

OUTPATIENT MEDICAL SPACE

FOR LEASE



Healthpeak® | DOC LISTED NYSE
CBRE

WEST HILLS, CA

PROPERTY HIGHLIGHTS



Institutional
Ownership



Central Location with Convenient
Access to Hollywood (101) and
Ronald Reagan (118) Freeways



Tenant Improvement
Allowance Available



Adjacent to
West Hills Hospital



Abundant
Free Parking



Monument Signage
Opportunities

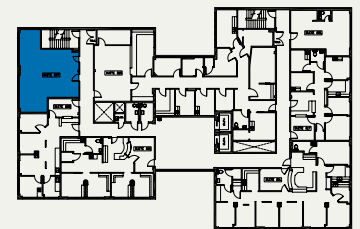
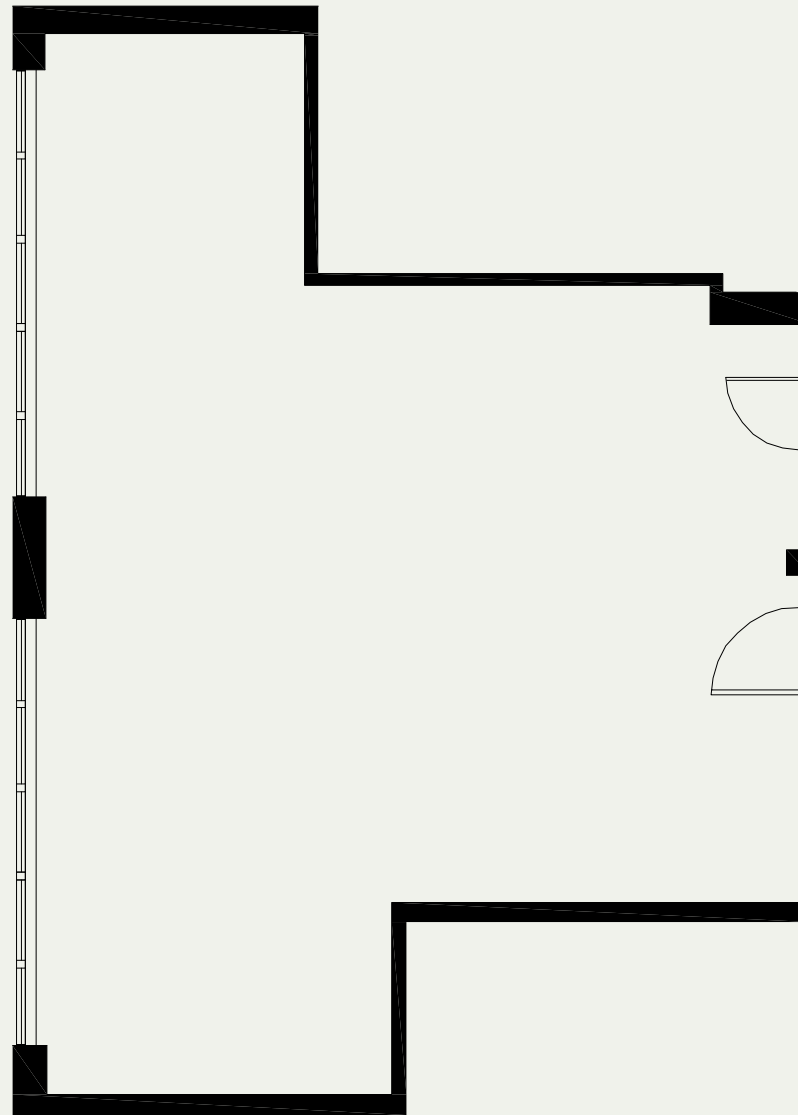


