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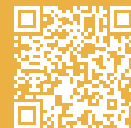
Wilbur MEDICAL PLAZA

Make it Your *Own*.



5620 Wilbur Ave. | Tarzana, CA

Click or Scan to View



Medical Office Build-Outs Available

welltower

CBRE

Property HIGHLIGHTS

Modern Amenities for a *Successful* Medical Office.



Strong submarket fundamentals



Providence Cedars-Sinai Tarzana Medical Center is 0.9 miles away



Professionally owned and managed by Welltower



Tenant improvement allowance available



Monument signage available



On-site pharmacy and surgery center



Conveniently located just off Ventura Boulevard with easy access to the Hollywood (101) Freeway



Highly Affluent Area

New Leasing OPPORTUNITIES



Suite	Size	\$/SF	Availability
210* 	2,171 SF	\$3.50/SF/mo	Immediate
214	1,306 SF	\$3.50/SF/mo	Immediate
301	650 SF	\$3.50/SF/mo	Immediate
309	1,448 SF	\$3.50/SF/mo	Immediate
320	3,207 SF	\$3.50/SF/mo	Immediate

*Newly Build-Out Spec Suite



Floor Plans

Suite 210

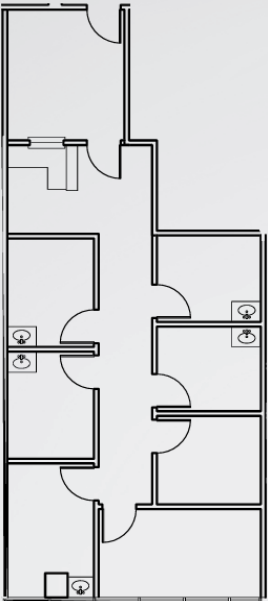
2,171 SF



Floor Plans

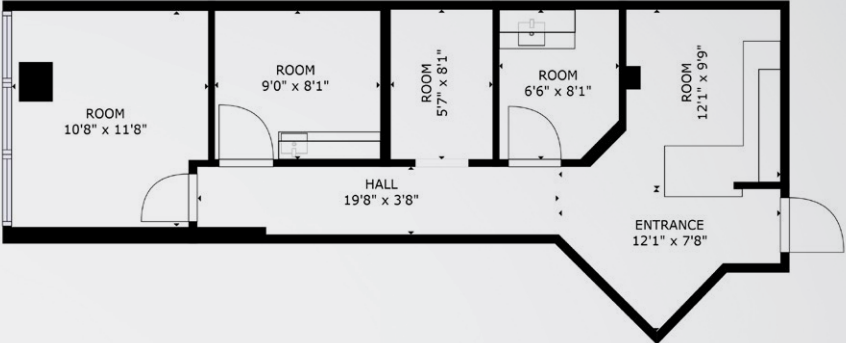
Suite 214

1,306 SF



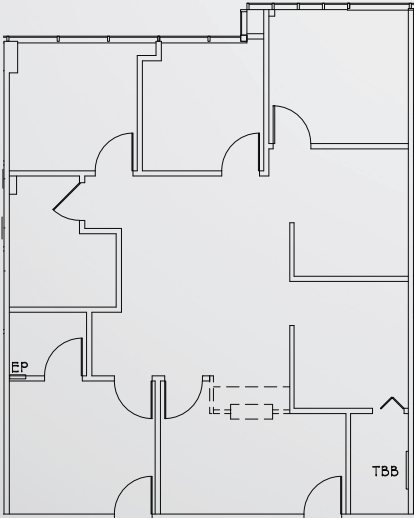
Suite 301

650 SF



Suite 309

1,448 SF



Suite 320

3,207 SF



DEMOGRAPHICS

Drive Time	5 Min	10 Min	15 Min
2024 Daytime Population:	63,419	295,038	603,102
2024 Population (current year estimate):	60,722	262,740	567,466
2024 Median Age:	41.8	40.5	40.0
2024 Average Household Income:	\$128,379	\$139,049	\$141,626
2024 Average Value of Owner Occ. Housing Units:	\$1,073,664	\$1,067,439	\$1,096,516



Major HOSPITAL MAP



5
6
2
0
Wilbur
MEDICAL
PLAZA

**Kaiser Permanente
Woodland Hills
Medical Center**

**Dignity Health -
Northridge Hospital
Medical Center**

**Encino Hospital
Medical Center**

**Providence
Cedars-Sinai Medical
Center**

Providence Cedars-Sinai Tarzana Medical Center	0.9 miles
Kaiser Permanente Woodland Hills Medical Center	3.1 miles
Encino Hospital Medical Center	3.6 miles
Dignity Health – Northridge Hospital Medical Center	4.0 miles

For more information,
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