

# 23101

SHERMAN PLACE  
WEST HILLS, CA



OUTPATIENT MEDICAL SPACE FOR LEASE

**CBRE**

## PROPERTY 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
- Abundant free parking
- Ground floor pharmacy and food amenities
- Monument signage opportunities



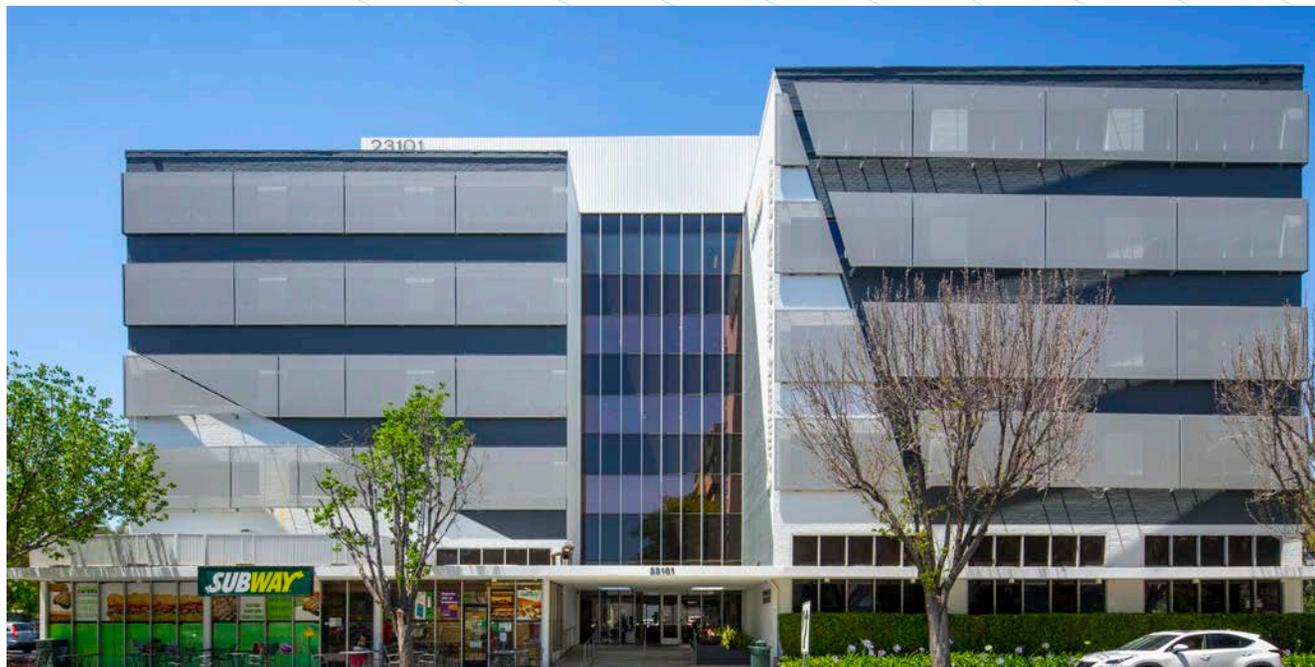
# AVAILABILITY

SUITE	SIZE	RATE	AVAILABILITY
207	924 RSF	Negotiable	Immediate
210	3,498 RSF	Negotiable	Immediate
221	617 RSF	Negotiable	Immediate
301A*	905 RSF	Negotiable	Immediate
301*	2,567 RSF	Negotiable	Immediate
303	904 RSF	Negotiable	Immediate
311	1,200 RSF	Negotiable	Immediate
415 (Built-Out Dental Space)	1,472 RSF	Negotiable	Immediate
500	2,451 RSF	Negotiable	Immediate
501 & 507	3,522 RSF	Negotiable	Immediate

Term: Three (3) to ten (10) years \*Suites 301A & 301 are contiguous to 3,472 RSF