Ground Floor Pharmacy
and Food Amenities



2ND FLOOR

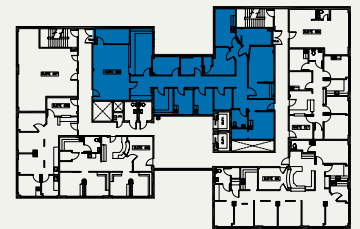
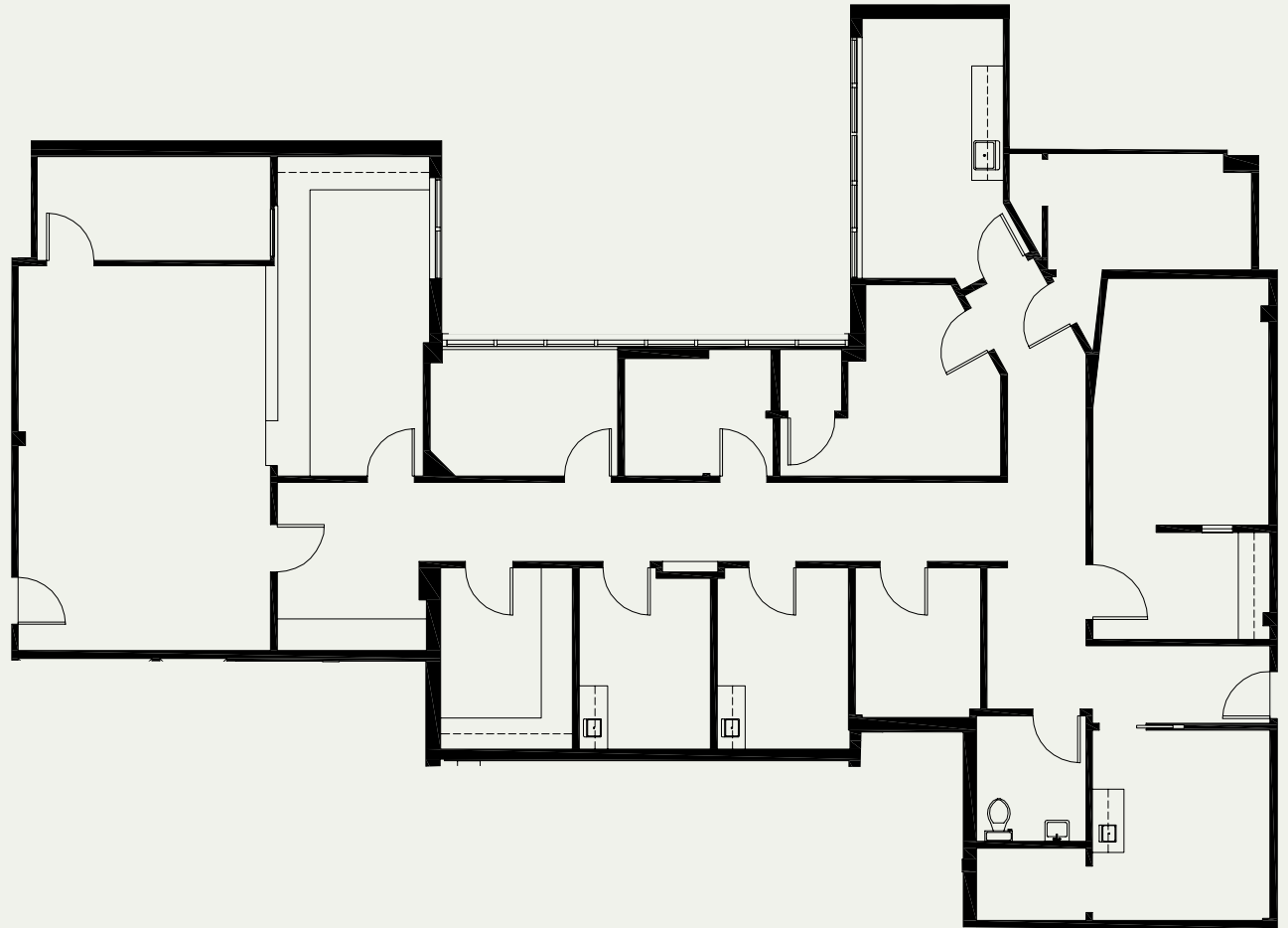
SUITE 207
924 RSF



23101
SHERMAN PLACE

2ND FLOOR

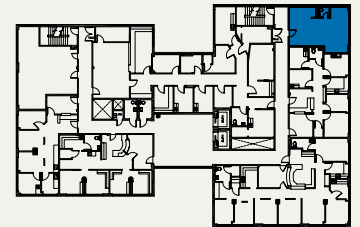
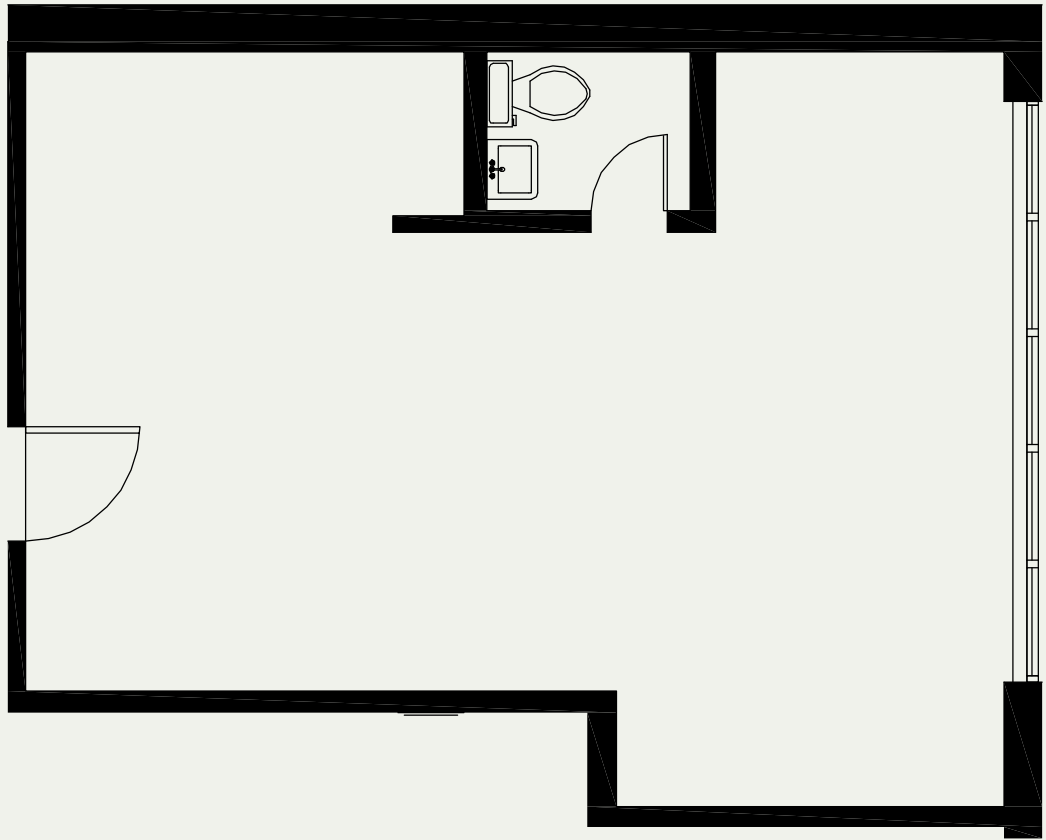
SUITE 210
3,498 RSF



