

10515

Balboa Boulevard

DOCTORS' MEDICAL PLAZA | GRANADA HILLS | CA

MODERN MEDICAL OFFICE SUITES IN HIGH VISIBILITY LOCATION | 200,000 CARS PASSING DAILY



CBRE

7,646 SF Prime Medical Office Suites
for Lease in Highly Visible Location

UNMATCHED LOCATION. ELEVATED STATURE.

Doctors' Medical Plaza, located in Granada Hills, is the region's premier medical office building. Visibly perched over Balboa Boulevard, with 200,000 cars passing daily, this prime three-story medical office building is highly visible in various landmark ways. The property features an on-site pharmacy and excellent parking facilities, both for patients and staff. The property is "green" in offering a large solar installation and beautiful drought resistant landscape.



BUILDING SIZE
44,000 SF (3 STORIES)



YEAR BUILT / RENOVATED
1987 / 1997



TYPICAL FLOOR SIZE
14,227 SF



PROPERTY HIGHLIGHTS

- 7,646 SF prime medical office space available
- Building is 100% dedicated to healthcare tenants
- On-site personnel from 6 AM - 10 PM, Mon - Fri
- On-site pharmacy
- On-site and street parking available
- Vacant dental suite
- Quick access to 405 and 118 Freeways
- Conveniently located near restaurants & amenities
- Prominent visibility along Balboa Blvd to 200,000 cars daily
- Large patient and workforce pools (in Los Angeles' densely populated San Fernando Valley)
- Energy efficient facility with large solar facility and cactus landscape
- 24-hour surveillance security



AVAILABILITY SUMMARY

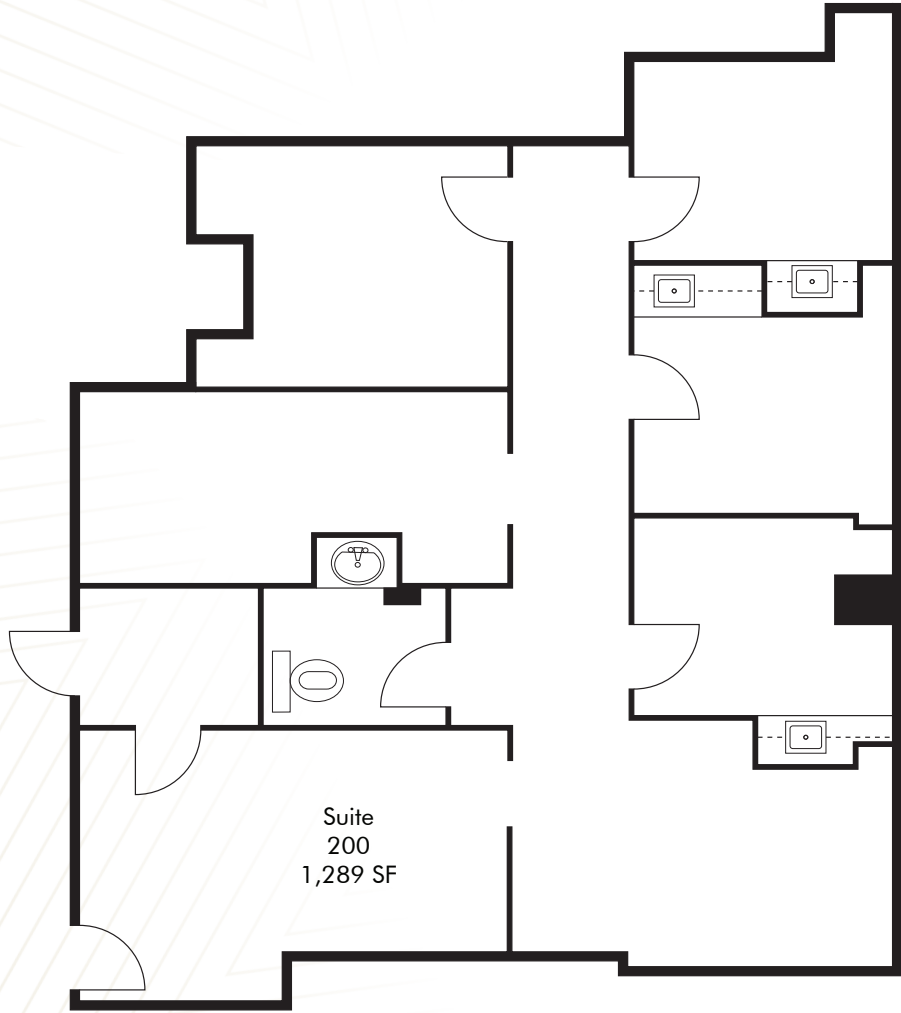
Rising up from the intersection of Balboa Boulevard and San Jose Street, Doctors' Medical Plaza offers a distinguished address and a community of medical professionals. Currently 7,646 SF of state-of-the-art office space is available.

