

23101

SHERMAN PLACE
WEST HILLS, CA



OUTPATIENT MEDICAL SPACE FOR LEASE

CBRE

PROPERTY HIGHLIGHTS

- Adjacent to West Hills Hospital
- Institutional ownership
- Central location with convenient access to Hollywood (101) and Ronald Reagan (118) Freeways
- Tenant improvement allowance available
- Abundant free parking
- Ground floor pharmacy and food amenities
- Monument signage opportunities



AVAILABILITY

SUITE	SIZE	RATE	AVAILABILITY
207	924 RSF	Negotiable	Immediate
210	3,498 RSF	Negotiable	Immediate
217	1,301 RSF	Negotiable	Immediate
221	617 RSF	Negotiable	Immediate
301A*	905 RSF	Negotiable	Immediate
301*	2,567 RSF	Negotiable	Immediate
303	904 RSF	Negotiable	Immediate
311	1,200 RSF	Negotiable	Immediate
415 (Built-Out Dental Space)	1,472 RSF	Negotiable	Immediate
500	2,451 RSF	Negotiable	Immediate
501 & 507	3,522 RSF	Negotiable	Immediate
Term: Three (3) to ten (10) years *Suites 301A & 301 are contiguous to 3,472 RSF			



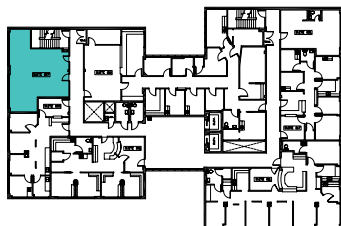
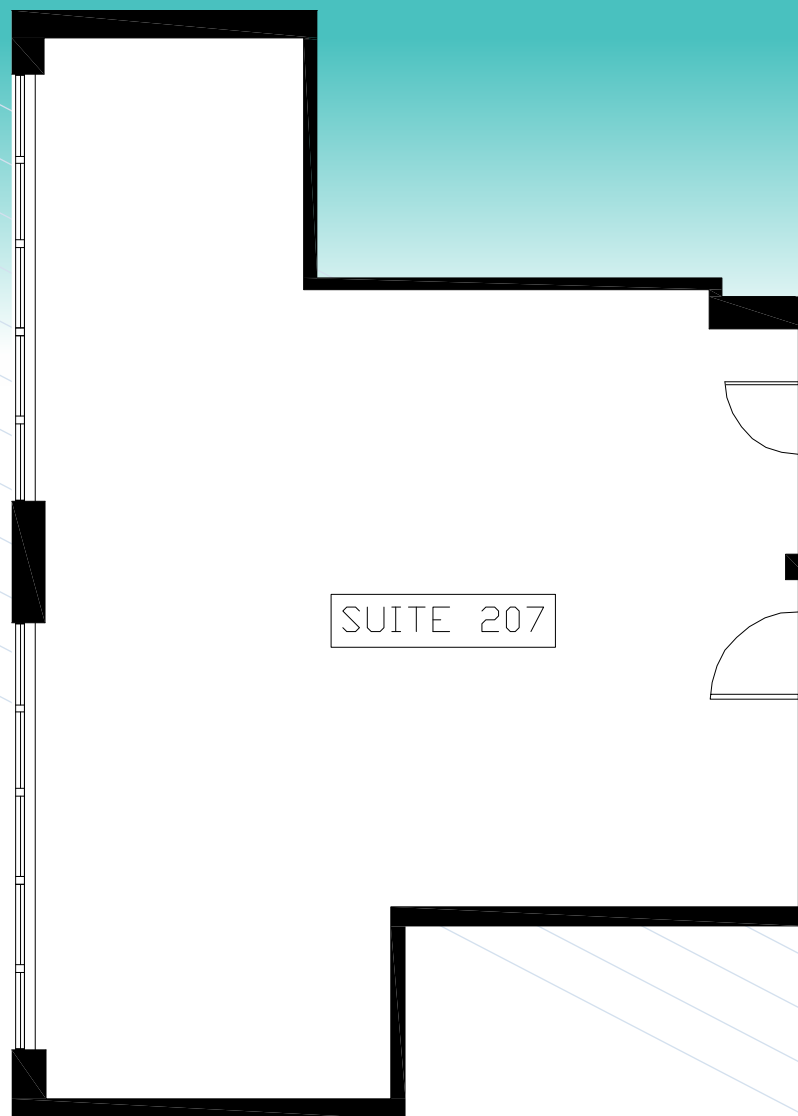
Click Suite # to
view Floor Plan