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2ND FLOOR

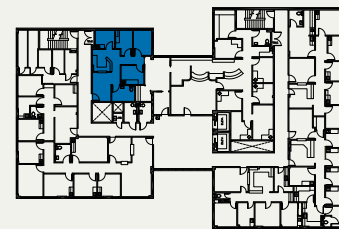
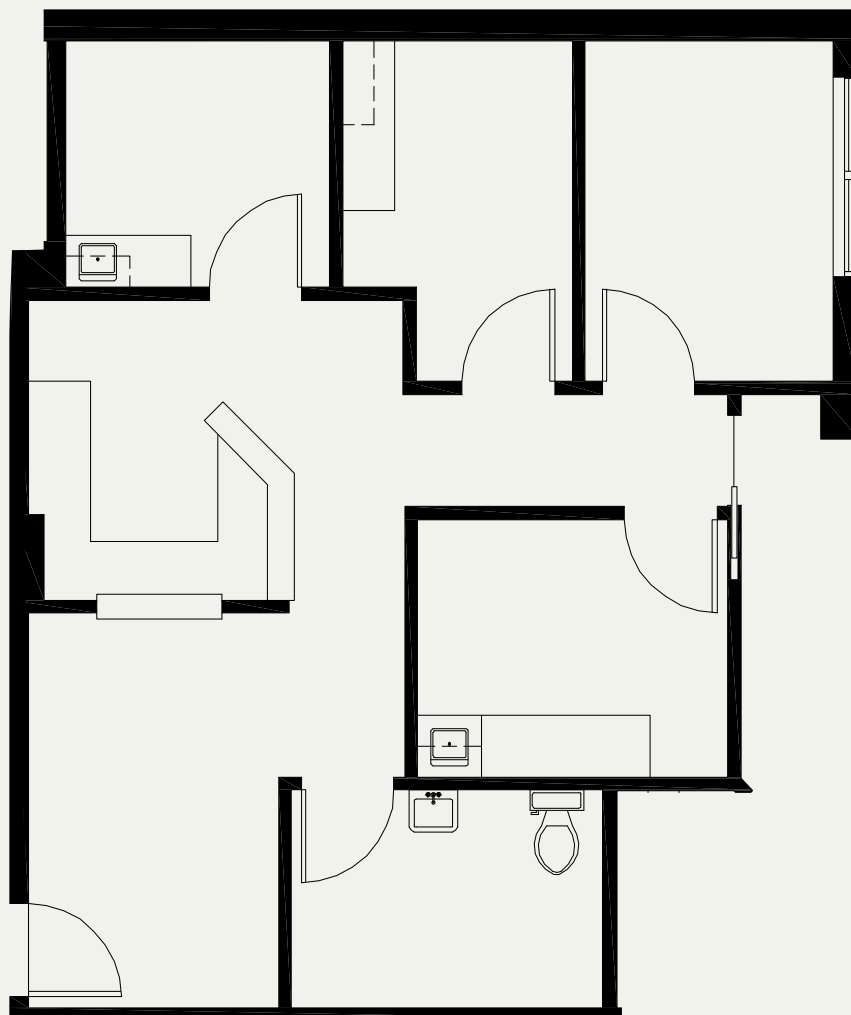
SUITE 221
617 RSF



