

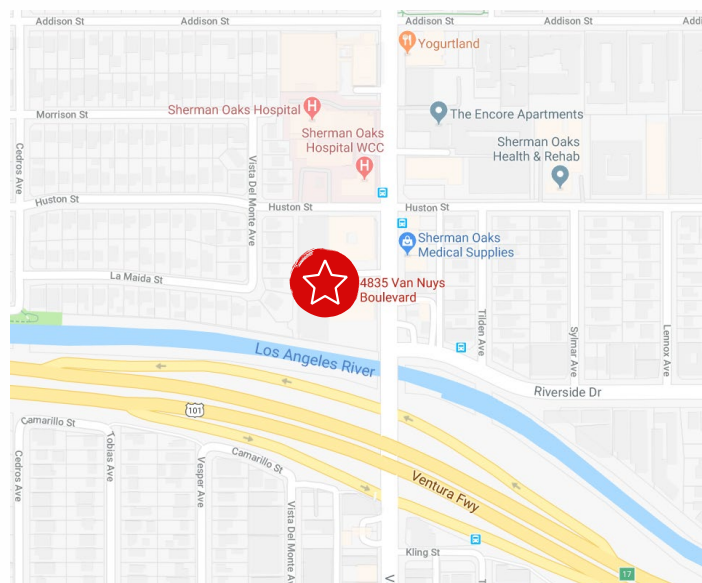


For Lease

Sherman Oaks Medical Center

4835-4849 Van Nuys Blvd.
Sherman Oaks, CA 91403

- Close proximity to Sherman Oaks Hospital and Encino Hospital Medical Center
- Institutional ownership
- Central location with convenient access to Hollywood (101) and San Diego (405) Freeways
- Covered parking



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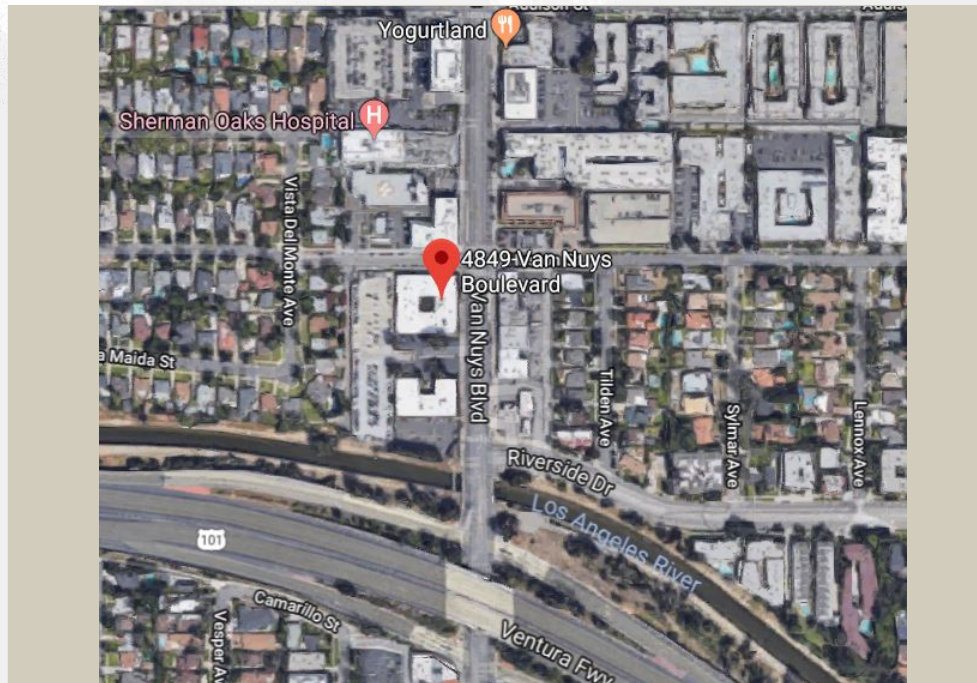
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Property Highlights