SECOND FLOOR

SUITE 207

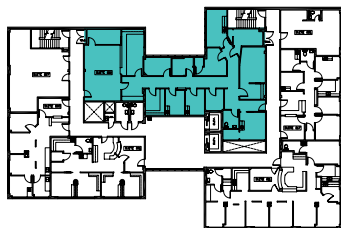
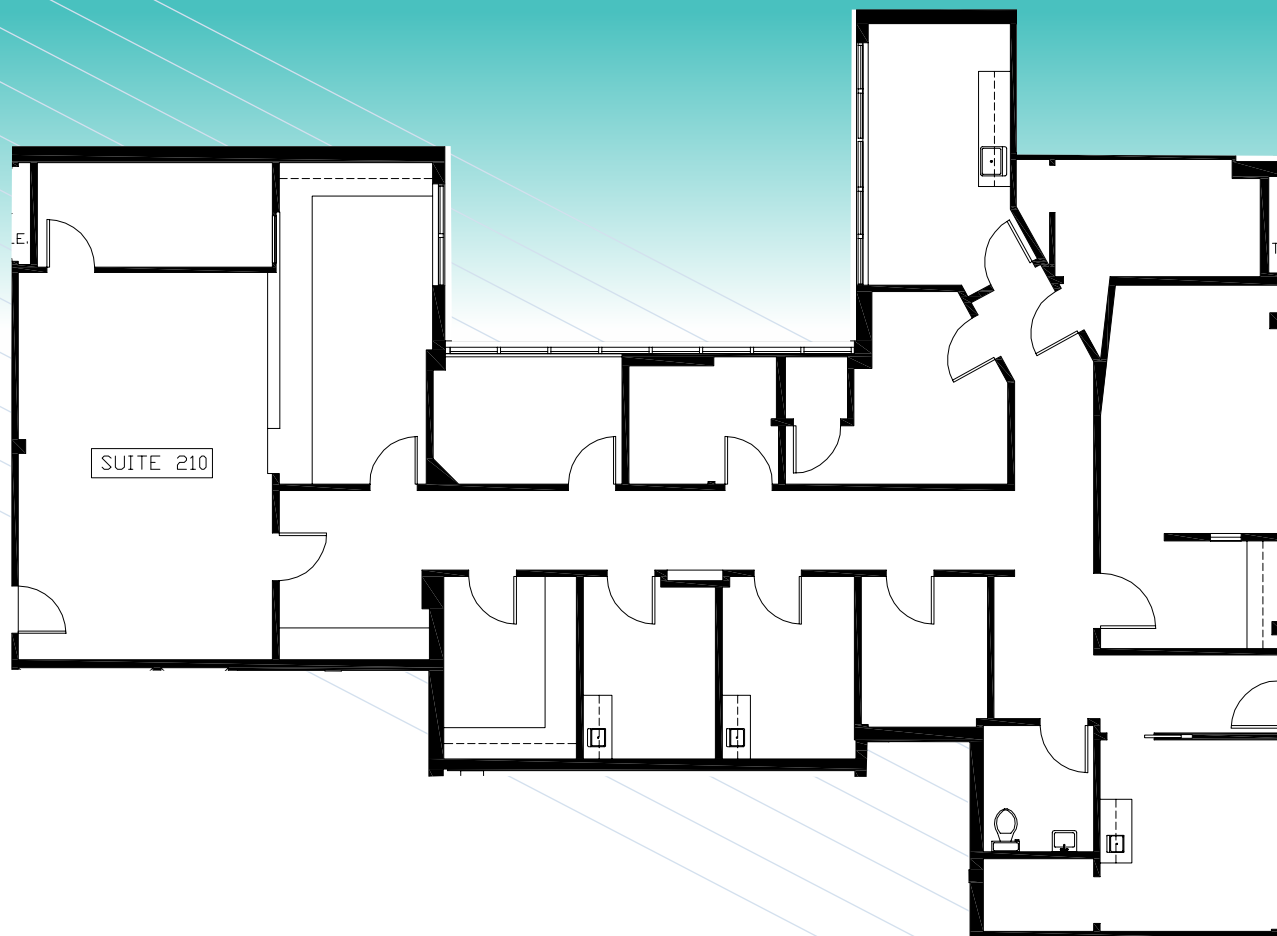
924 RSF



SECOND FLOOR

SUITE 210

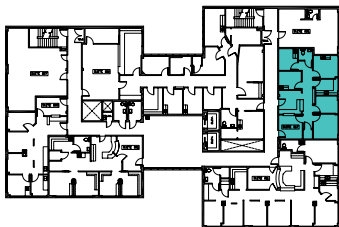
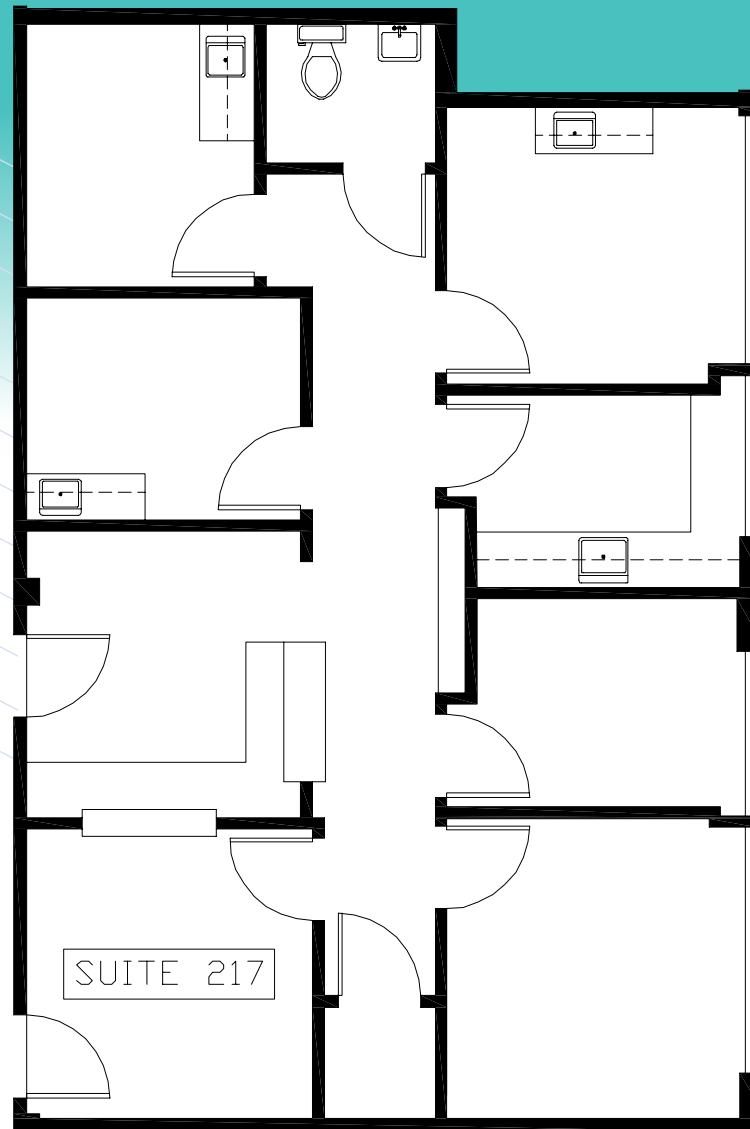
3,498 RSF