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3RD FLOOR

SUITE 301A
905 RSF



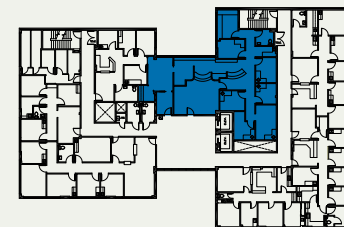
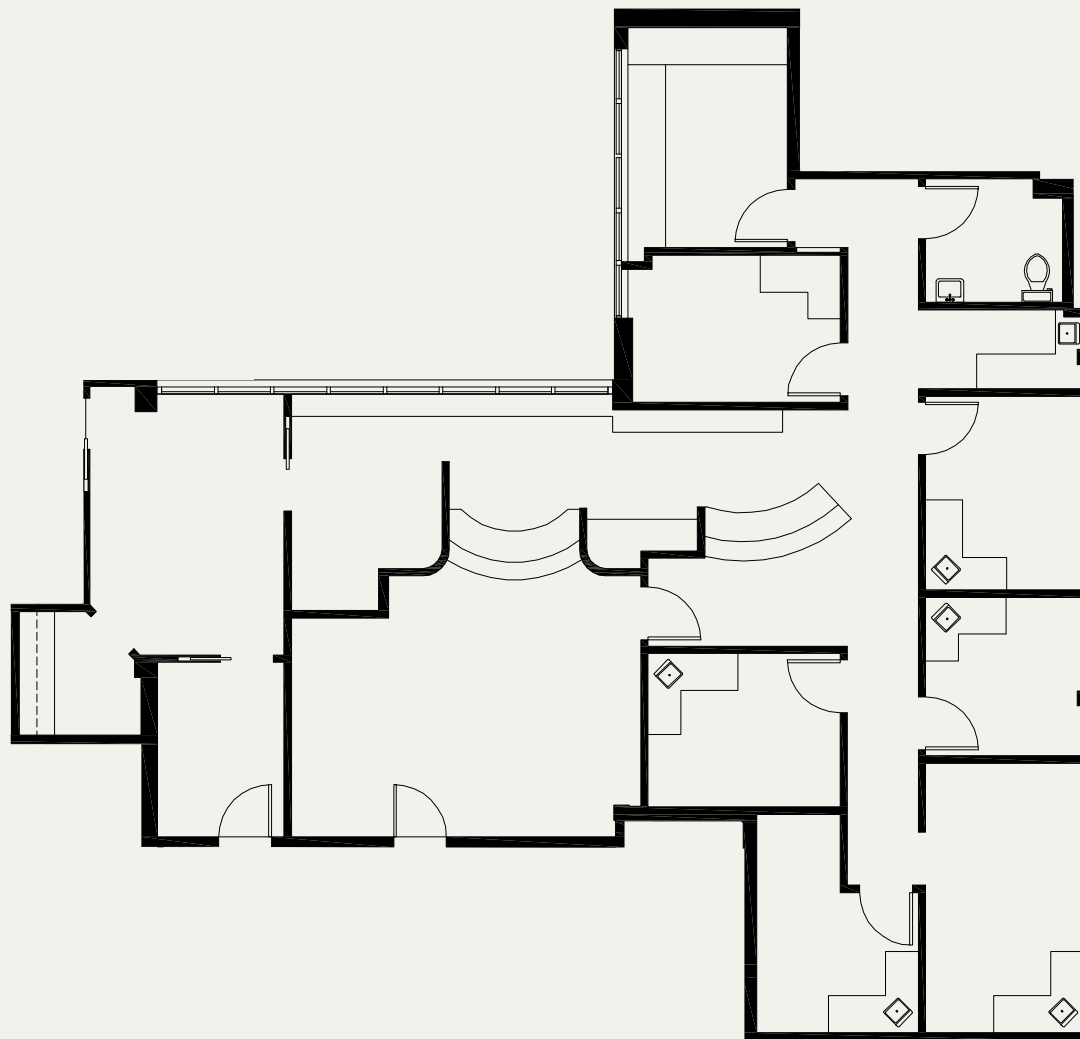
*Suites 301A & 301 are contiguous to 3,472 RSF

