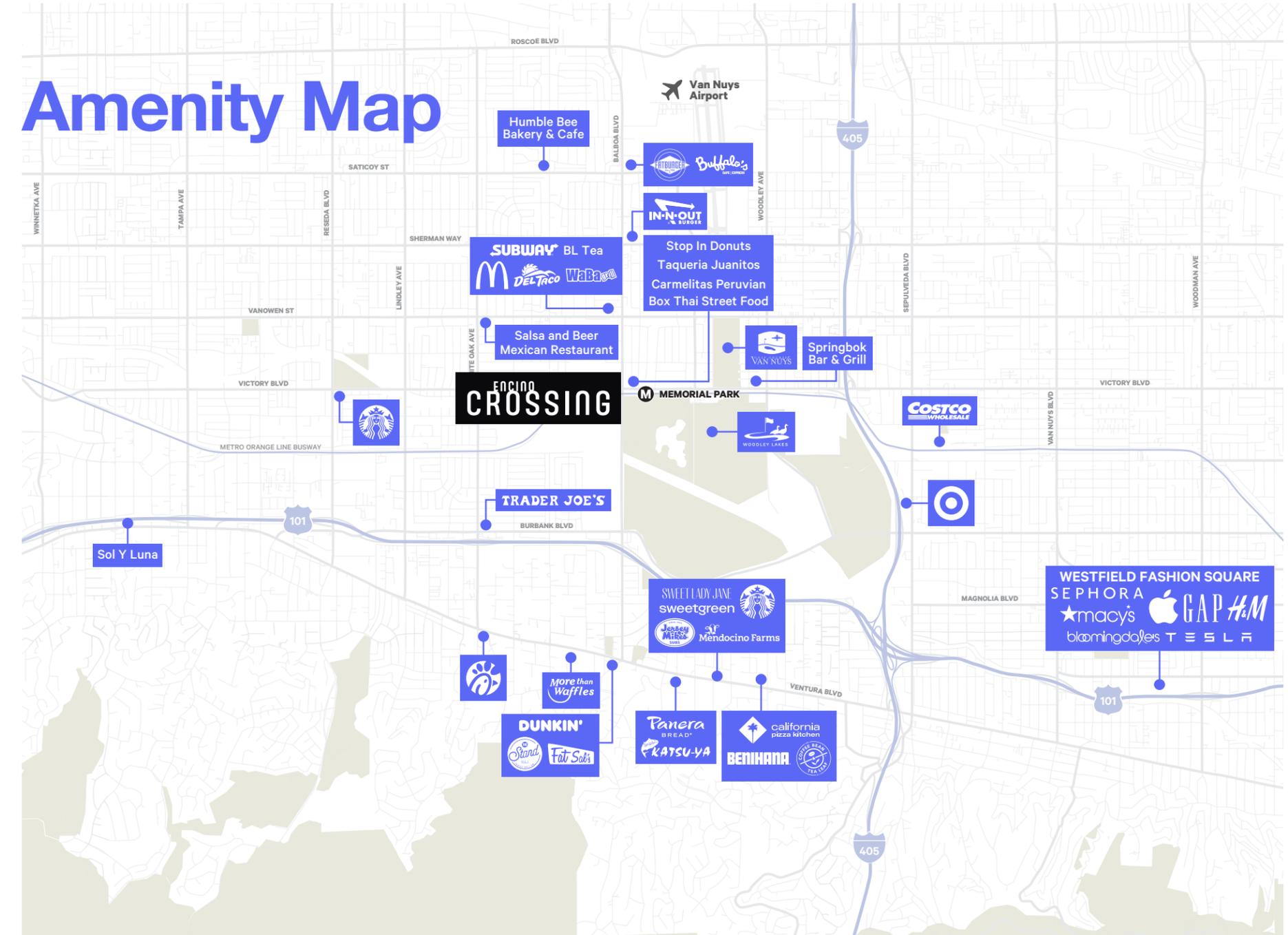
On-Site Car Wash

## Park Securely.

Subterranean Parking \$125/Stall/Month



## Amenity Map



# ENCINO CROSSING

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## Where Visibility Meets Innovation in Medical Real Estate

2-Building Opportunity for Medical Use

For more information, please contact:

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BUILDINGS I & II

**CBRE**