

WEST VALLEY MEDICAL CENTER

5353-5363 Balboa Blvd, Encino, CA 91316



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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.



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PROPERTY FEATURES

- ±762-1,512 SF Available
- Property Management on site
- Off 101 Freeway, Balboa exit
- Newly installed air conditioning unit
- Café

AREA AMENITIES

- Close to Encino and Tarzana hospital
- Near Balboa Park
- Bus line



DEMOS	1 mile	3 mile	5 mile
Population	13,068	192,081	533,312
Avg. HH Income	\$133,994	\$103,249	\$97,423
Daytime Pop.	10,873	157,117	431,414
Traffic Count	±31,513 cars per day		

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