

# 10515 Balboa Boulevard

DOCTORS' MEDICAL PLAZA | GRANADA HILLS | CA

MODERN MEDICAL OFFICE SUITES IN HIGH VISIBILITY LOCATION | 200,000 CARS PASSING DAILY



**CBRE**

8,175 SF Prime Medical Office Suites  
for Lease in Highly Visible Location



# UNMATCHED LOCATION. ELEVATED STATURE.

Doctors' Medical Plaza, located in Granada Hills, is the region's premier medical office building. Visibly perched over Balboa Boulevard, with 200,000 cars passing daily, this prime three-story medical office building is highly visible in various landmark ways. The property features an on-site pharmacy and excellent parking facilities, both for patients and staff. The property is "green" in offering a large solar installation and beautiful drought resistant landscape.



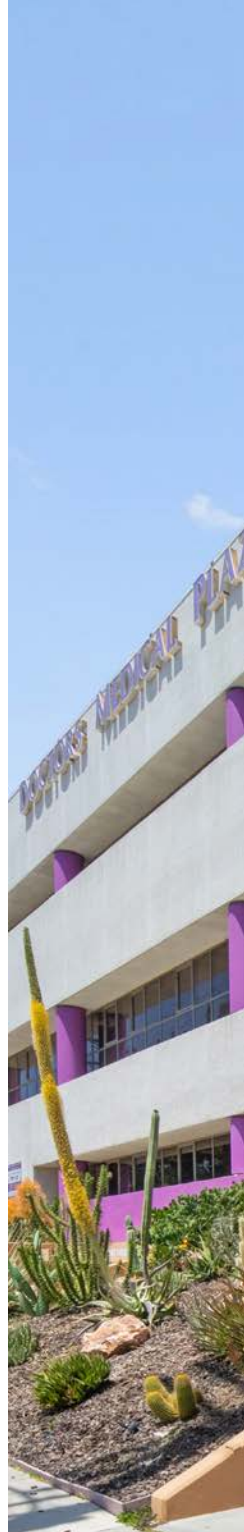
BUILDING SIZE  
44,000 SF (3 STORIES)



YEAR BUILT / RENOVATED  
1987 / 1997



TYPICAL FLOOR SIZE  
14,227 SF





## PROPERTY HIGHLIGHTS

- 8,175 SF prime medical office space available
- Building is 100% dedicated to healthcare tenants
- On-site personnel from 6 AM - 10 PM, Mon - Fri
- On-site pharmacy
- On-site and street parking available
- Vacant dental suite
- Quick access to 405 and 118 Freeways
- Conveniently located near restaurants & amenities
- Prominent visibility along Balboa Blvd to 200,000 cars daily
- Large patient and workforce pools (in Los Angeles' densely populated San Fernando Valley)
- Energy efficient facility with large solar facility and cactus landscape
- 24-hour surveillance security





# AVAILABILITY SUMMARY

Rising up from the intersection of Balboa Boulevard and San Jose Street, **Doctors' Medical Plaza** offers a distinguished address and a community of medical professionals. Currently 8,175 SF of state-of-the-art office space is available.

SUITES *	SIZE
Suite 200	1,289 SF
Suite 210/225/225A	2,274 SF
Suite 360	2,651 SF
Suite 375	1,961 SF