SECOND FLOOR

SUITE 217

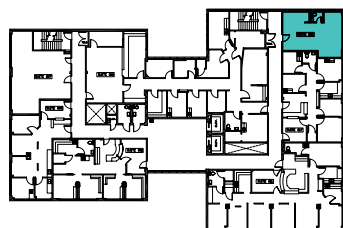
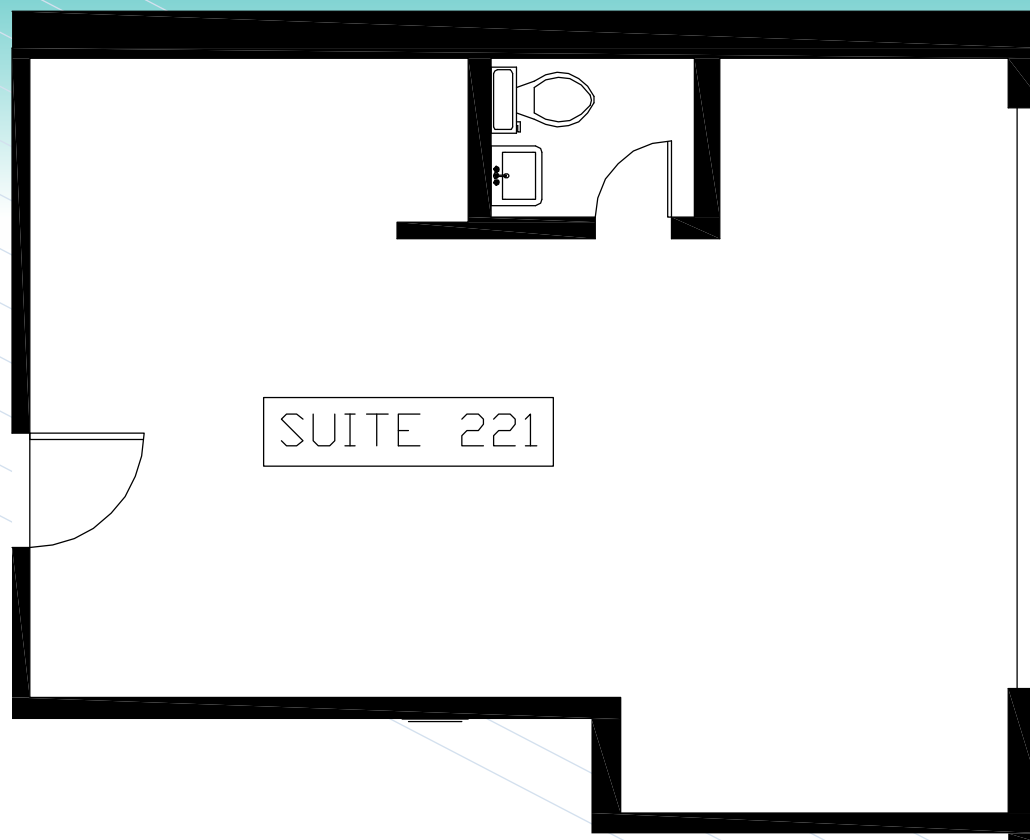
1,301 RSF



SECOND FLOOR

SUITE 221

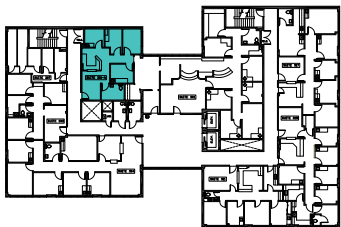
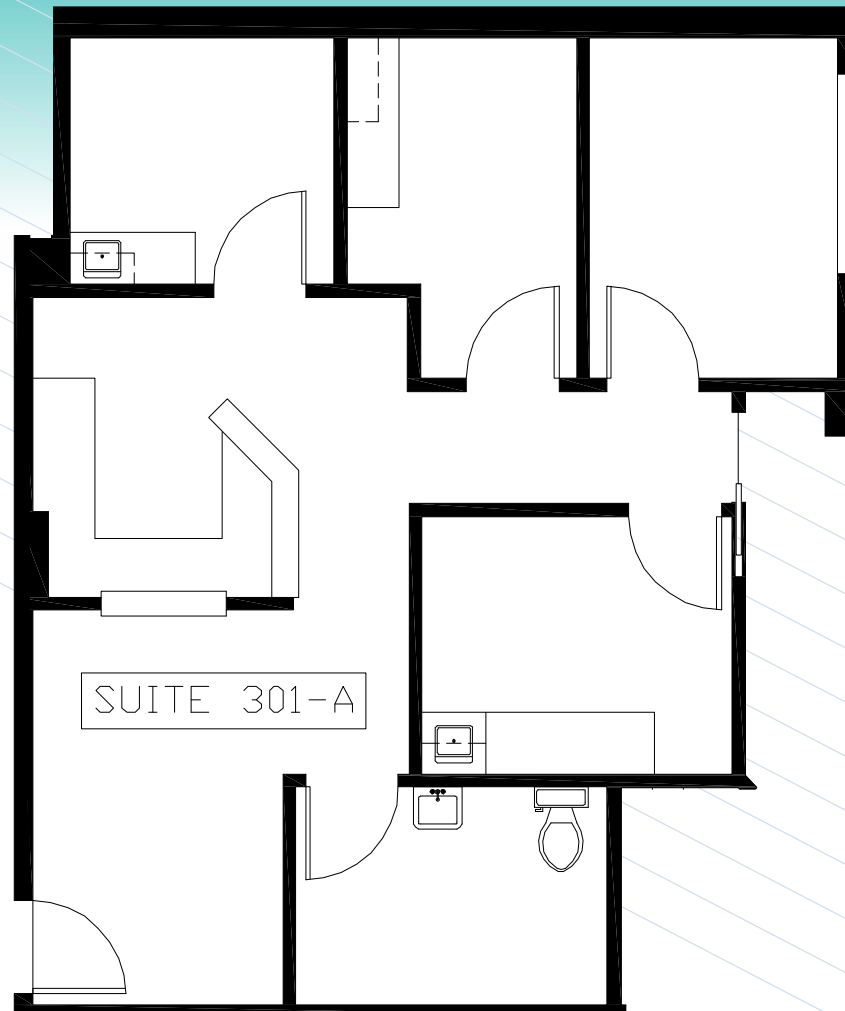
617 RSF