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3RD FLOOR

SUITE 301
2,567 RSF

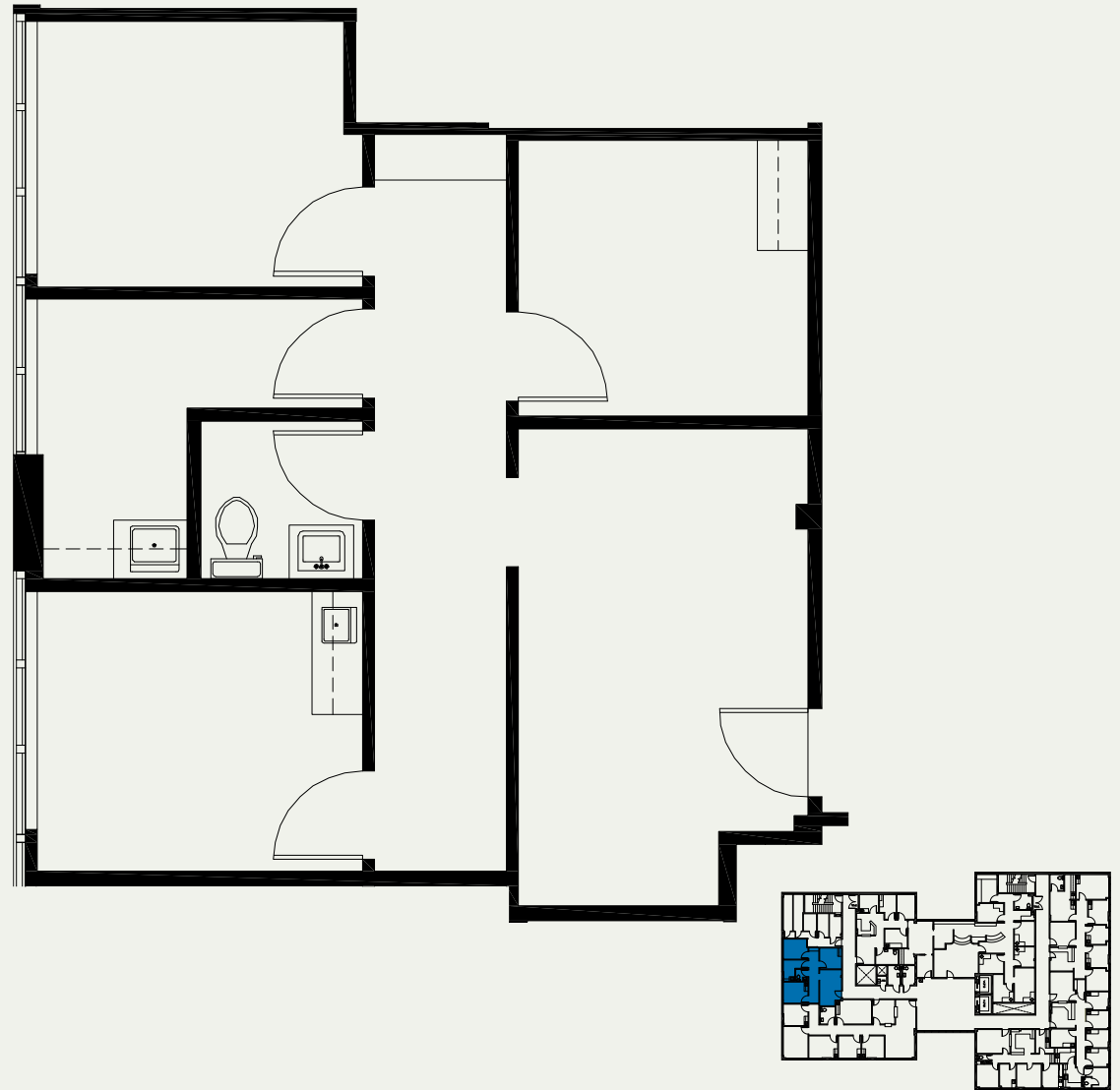


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SHERMAN PLACE

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