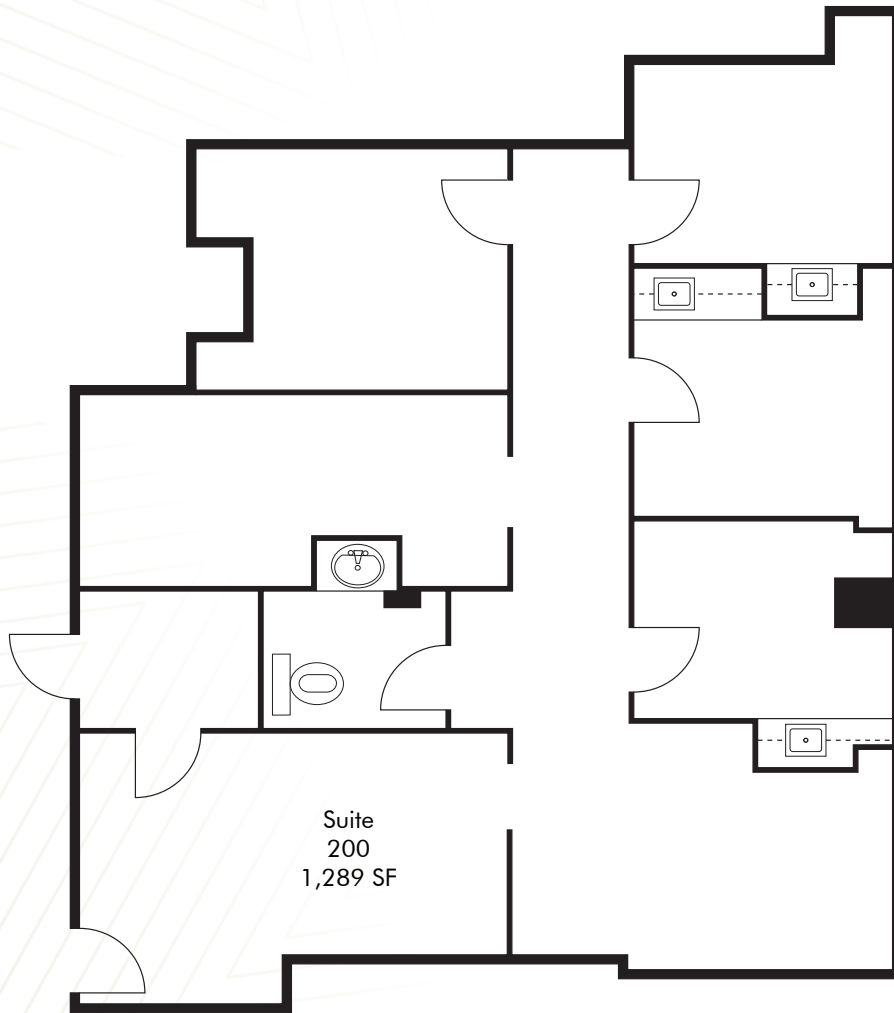
\*Suites can be sub-divided







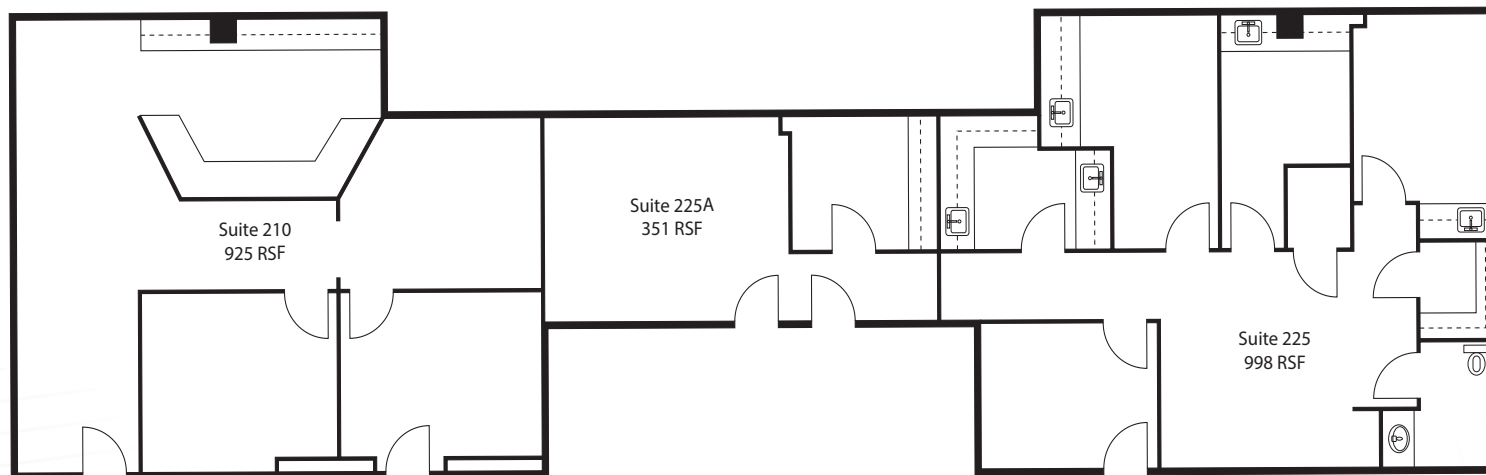
# AVAILABLE SPACE / FLOOR PLANS



## Suite 200 (Former Dental Office)



# AVAILABLE SPACE / FLOOR PLANS



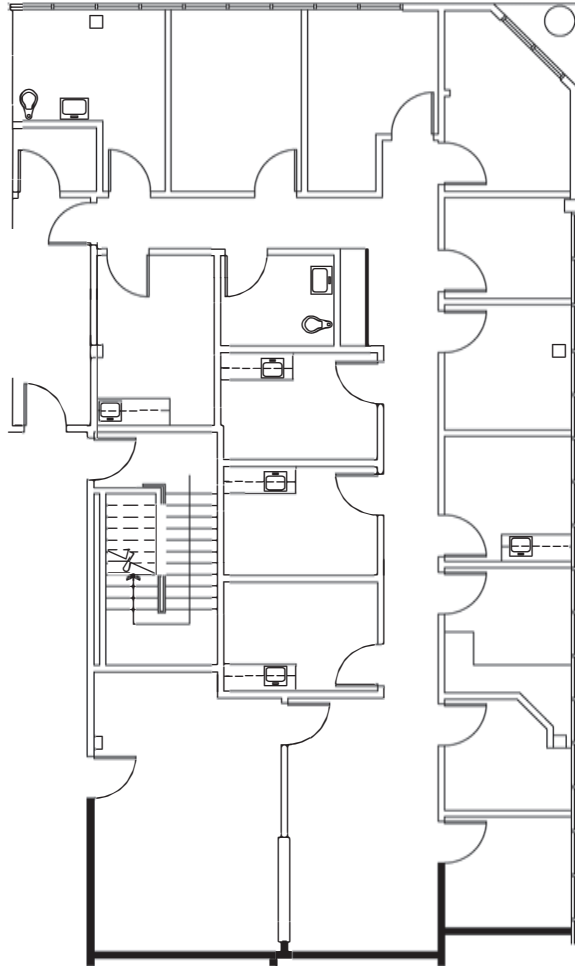
## Suite 210/225/255A

(can be separate or contiguous)

210/225/225A	2,274 SF	\$3.35 FSG
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# AVAILABLE SPACE / FLOOR PLANS



## Suite 360

360

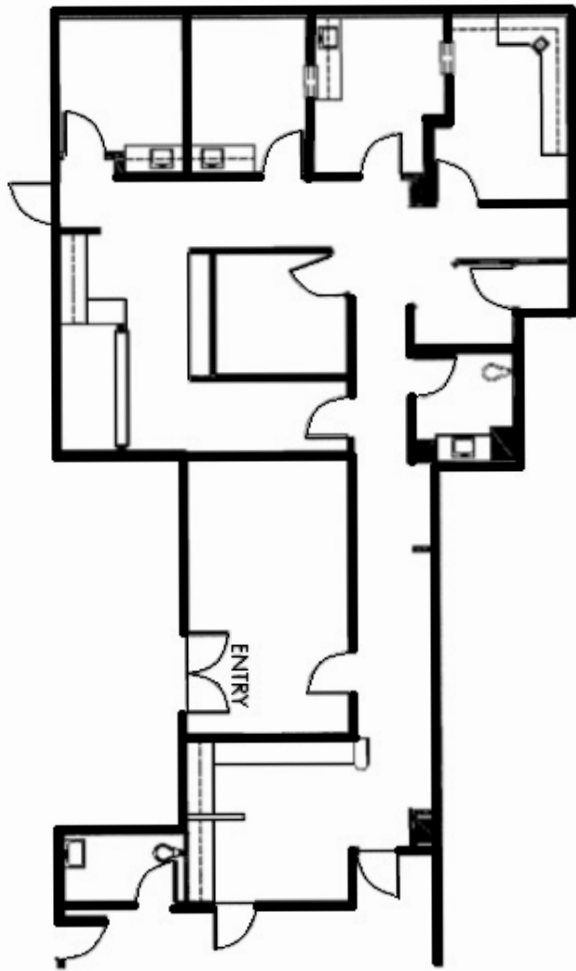
2,651 SF

\$3.35 FSC





# AVAILABLE SPACE / FLOOR PLANS



## Suite 375

375

1,961 SF

\$3.35 FSG



# SAN FERNANDO VALLEY AREA OVERVIEW



**The San Fernando Valley is magnetic..** Hugged by greenery, rolling hills, and endless amenities, this celebrated region of Southern California is a seamless gathering of big city and big community. Doctors’ Medical Plaza is located in the thriving Granada Hills neighborhood of the San Fernando Valley - an area bordered by North Hills and Northridge to the south, Mission Hills and Sylmar to the east, and Porter Ranch to the west.

Granada Hills is centrally located at the core of a well-educated workforce with stunning landscapes and an unparalleled quality of life. Unsurprisingly, it is also one of the most sought after submarkets in the country. It’s densely populated town is home to approximately 56,445 residents. The Ronald Reagan, San Diego, and Golden State Freeways all pass through Granada Hills.

