



# WEST VALLEY MEDICAL CENTER

5353-5363 Balboa Blvd.  
Encino, CA 91316



WEST  
VALLEY  
MEDICAL  
CENTER

# The property



**West Valley Medical Center** is a professionally managed medical office campus located along the highly visible Balboa Boulevard corridor in the heart of Encino. The property offers flexible medical office suites suitable for a wide range of healthcare and clinical uses, with existing medical infrastructure and efficient layouts. Tenants benefit from excellent street exposure, prominent signage opportunities, and convenient on-site parking for patients and staff. The location provides immediate access to the 101 Freeway and is surrounded by dense residential neighborhoods, major hospitals, and everyday amenities. West Valley Medical Center presents an ideal setting for both established and growing medical practices seeking a strategic San Fernando Valley location.

WEST VALLEY  
MEDICAL CENTER



# Availabilities



<b>Asset Type:</b>	Medical
<b>Asking Rate:</b>	\$3.50/MG + E & J
<b>Suite:</b>	110
<b>Size:</b>	± 1,567 sq. ft.
<b>Floor:</b>	1st
<b>Parking:</b>	± 5.0/1,000

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## Notes:

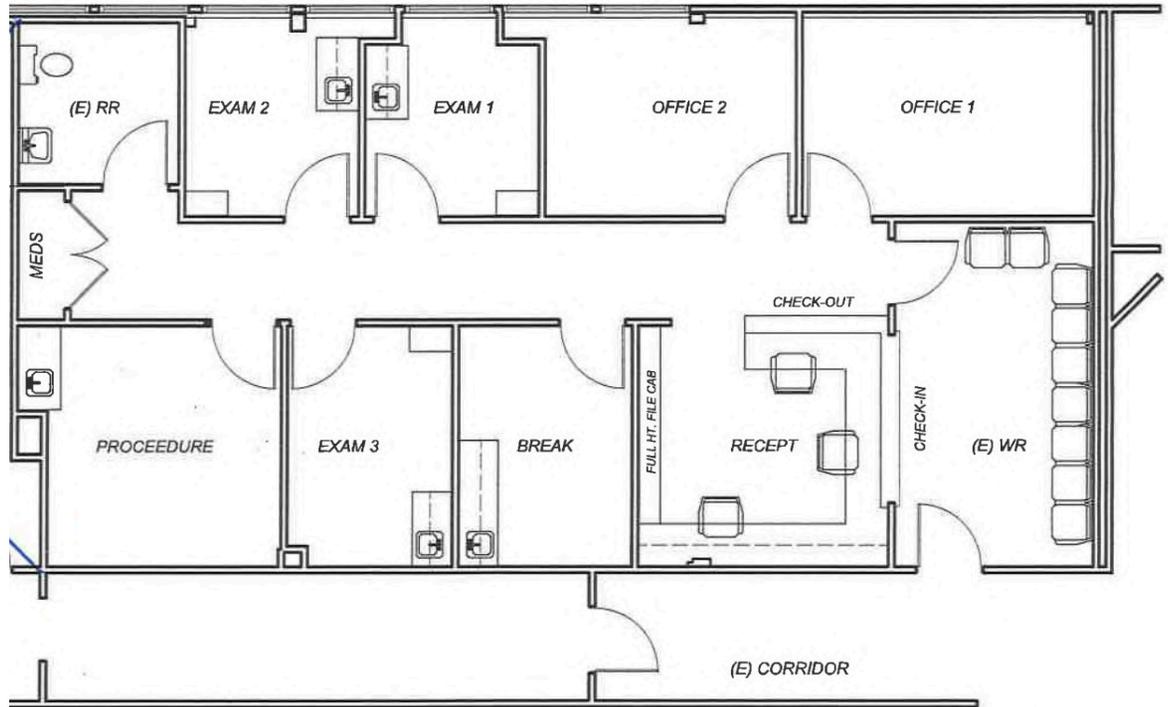
Ground floor space directly off the lobby entrance with very efficient layout. Great for wide variety of medical uses.

# Floor Plan

Suite: 110

Size: 1,567 sq. ft.

Asking Rate: \$3.50/MG + E & J





# Features



Class "A" Medical building in the heart of Encino



On-site pharmacy



Abundant ± 5.00/1,000 parking



Close proximity to numerous shopping, restaurants, banking, and medical facilities



Easy freeway access

Encino/Balboa Golf Course

Equinox

Alfred, Fat Sals,  
The Stand

Ventura Blvd.

WEST  
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101 Freeway

Balboa Blvd.

± 116 residential units  
under construction





# WEST VALLEY MEDICAL CENTER



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WESTCORD.COM

This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given, in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.