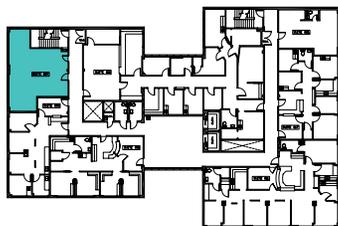
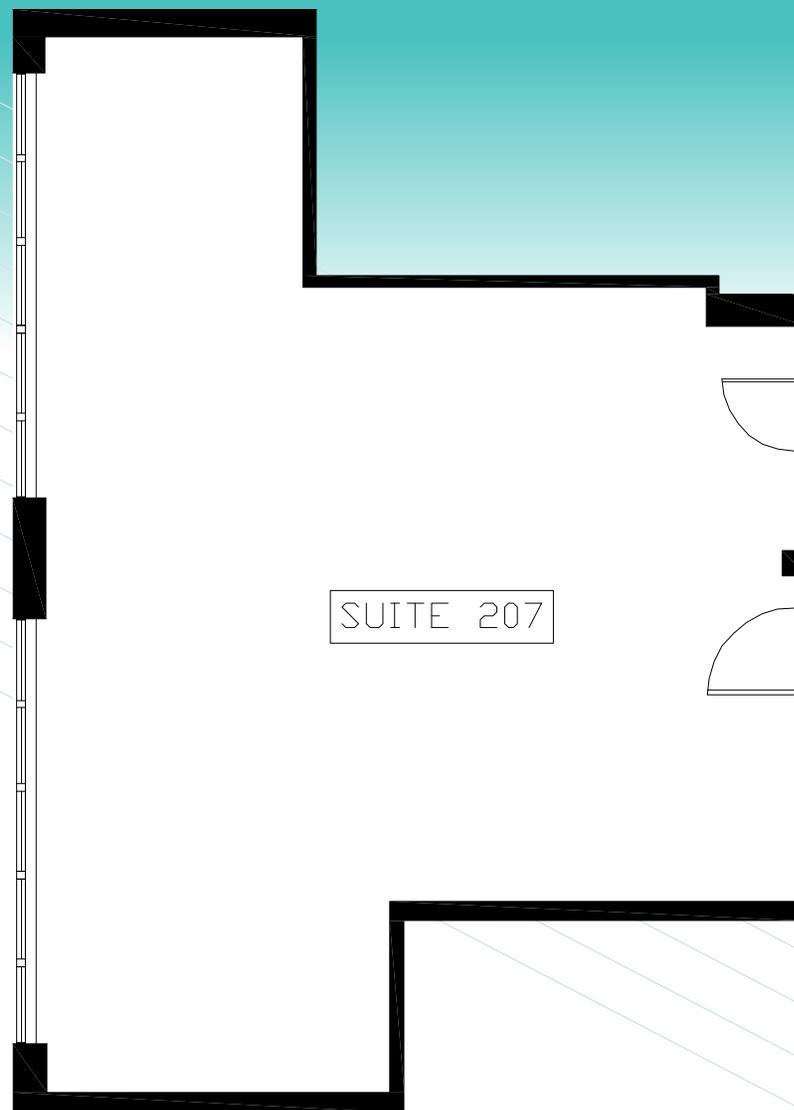
Click Suite # to  
view Floor Plan