## DESTINATIONS DISTANCE

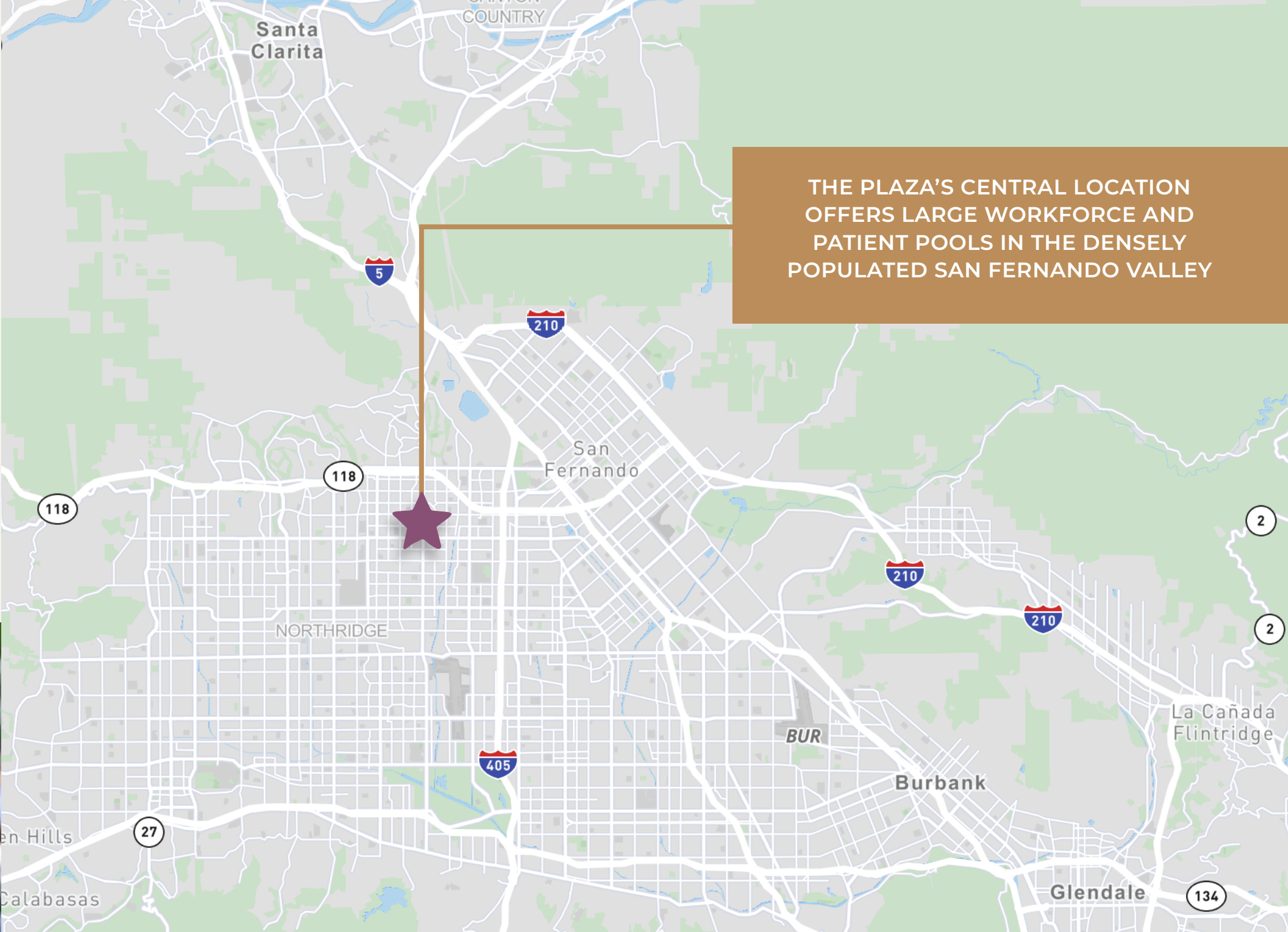
Burbank Airport	18 Minute Drive
Downtown Los Angeles	27 Minute Drive
Los Angeles International Airport	36 Minute Drive
Balboa Train Station	11 Minute Drive
Northridge Metrolink	11 Minute Drive

## SAN FERNANDO VALLEY DEMOGRAPHICS

2023 Population	1,826,028
2023 Median Age	38.6
Households	634,297
Median Household Income	\$85,802







THE PLAZA'S CENTRAL LOCATION  
OFFERS LARGE WORKFORCE AND  
PATIENT POOLS IN THE DENSELY  
POPULATED SAN FERNANDO VALLEY



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