THIRD FLOOR

SUITE 301A

905 RSF

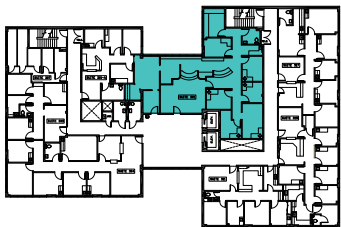
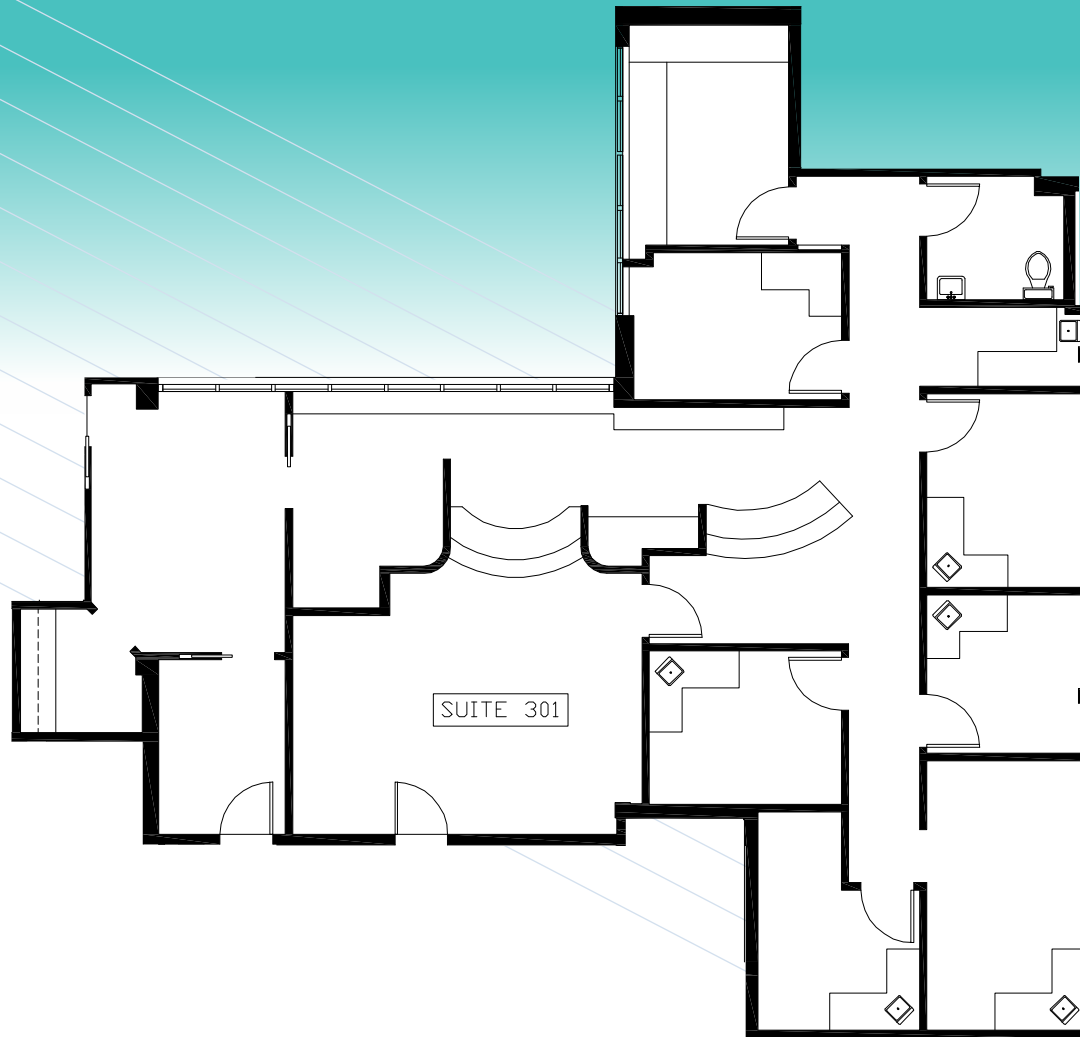