# SECOND FLOOR

**SUITE 207**

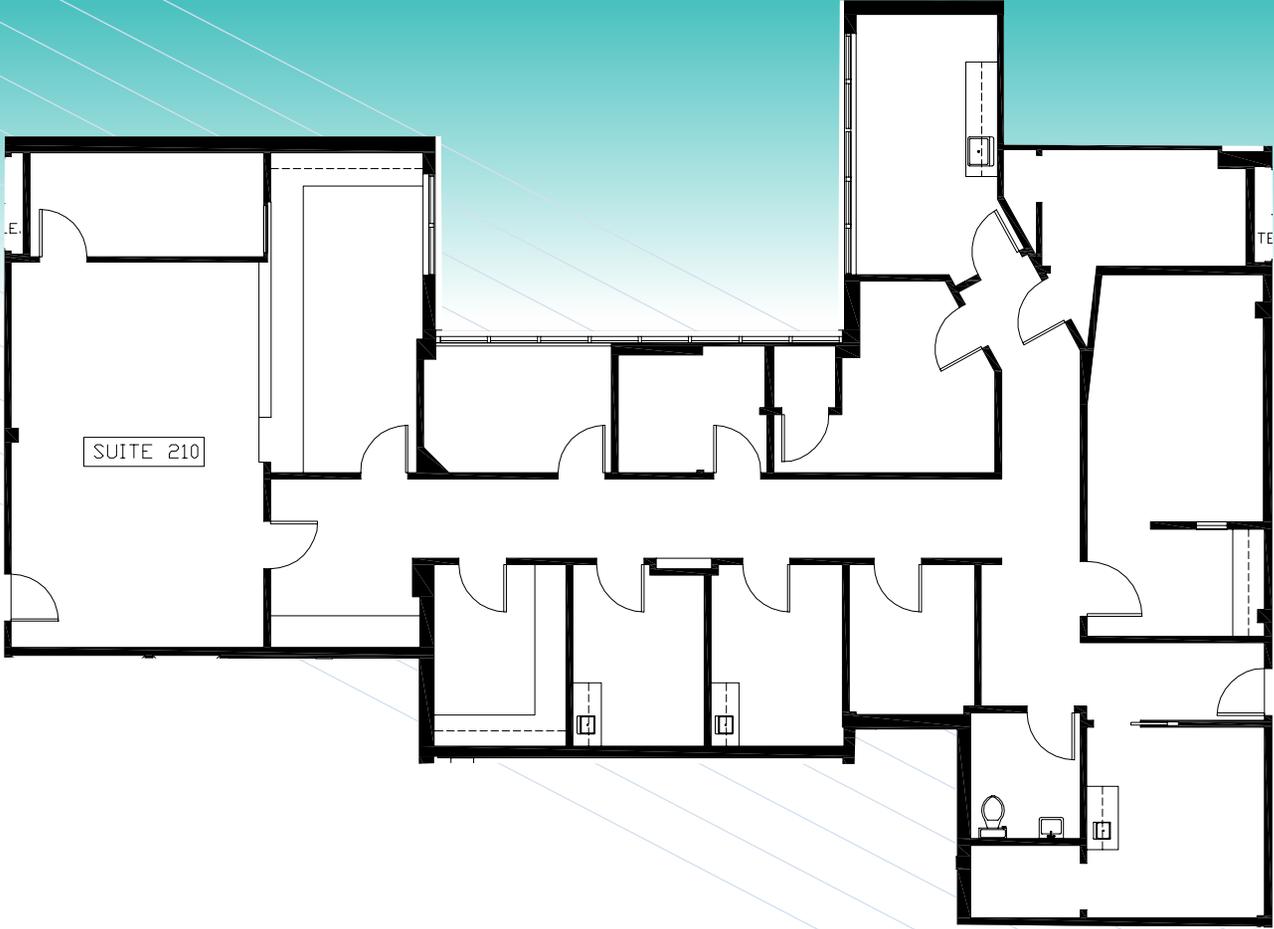
**924 RSF**



# SECOND FLOOR

SUITE 210

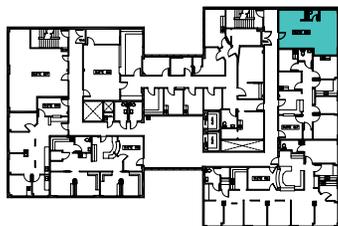
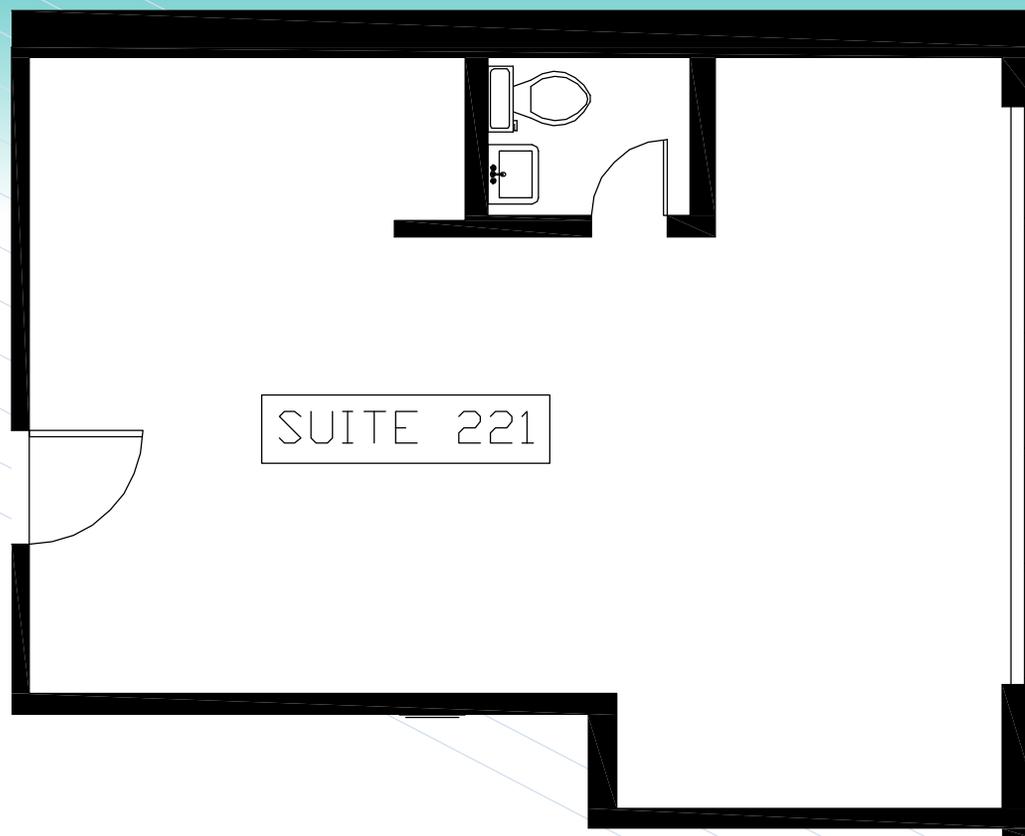
3,498 RSF