3RD FLOOR

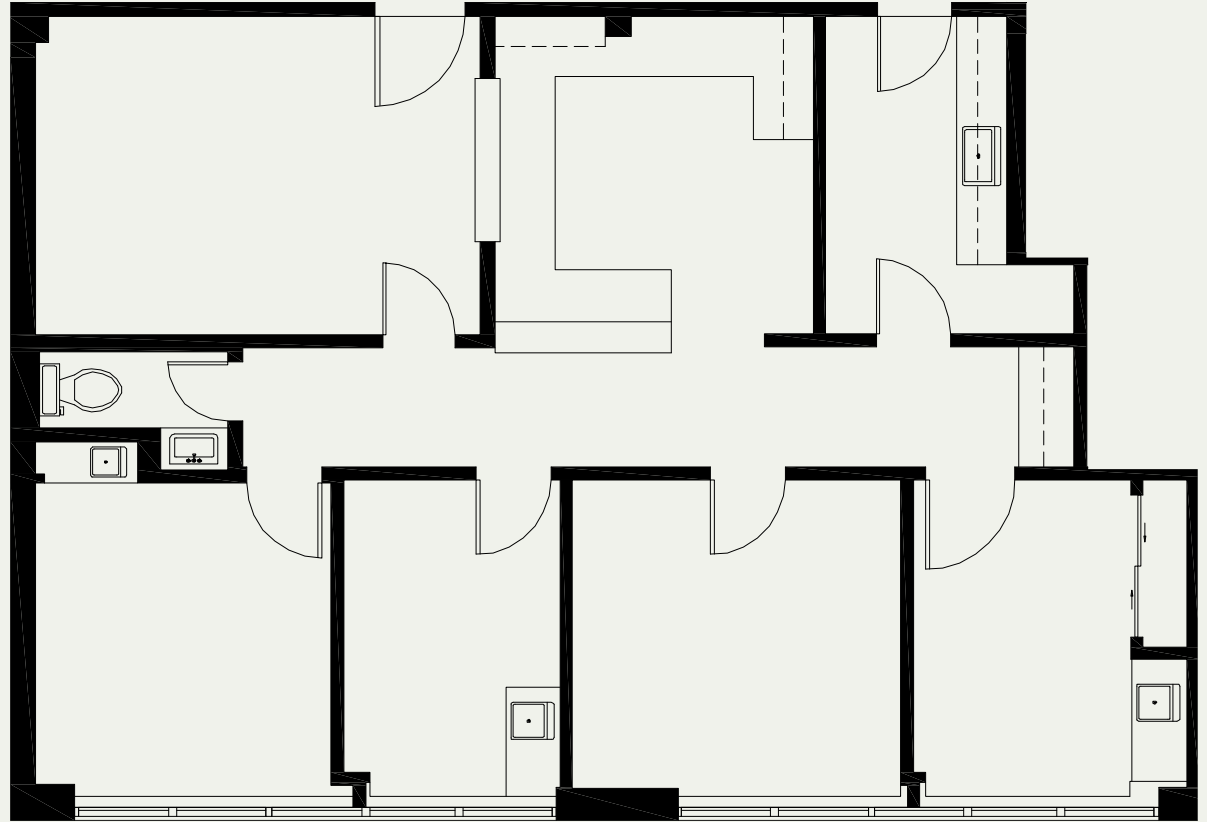
SUITE 303
904 RSF



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3RD FLOOR

SUITE 311
1,200 RSF

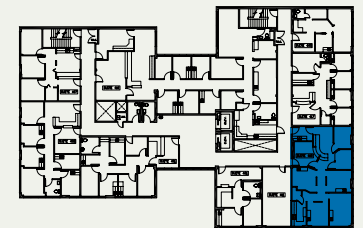
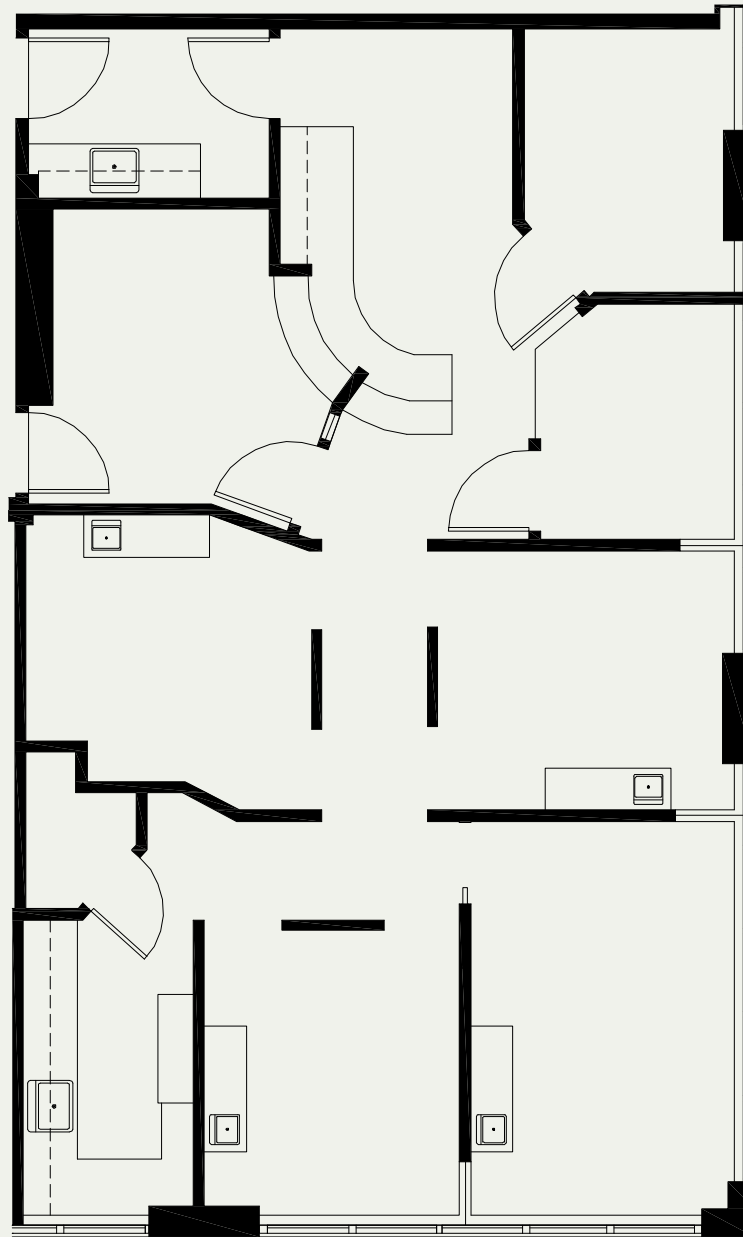