*Suites 301A & 301 are contiguous to 3,472 RSF

THIRD FLOOR

SUITE 301

2,567 RSF

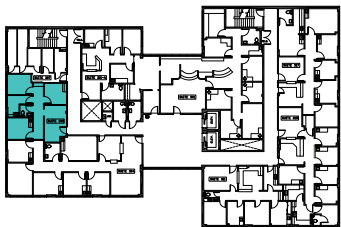
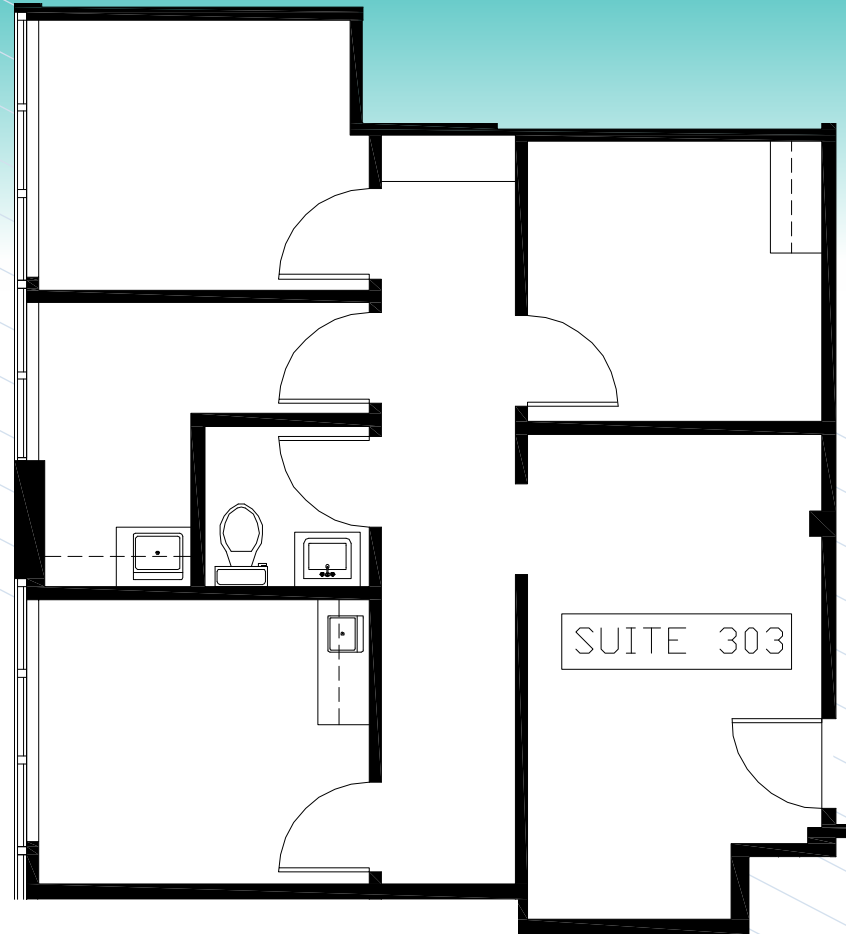