# SECOND FLOOR

SUITE 221

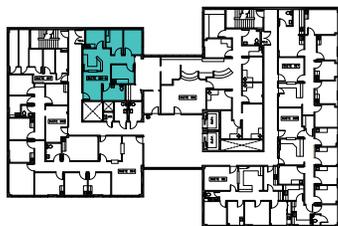
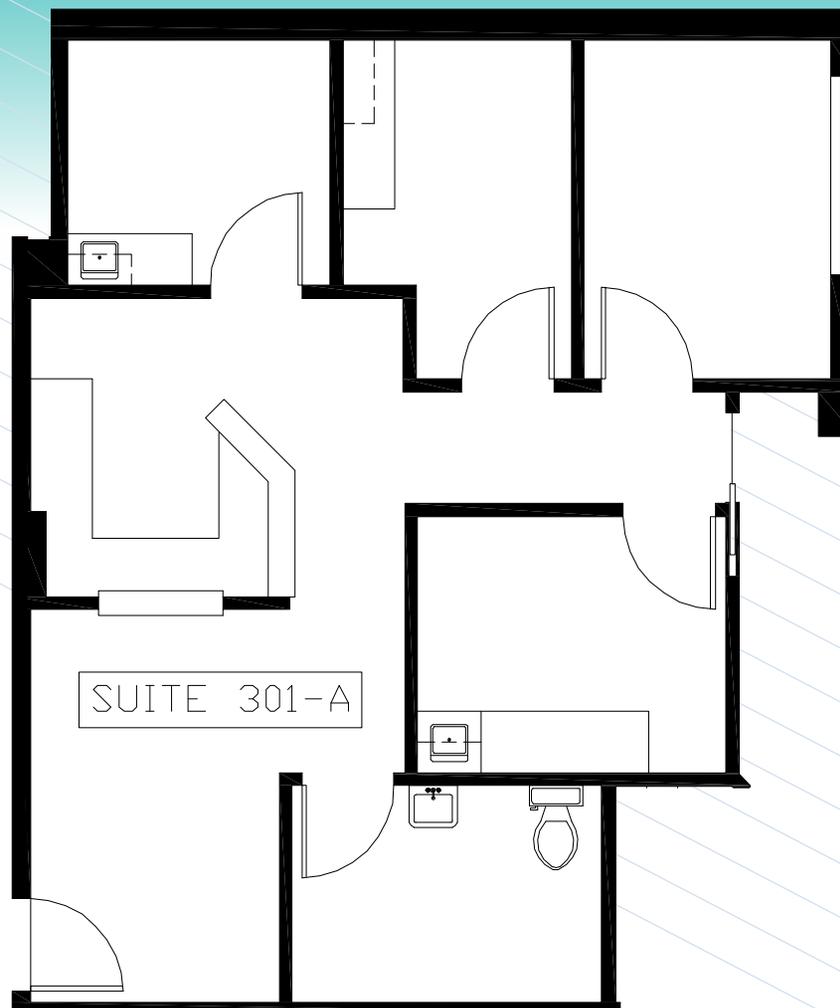
617 RSF