SUITES *	SIZE
Suite 200	1,289 SF
Suite 210/225/225A	2,274 SF
Suite 375	1,961 SF
Suite 380	2,122 SF

*Suites can be sub-divided



AVAILABLE SPACE / FLOOR PLANS

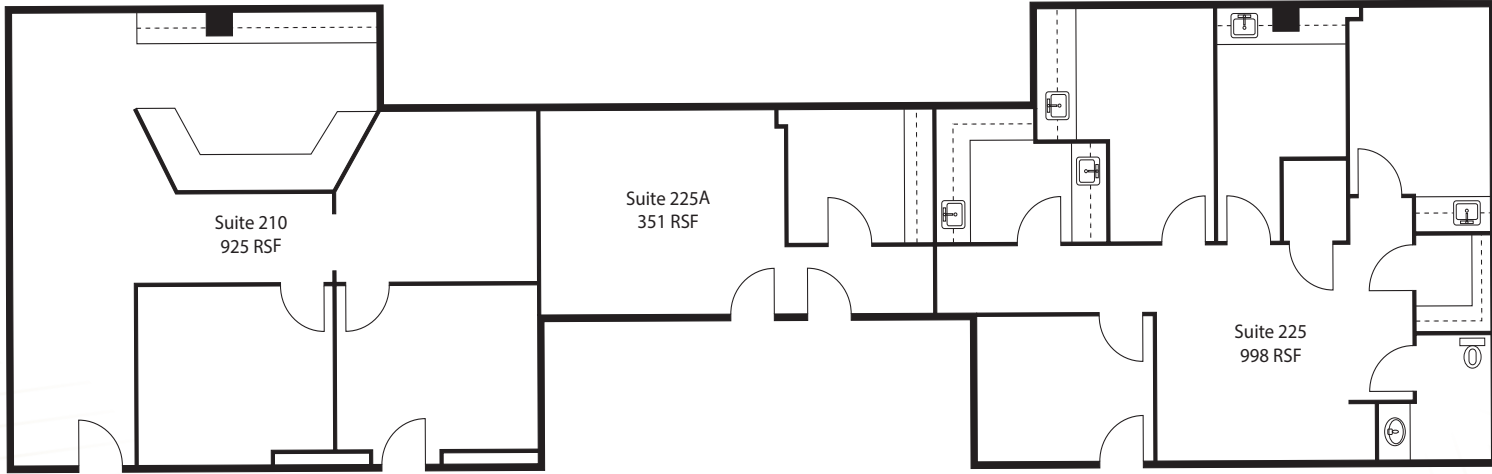


Suite 200 (Former Dental Office)