*Suites 301A & 301 are contiguous to 3,472 RSF

THIRD FLOOR

SUITE 303

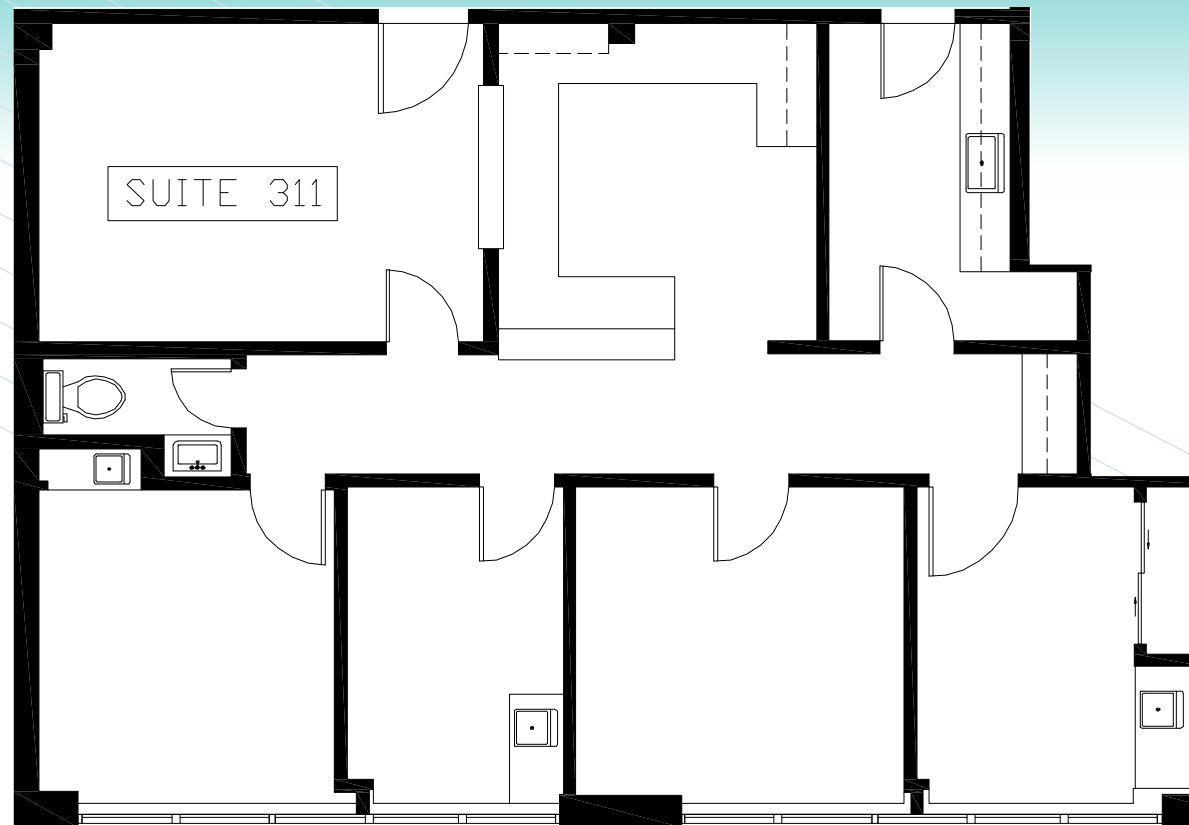
904 RSF



THIRD FLOOR

SUITE 311

1,200 RSF

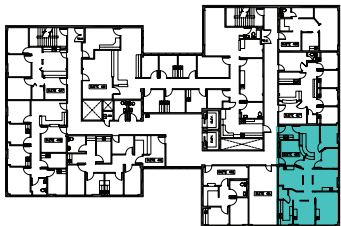
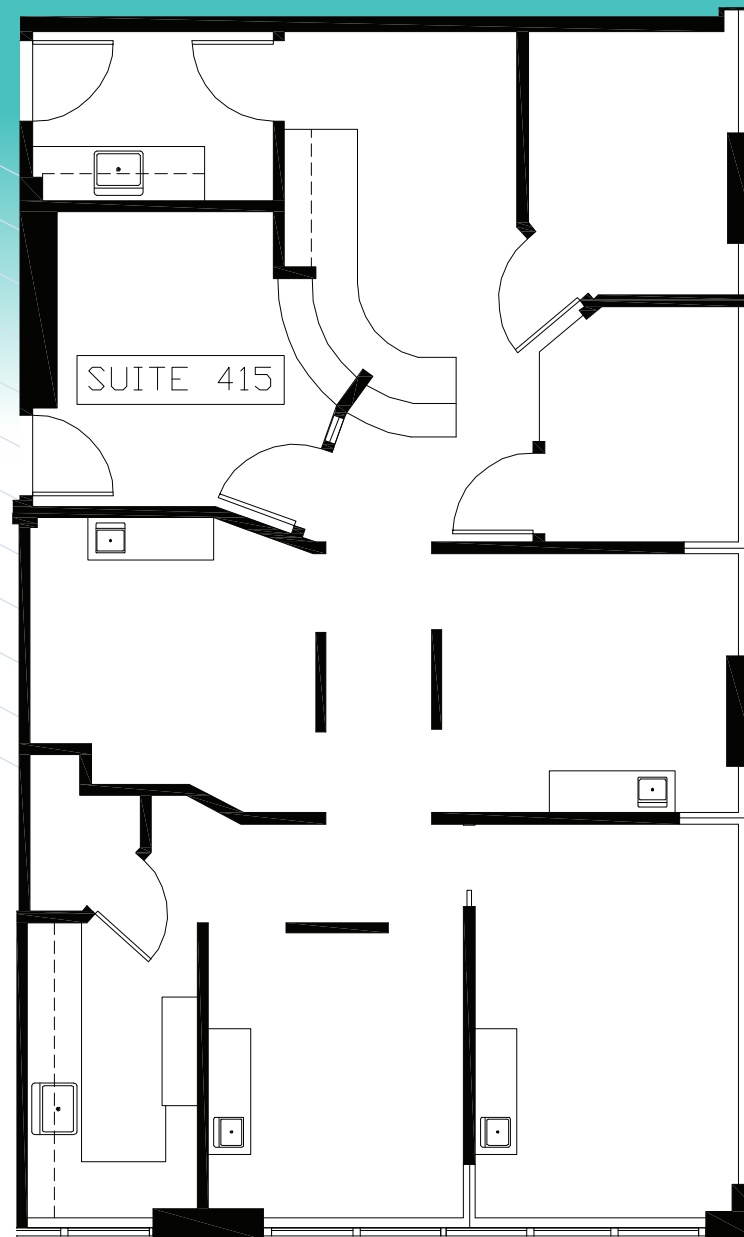