# THIRD FLOOR

## SUITE 301A

905 RSF

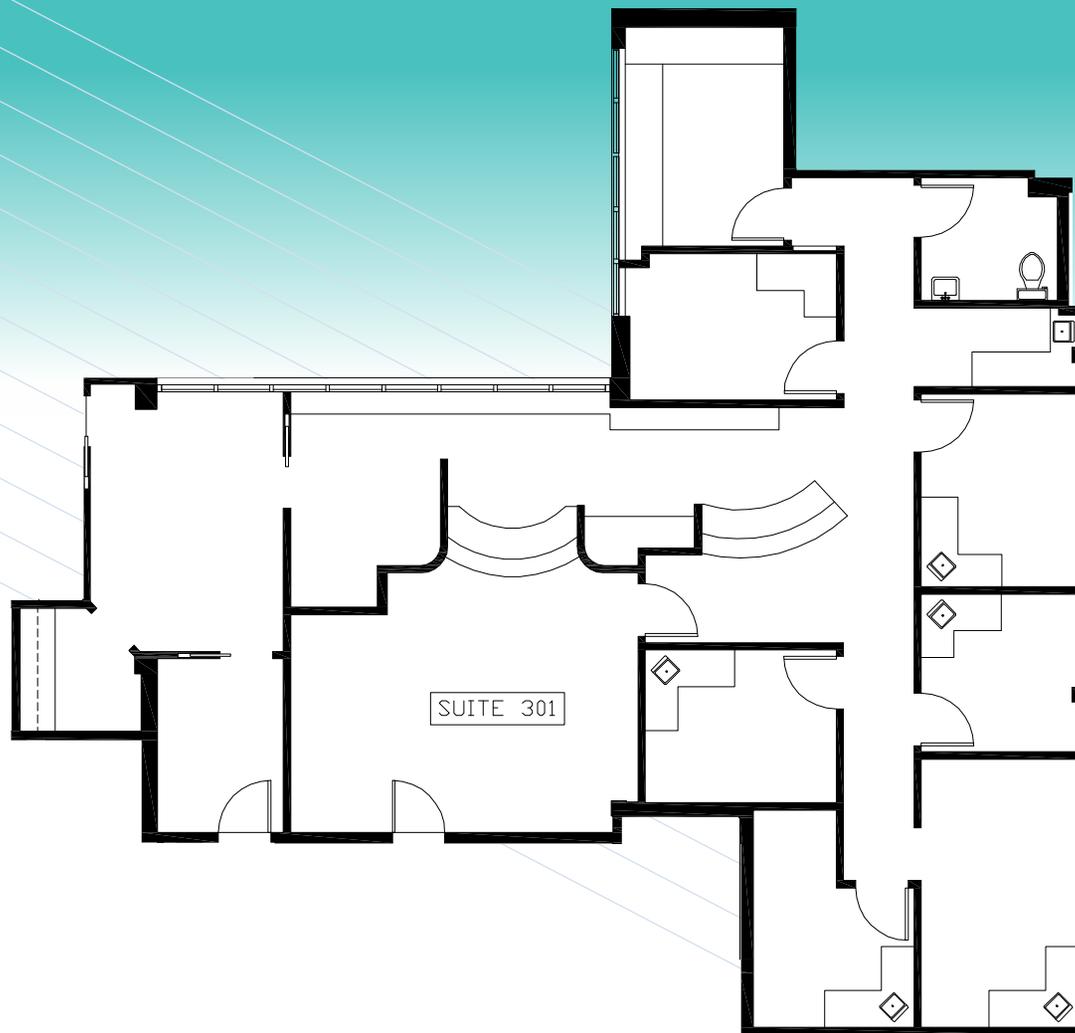


\*Suites 301A & 301 are contiguous to 3,472 RSF

# THIRD FLOOR

## SUITE 301

2,567 RSF

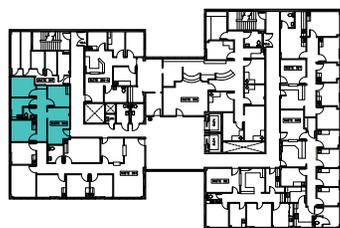
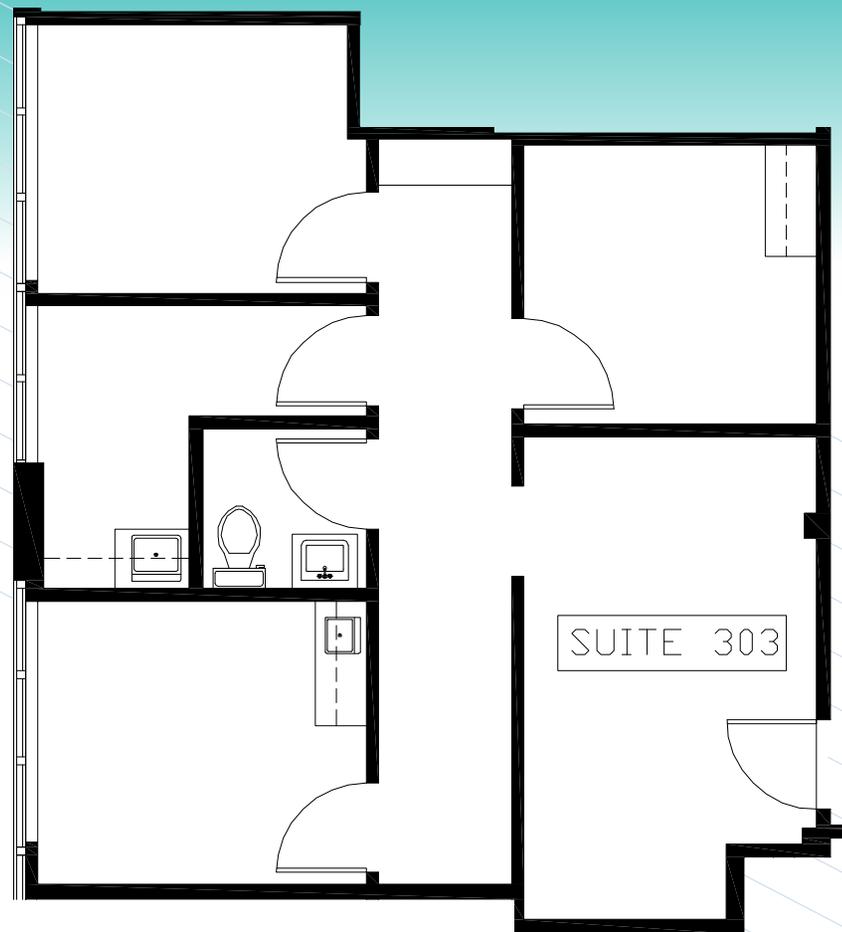