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4TH FLOOR

SUITE 415
1,472 RSF

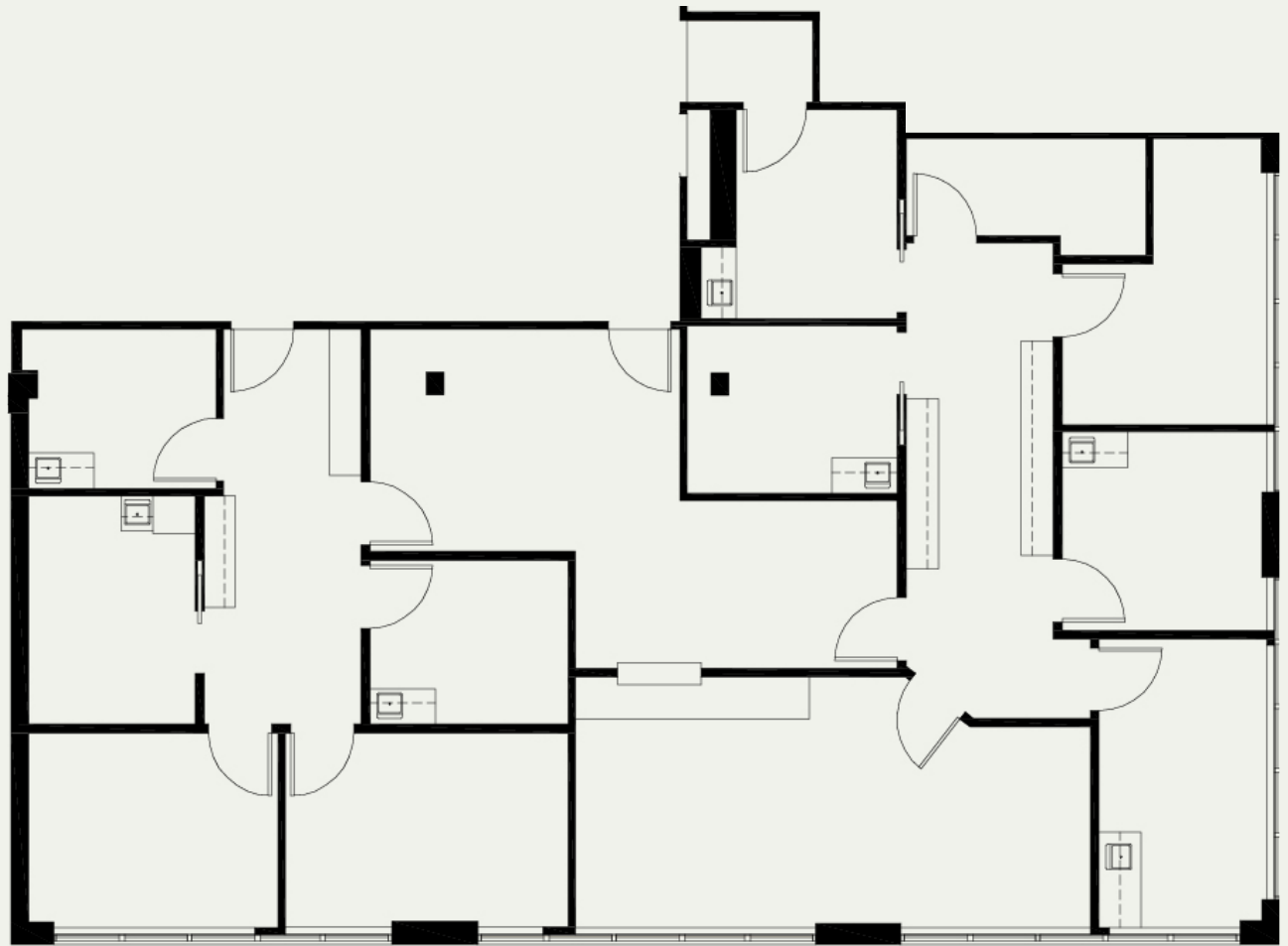
BUILT-OUT
DENTAL SPACE



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5TH FLOOR

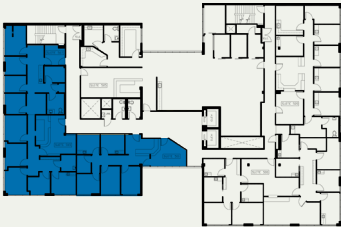
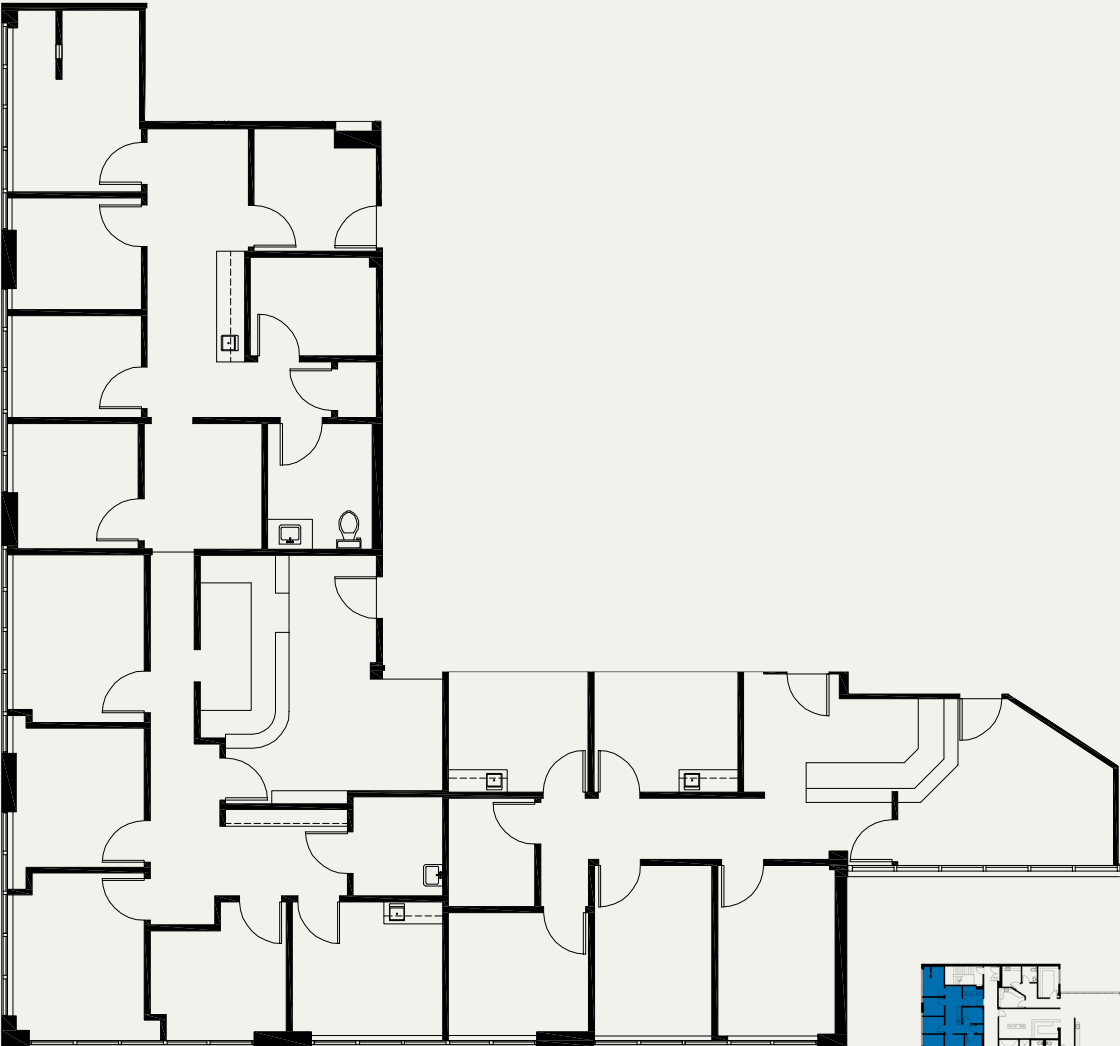
SUITE 500
2,451 RSF