FOURTH FLOOR

SUITE 415

1,472 RSF

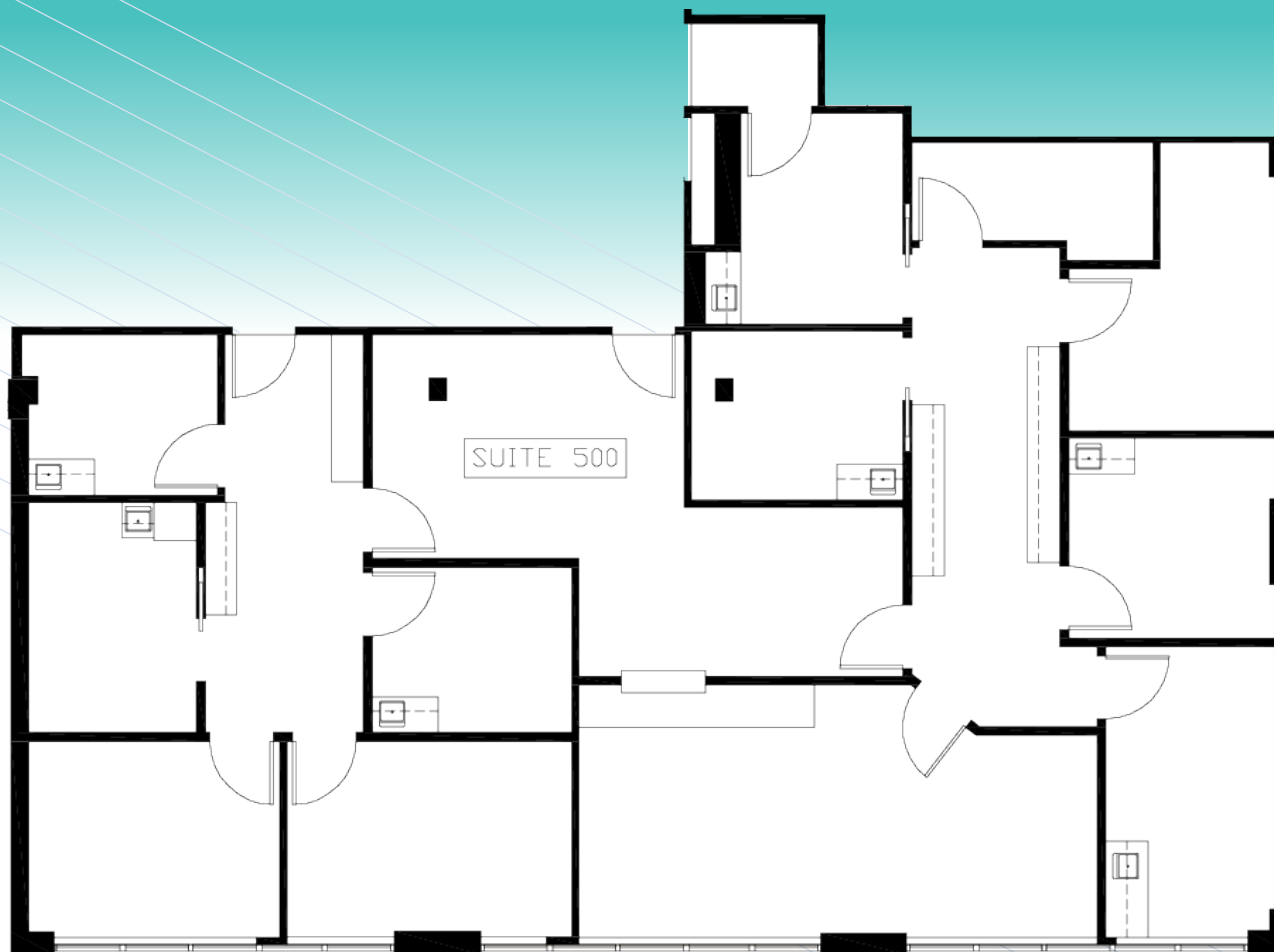
BUILT-OUT DENTAL SPACE



FIFTH FLOOR

SUITE 500

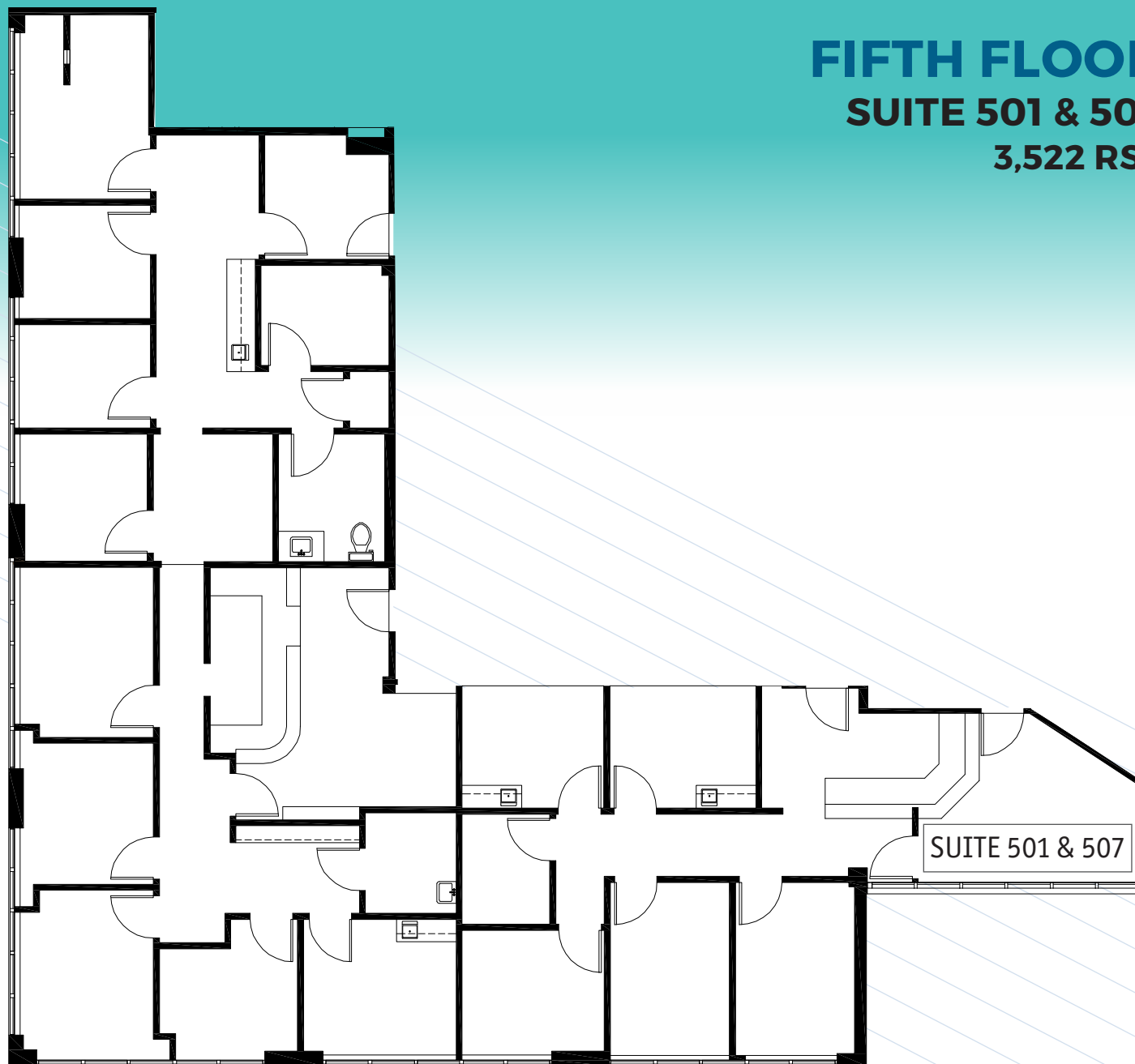
2,451 RSF

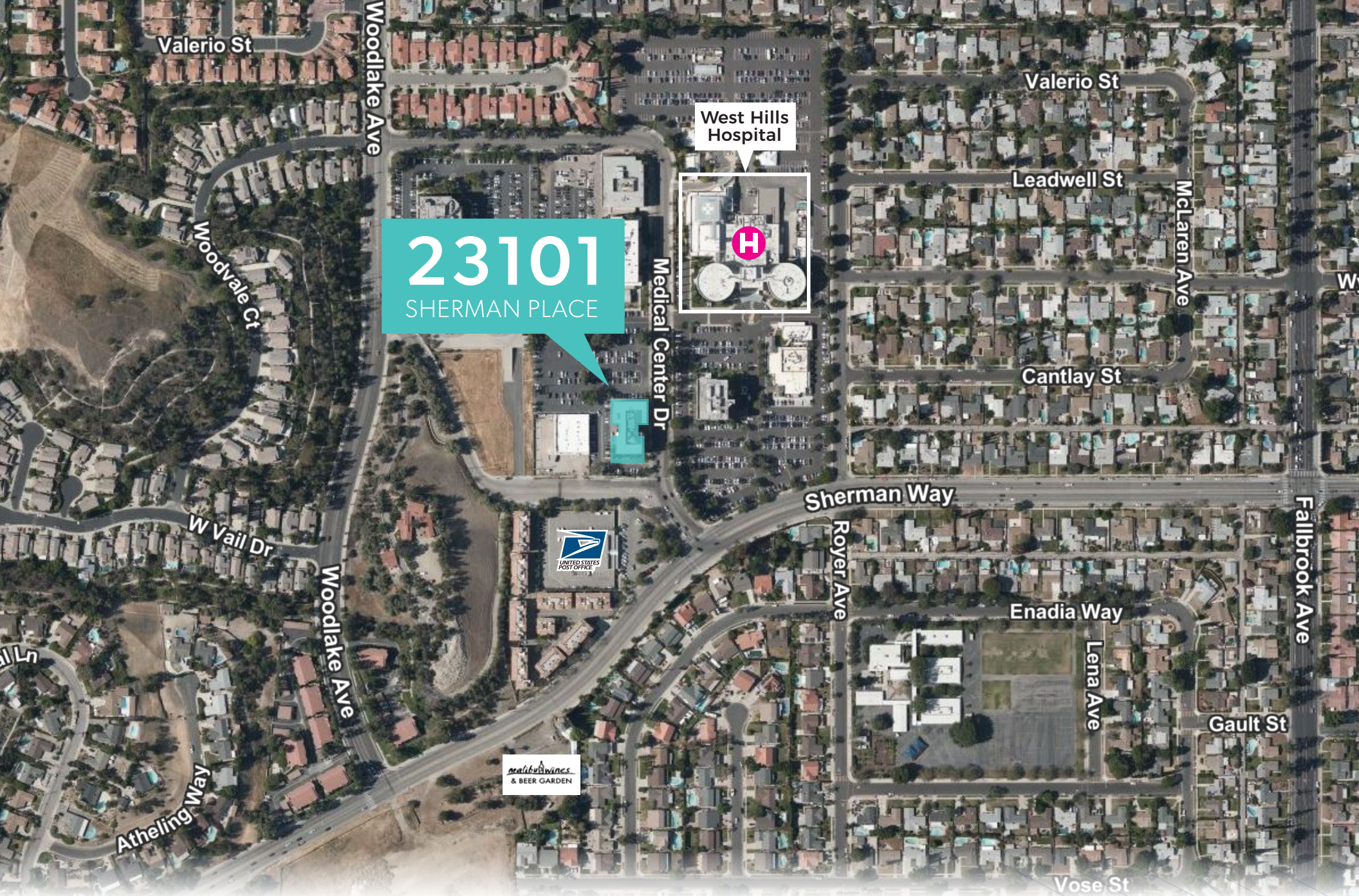


FIFTH FLOOR

SUITE 501 & 507

3,522 RSF





Valerio St

Woodlake Ave

Woodvale Ct

W Vail Dr

Woodlake Ave

Atheling Way

West Hills
Hospital

23101
SHERMAN PLACE

Medical Center Dr

Sherman Way

Royer Ave

Valerio St

Leadwell St

McLaren Ave

Cantlay St

Enadia Way

Lena Ave

Gault St

Fallbrook Ave

Vose St



DEMOGRAPHICS

POPULATION

91307 - WEST HILLS

2024 Population - Current Year Estimate

24,542

2024 Median Age

46.2

HOUSEHOLD INCOME

2024 Average Household Income

\$181,305

2024 Median Household Income

\$138,211

HOUSING VALUE

2024 Average Value of Owner Occ. Housing Units

\$920,429

DAYTIME POPULATION

2024 Daytime Population

23,321

HOUSING UNITS

2024 Occupied Housing Units

7,012

©2025 CBRE. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Source: Esri



CONTACTS:

CODY CHIARELLA

Lic. 01754878

+1 (818) 502-6730

cody.chiarella@cbre.com

DANA NIALIS

Lic. 01947265

+1 (818) 502-6774

dana.nialis@cbre.com

LINDSAY REID

Lic. 02282163

+1 (818) 502-5471

lindsay.reid1@cbre.com

Healthpeak® | **DOC
LISTED
NYSE**

©2025 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.

CBRE