\*Suites 301A & 301 are contiguous to 3,472 RSF

# THIRD FLOOR

SUITE 303

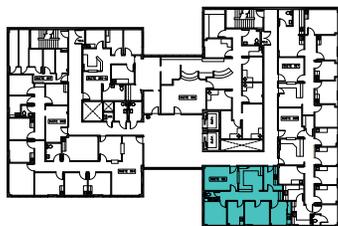
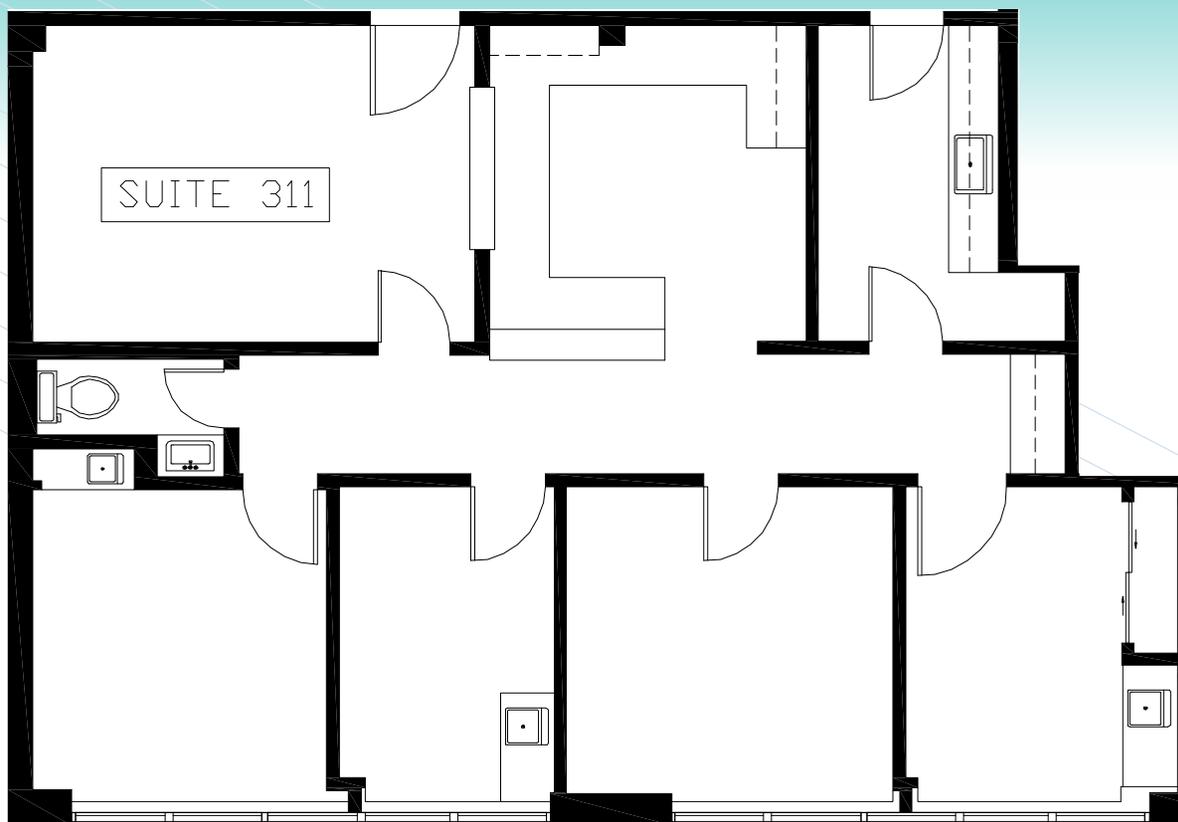
904 RSF



# THIRD FLOOR

## SUITE 311

1,200 RSF

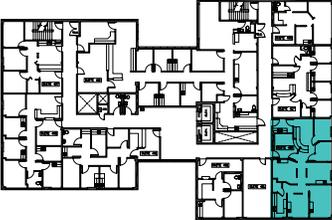
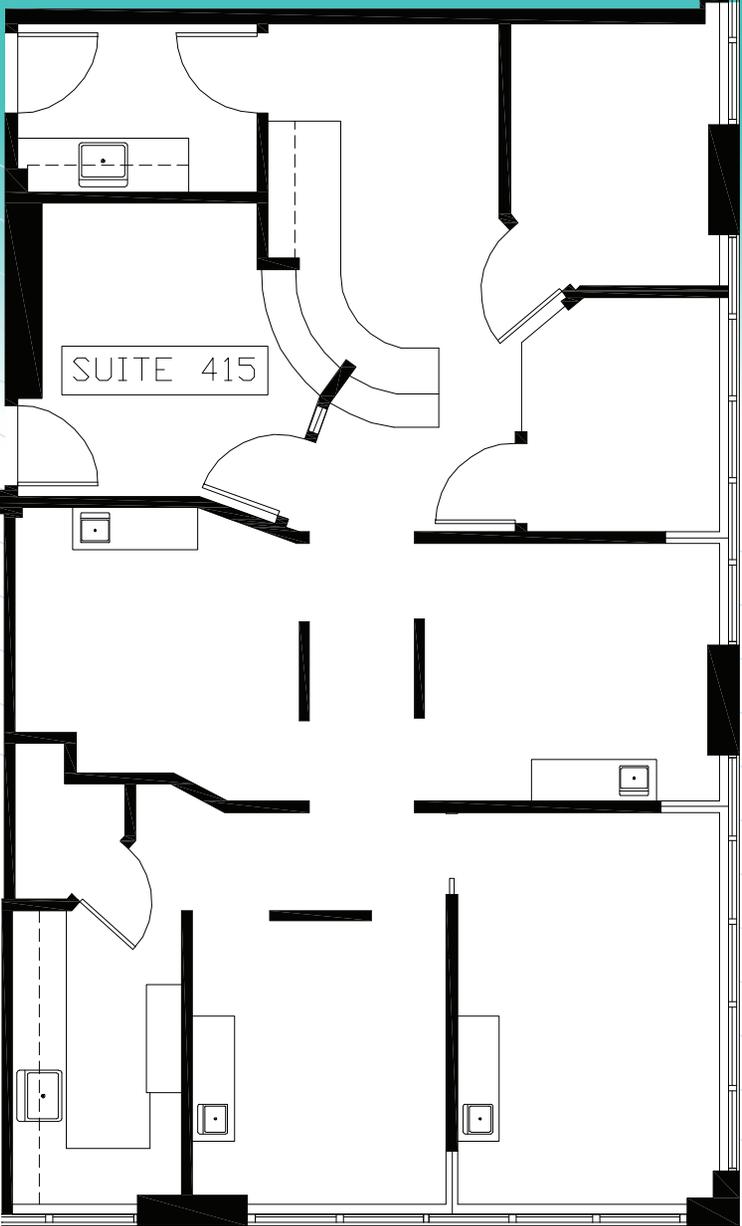


