

CLASS A OUTPATIENT MEDICAL SPACE FOR LEASE

THE FUTURE OF HEALTHCARE
DESIGNED WITH YOU IN MIND



WOODLAKE

MEDICAL OFFICE

7320 WOODLAKE AVENUE | WEST HILLS, CA

CBRE

LEED
LEADERSHIP IN ENERGY AND
ENVIRONMENTAL DESIGN



THE NEXT GENERATION OF HEALTHCARE IS HERE

Woodlake Medical Office is a state-of-the-art medical facility located immediately adjacent to the West Hills Hospital. With ±70,000 square feet of Class A outpatient medical space, it offers patients and healthcare providers alike a modern and innovative approach to healthcare. The project has recently undergone \$10M in improvements and is equipped with the latest technology and amenities to provide the best possible care to patients.

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



Strong tenant mix
with several primary
care physicians

AVAILABILITIES

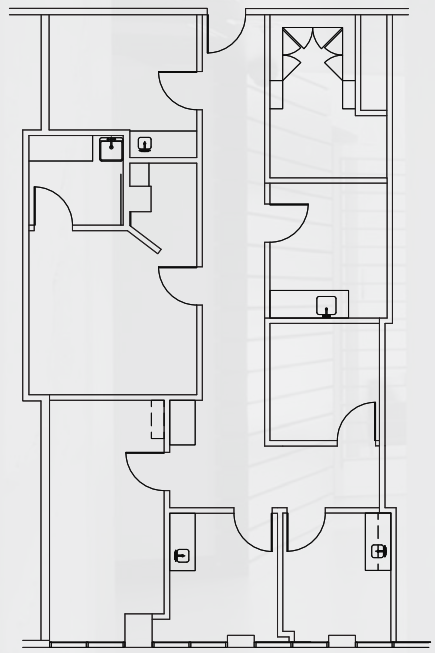
SUITE	SIZE	RATE	AVAILABILITY
150	±1,224 RSF	Negotiable	Immediate
210	±1,305 RSF	Negotiable	Immediate
250	±1,616 RSF	Negotiable	Immediate
260	±1,920 RSF	Negotiable	4/1/2026

DESIGNED WITH YOUR COMFORT IN MIND

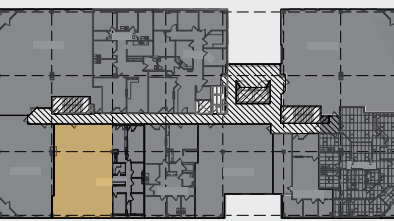
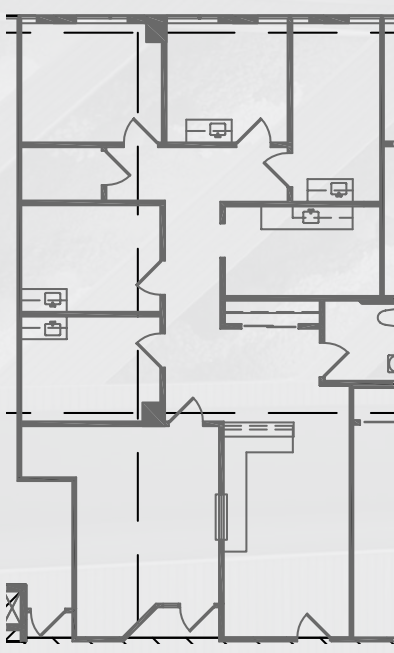
AMENITIES



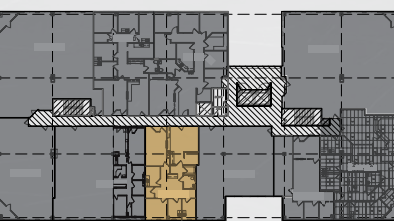
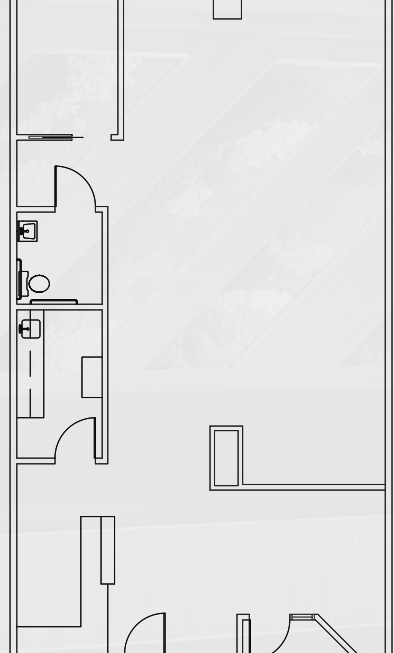
FIRST FLOOR
SUITE 150 ±1,224 RSF



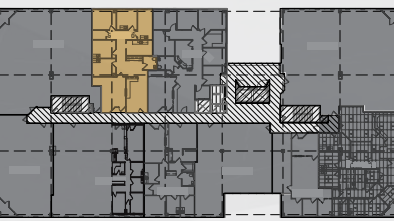
SECOND FLOOR
SUITE 210 ±1,305 RSF



SECOND FLOOR
SUITE 250 ±1,616 RSF



SECOND FLOOR
SUITE 260 ±1,920 RSF



West Hills is a suburban community in western San Fernando Valley. It is located about 45 minutes from Downtown Los Angeles. The neighborhood is not only known for having many parks and green spaces but is also minutes away from Westfield Topanga, a large shopping mall with over 400 shops and 19.3 million visitors annually. With its close proximity to West Hills Hospital, the newly renovated Woodlake Medical Center is an excellent location for your outpatient medical space.

WHERE QUALITY
HEALTHCARE
MEETS A GREAT
NEIGHBORHOOD

WOODLAKE

MEDICAL OFFICE

LOCATION AT A GLANCE

91307 - WEST HILLS



POPULATION

24,770

2024 POPULATION - A
CURRENT YEAR ESTIMATE

46.4

2024 MEDIAN AGE



HOUSEHOLD INCOME

\$182,330

2024 AVERAGE
HOUSEHOLD INCOME

\$140,640

2024 MEDIAN
HOUSEHOLD INCOME



HOUSING VALUE

\$828,791

2024 AVERAGE VALUE OF
OWNER OCC. HOUSING UNITS

DAYTIME POPULATION

23,566

2024 DAYTIME POPULATION

HOUSING UNITS

8,666

2024 OCCUPIED HOUSING UNITS

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