Sherman Oaks Medical Center | Sherman Oaks, CA

HEALTHCARE DEMOGRAPHICS



1 mile ▼



76.63%

Population w/
Insurance



\$6,678

Avg. Annual
Healthcare spending



39.4

Median Population Age



14.99%

65+ Population

3 miles ▼

73.32%

Population w/
Insurance

\$6,800

Avg. Annual
Healthcare spending

38.3

Median Population Age

14.22%

65+ Population

5 miles ▼

71.83%

Population w/
Insurance

\$6,266

Avg. Annual
Healthcare spending

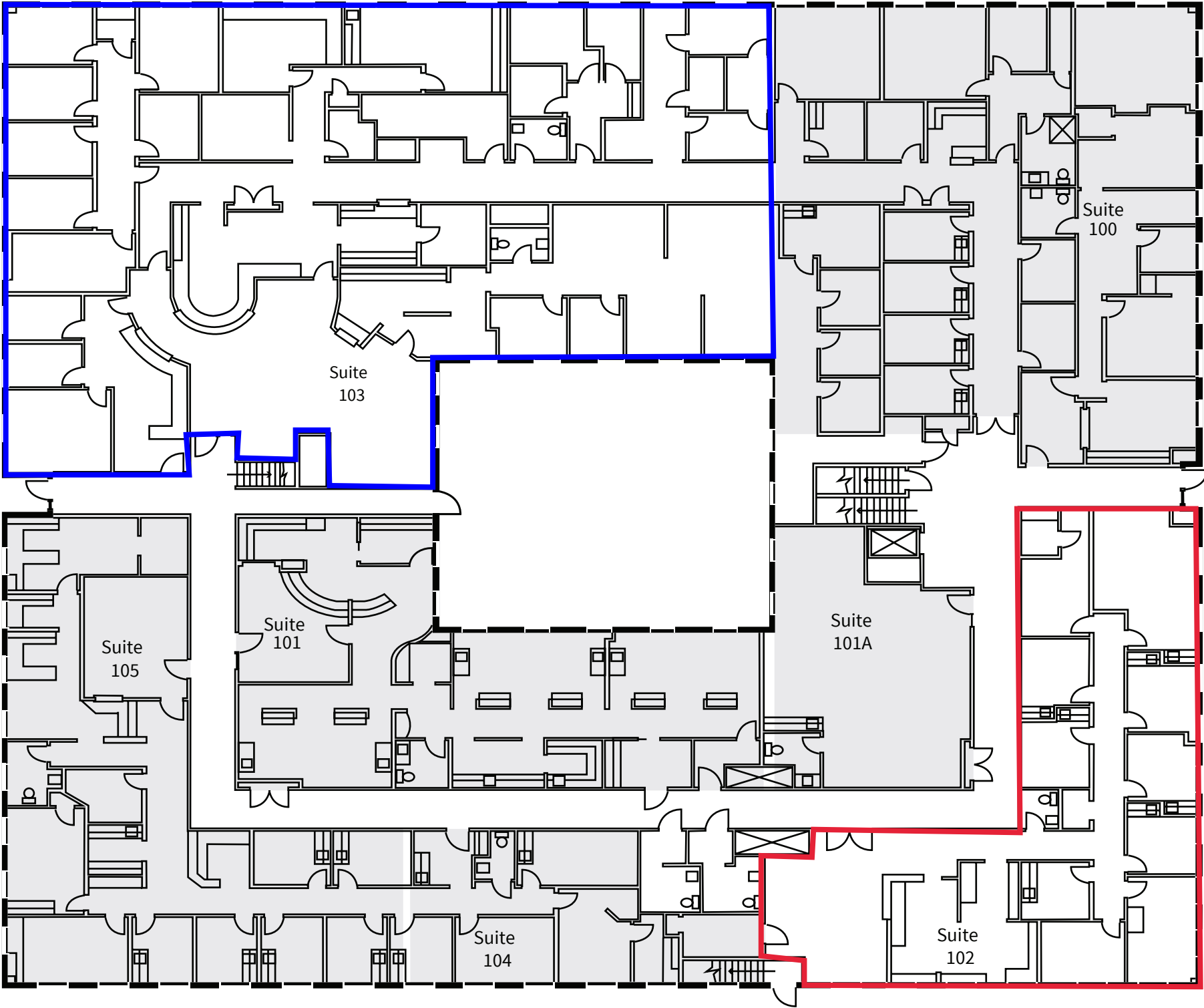
36.8

Median Population Age

13.14%

65+ Population

4849 Van Nuys Blvd |
1st Floor

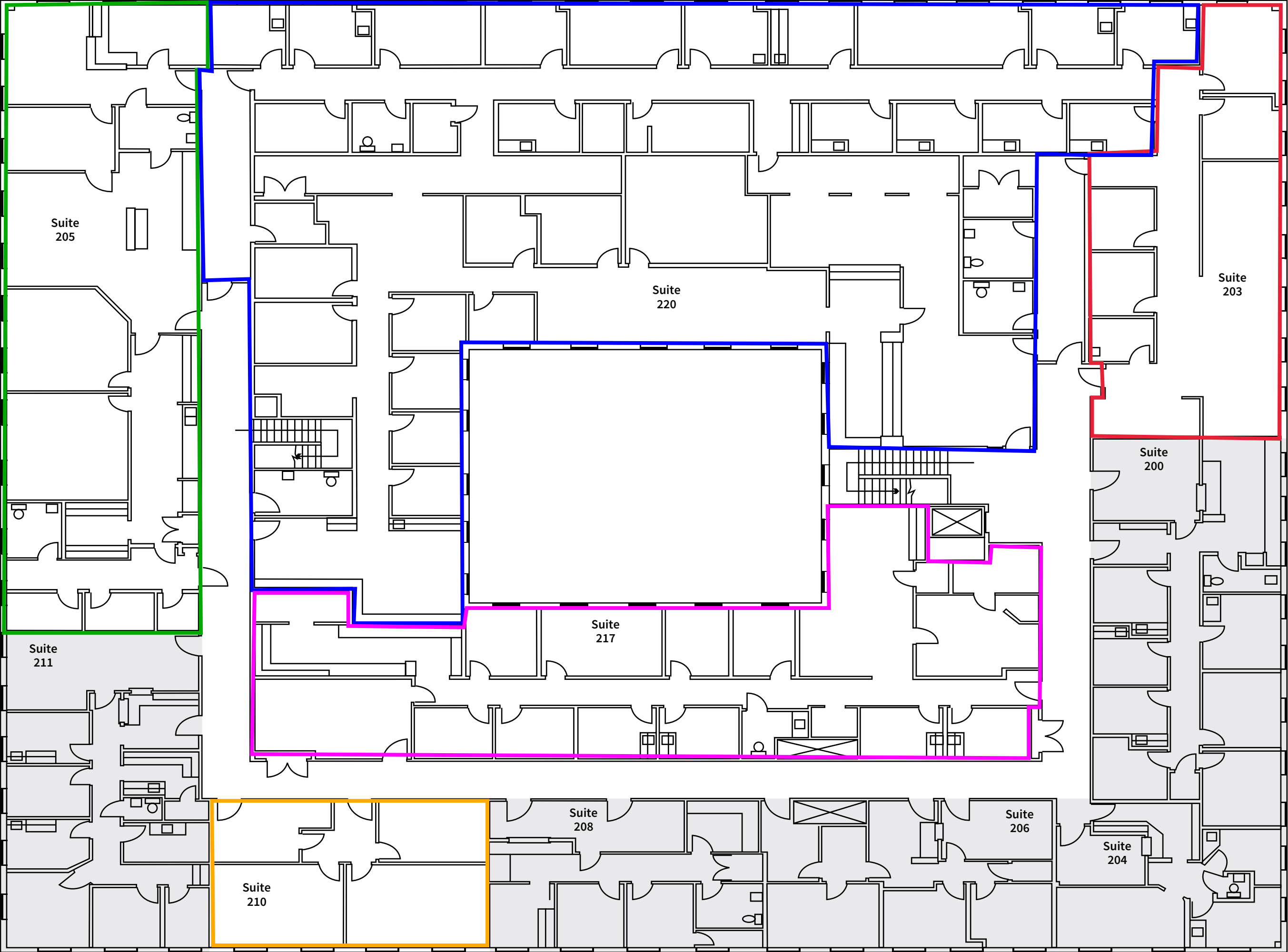


Vacant Suites:

Suite: 102
Size: 3,182 RSF

Suite: 103
Size: 8,441 RSF

4849 Van Nuys Blvd |
2nd Floor



Vacant Suites:

Suite: 203*
Size: 1,810 RSF

Suite: 210
Size: 1,010 RSF

Suite: 205*
Size: 3,302 RSF

Suite: 220*
Size 8,991 RSF

Suite: 217*
Size: 3,237 RSF

*Contiguous to
17,340 RSF