# FOURTH FLOOR

SUITE 415

1,472 RSF

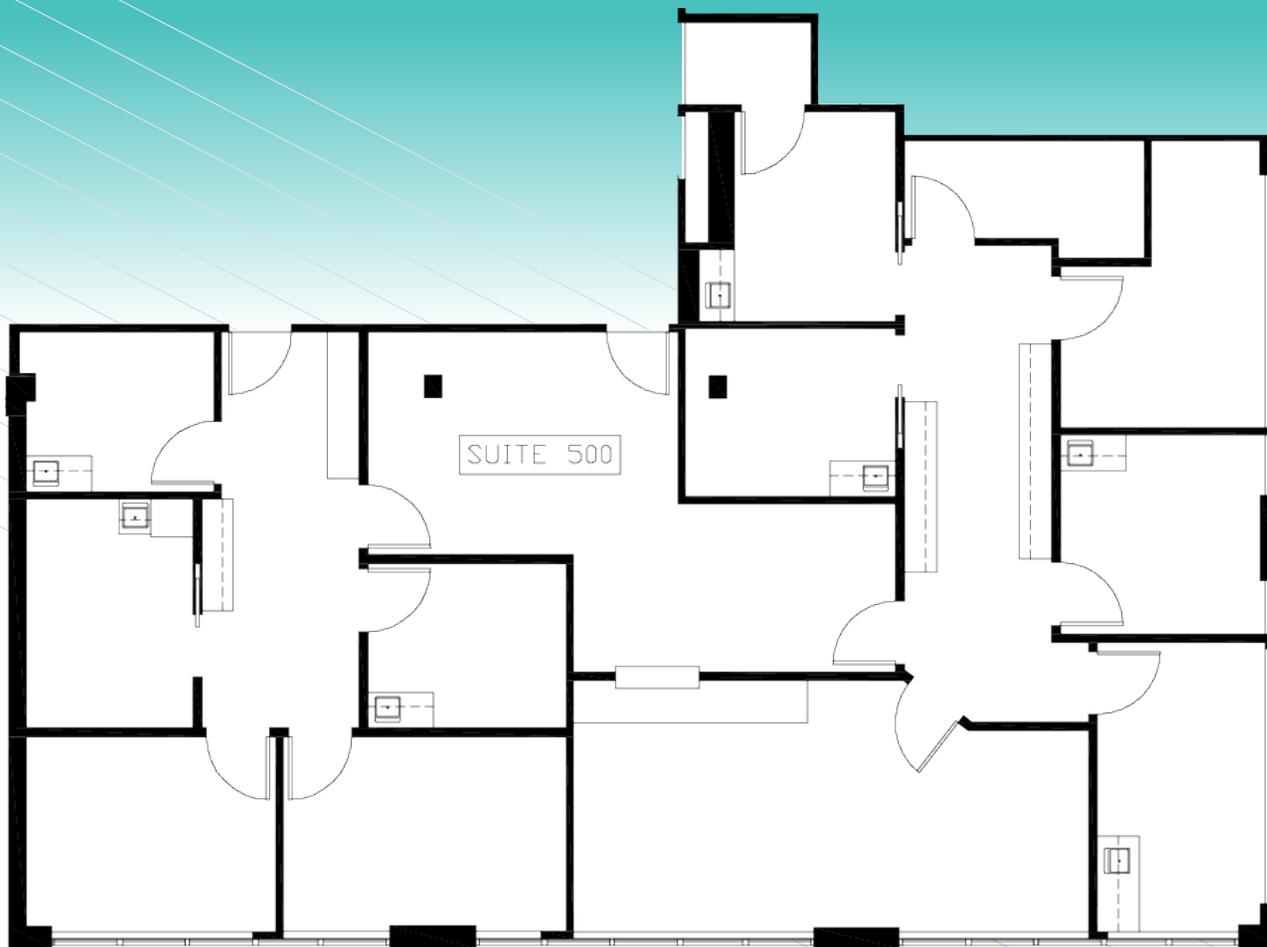
BUILT-OUT DENTAL SPACE



# FIFTH FLOOR

**SUITE 500**

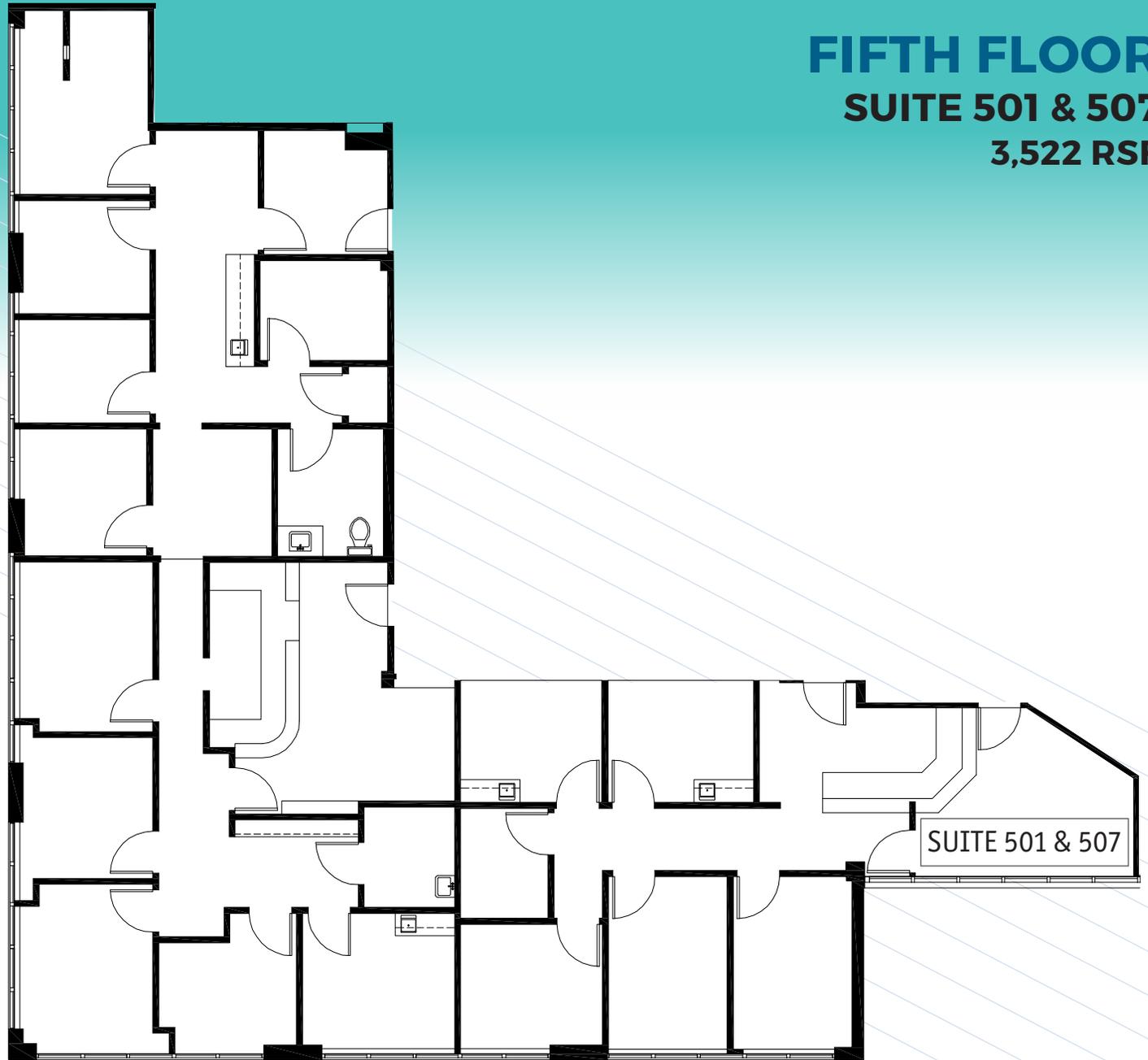
**2,451 RSF**



# FIFTH FLOOR

## SUITE 501 & 507

3,522 RSF



Valerio St

Woodlake Ave

Valerio St

West Hills Hospital

Leadwell St

McLaren Ave

23101  
SHERMAN PLACE

Medical Center Dr



Cantlay St

Woodvale Ct

Sherman Way

W Vail Dr

Woodlake Ave

Royer Ave

Enadia Way

Fallbrook Ave



Lena Ave

Gault St



Vose St

Atheling Way

# DEMOGRAPHICS

POPULATION	91307 - WEST HILLS
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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