

6345 BALBOA BLVD

Encino, CA



SCAN FOR MORE DETAILS



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PROPERTY HIGHLIGHTS

6345 BALBOA BLVD | ENCINO



STRUCTURE SIZE
2,961 SQFT



\$ PER SQFT
\$28.20



LAC4 ZONING

PROPERTY OVERVIEW

6345 BALBOA BLVD | ENCINO

Discover the ideal workspace for your growing business in this premium Encino office suite. Located in a serene, low-traffic area away from the hustle of Ventura Boulevard, this office offers the perfect balance of accessibility and tranquility.

The suite features 7 private offices, along with 3 large bullpen/common areas – perfect for workstations or collaborative teams. Additionally, enjoy the convenience of a private in-suite kitchen for staff and client use.

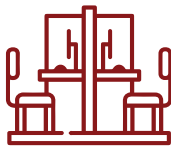
Situated at the intersection of Balboa and Victory Boulevards, this office space boasts excellent connectivity, just one mile from both the Ventura (101) and San Diego (405) Freeways. Take in the beautiful mountain views and enjoy easy access to both East/West and North/South bus routes.

Encino Crossing offers more than just a workspace – with lush, park-like landscaping, secure tenant and visitor parking, and newly renovated exterior and common areas, it's a place that fosters productivity and comfort. Additional perks include an on-site café, dedicated property management, and move-in ready spec suites for your convenience.

This is an incredible opportunity for your business to thrive in a professional, well-connected environment. Don't miss out on securing your space in this exceptional Encino location!



PRIME LOCATION



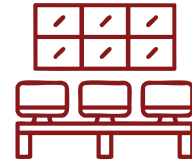
SPACIOUS AREA FOR CUBICLES



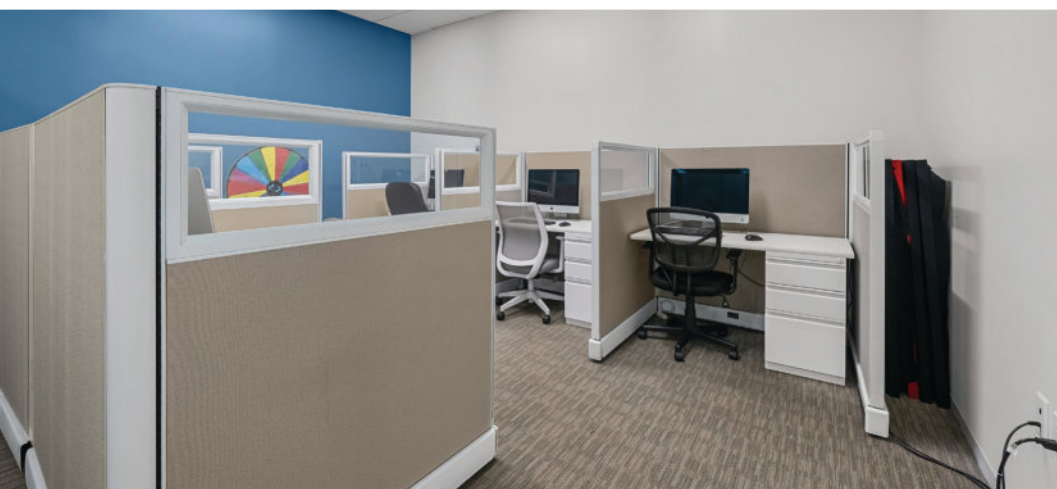
FULLY EQUIPPED KITCHENETTE



GLASS WALL



FULLY FURNISHED





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DEMOGRAPHICS

OVERVIEW

Encino, CA, has a population of approximately 178,283 people with a median age of 40.1 years. The area is ethnically diverse, with 8.5% Hispanic, 80% White, 4.9% Asian, and 2.4% African American residents, and it has a median household income of \$126,352



40

MEDIAN AGE



178k

POPULATION



\$92k

AVERAGE
HOUSEHOLD INCOME



67%

U.S. CITIZENS



126k

MEDIAN HOME VALUE



56%

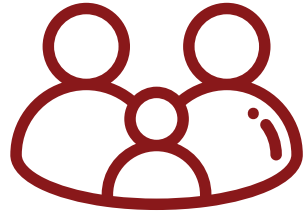
OWNER OCCUPIED
HOUSHOLDS



27%

BACHELOR'S DEGREE

DEMOGRAPHICS



**MAJORITY
FAMILY-OCCUPIED**



**MAJORITY
ATTENDED HIGH SCHOOL**

	5 MILE 2024 PER CAPITA	5 MILE 2024 AVG HOUSEHOLDS
EDUCATION & DAYCARE	\$829	\$2,424
HEALTH CARE	\$552	\$1,614
TRANSPORTATION & MAINTENANCE	\$2,927	\$8,560
HOUSEHOLD	\$615	\$1,798
FOOD & ALCOHOL	\$3,265	\$9,547
ENTERTAINMENT, HOBBIES & PETS	\$1,653	\$4,835
APPAREL	\$628	\$1,836

FLOOR PLANS

EXHIBIT A

NEW PREMISES





TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM PROPERTY
BALBOA BLVD	N BALBOA BLVD	28,501	0.08 mi
BALBOA BLVD	N BALBOA BLVD	21,538	0.08 mi
VICTORY BLVD	FORBES AVE	40,038	0.09 mi
VICTORY BLVD	FORBES AVE	40,277	0.09 mi
VICTORY BLVD	FORBES AVE	41,635	0.09 mi
BALBOA BLVD	N BALBOA BLVD	23,456	0.10 mi
BALBOA BLVD	N BALBOA BLVD	24,503	0.10 mi
VICTORY BLVD	FORBES AVE	41,085	0.19 mi
VICTORY BLVD	PETIT AVE	40,423	0.29 mi
BALBOA BLVD	ARCHWOOD ST	32,475	0.48 mi

AREA LAYOUT



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