200 1,289 SF \$3.35 FSG



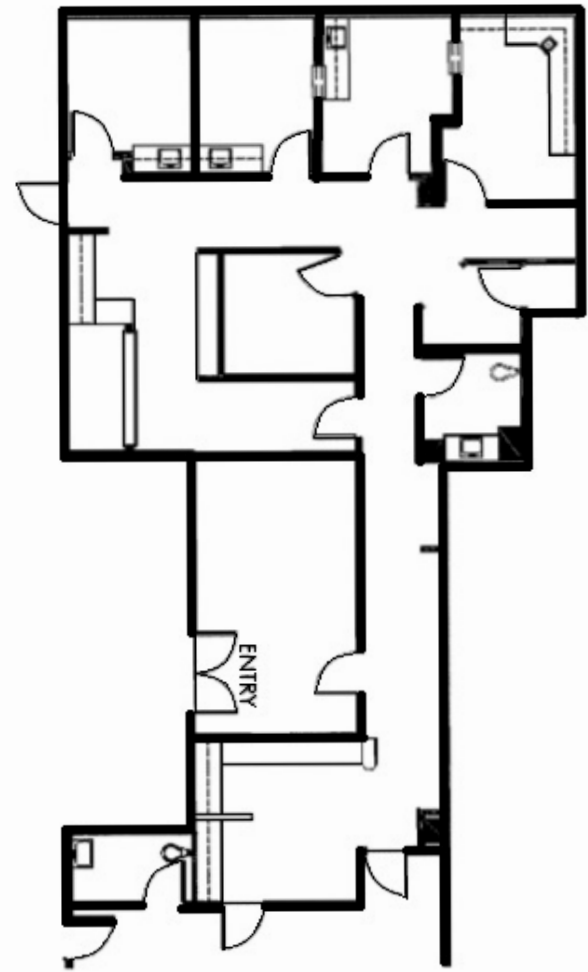
AVAILABLE SPACE / FLOOR PLANS



Suite 210/225/255A (can be separate or contiguous)

210/225/225A 2,274 SF \$3.35 FSG

AVAILABLE SPACE / FLOOR PLANS

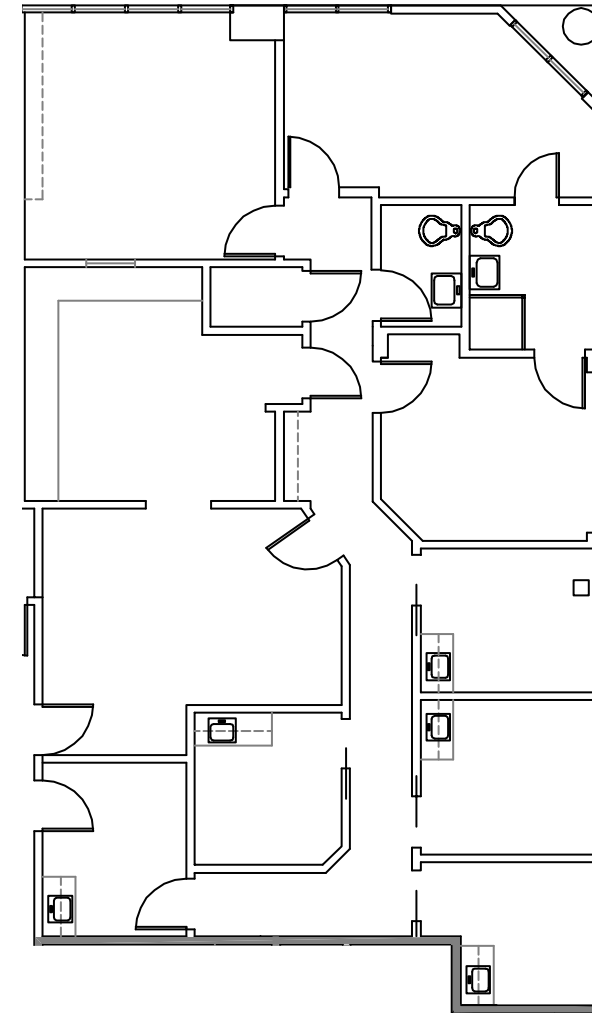


Suite 375

375 1,961 SF \$3.35 FSG



AVAILABLE SPACE / FLOOR PLANS



Suite 380

(Available April 2025)

380 2,122 SF \$3.35 FSG



SAN FERNANDO VALLEY AREA OVERVIEW

The San Fernando Valley is magnetic.. Hugged by greenery, rolling hills, and endless amenities, this celebrated region of Southern California is a seamless gathering of big city and big community. Doctors' Medical Plaza is located in the thriving Granada Hills neighborhood of the San Fernando Valley - an area bordered by North Hills and Northridge to the south, Mission Hills and Sylmar to the east, and Porter Ranch to the west.