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5TH FLOOR

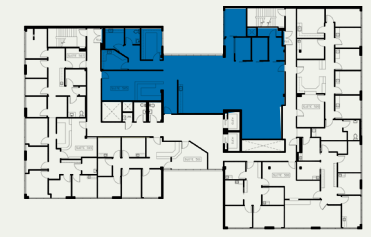
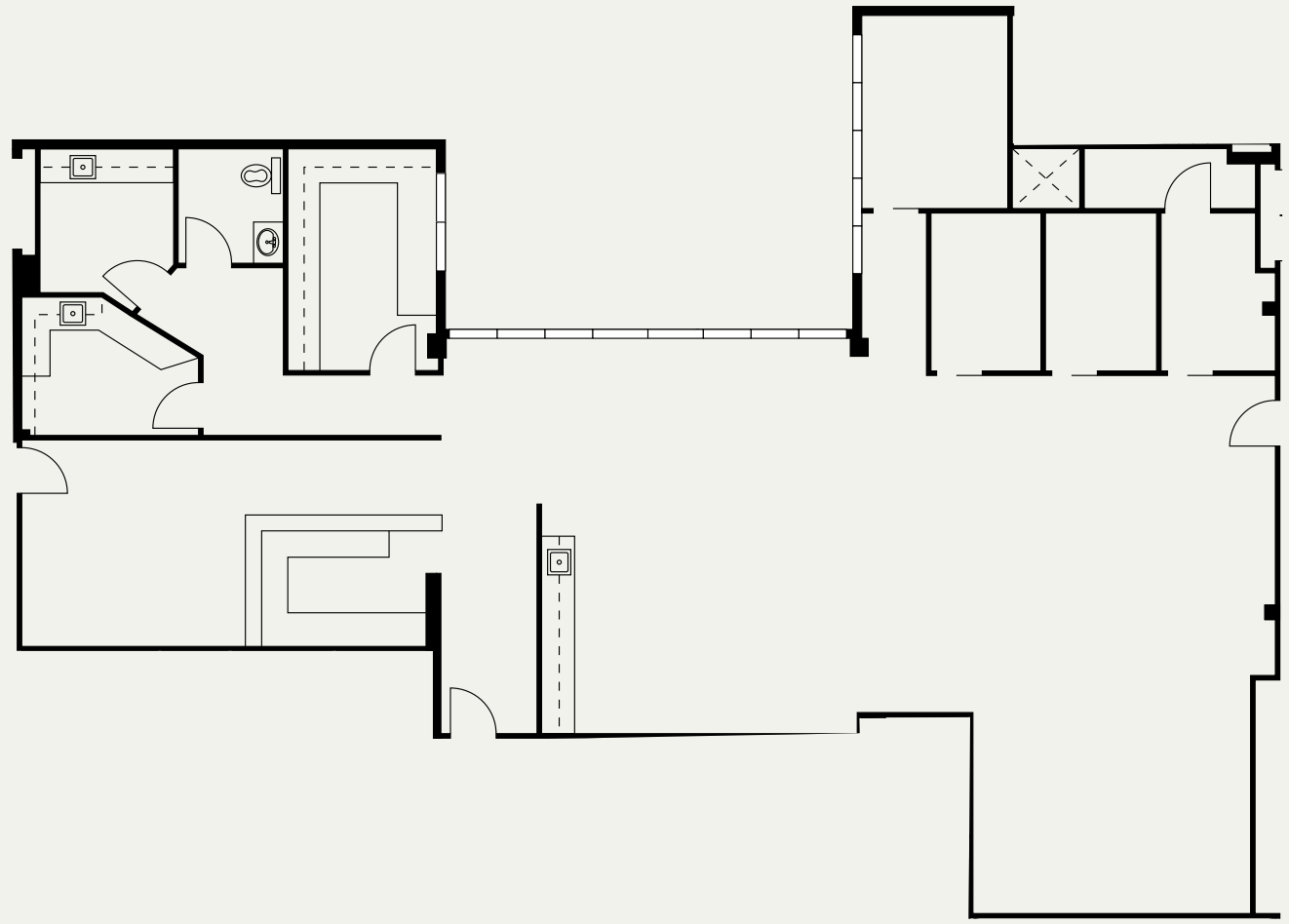
SUITE 501 & 507
3,522 RSF



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5TH FLOOR

SUITE 510
3,293 RSF



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West Hills places your practice just moments from the area's most respected medical institution:

UCLA West Valley Medical Center - a 260-bed regional center offering advanced specialties in cardiovascular care, women's imaging, burn treatment, emergency services, and complex surgery.



UCLA WEST VALLEY MEDICAL CENTER

23101
SHERMAN PLACE

malibuwines
& BEER GARDEN





DEMOGRAPHICS

POPULATION

2025 Population - Current Year Estimate 24,542

2025 Median Age 46.2

HOUSEHOLD INCOME

2025 Average Household Income \$181,305

2025 Median Household Income \$138,211

HOUSING VALUE

2025 Average Value of Owner Occ. Housing Units \$920,429

DAYTIME POPULATION

2025 Daytime Population 23,321

HOUSING UNITS

2025 Occupied Housing Units 7,012

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WEST HILLS, CA



MEDALLION
PHARMACY

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