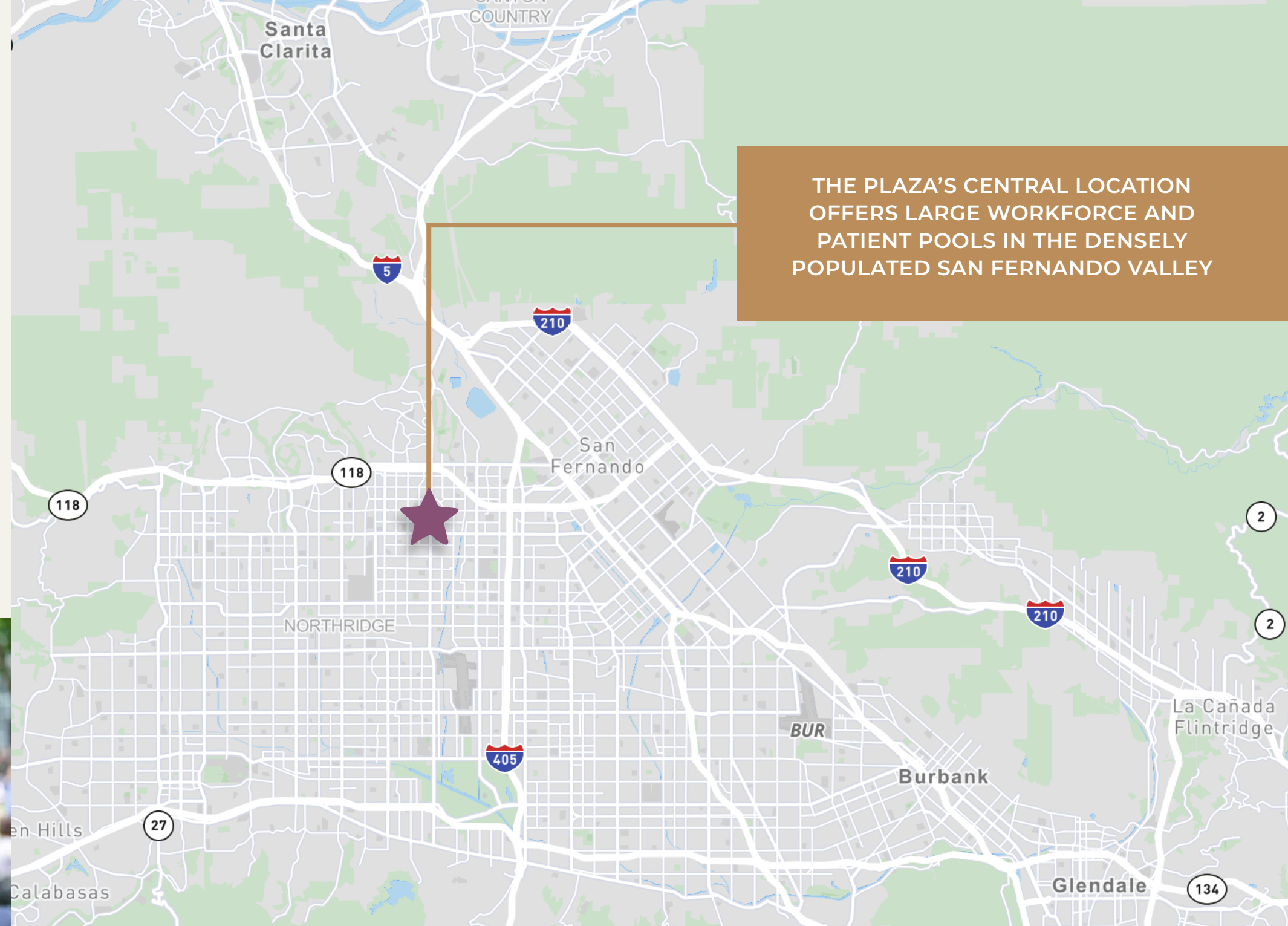
Granada Hills is centrally located at the core of a well-educated workforce with stunning landscapes and an unparalleled quality of life. Unsurprisingly, it is also one of the most sought after submarkets in the country. It's densely populated town is home to approximately 56,445 residents. The Ronald Reagan, San Diego, and Golden State Freeways all pass through Granada Hills.

DESTINATIONS DISTANCE

Burbank Airport	18 Minute Drive
Downtown Los Angeles	27 Minute Drive
Los Angeles International Airport	36 Minute Drive
Balboa Train Station	11 Minute Drive
Northridge Metrolink	11 Minute Drive

SAN FERNANDO VALLEY DEMOGRAPHICS

2023 Population	1,826,028
2023 Median Age	38.6
Households	634,297
Median Household Income	\$85,802



THE PLAZA'S CENTRAL LOCATION OFFERS LARGE WORKFORCE AND PATIENT POOLS IN THE DENSELY POPULATED SAN FERNANDO VALLEY



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