

ENCINO CROSSING

6345 BALBOA BLVD | ENCINO, CA

Where Visibility Meets Innovation
in Medical Real Estate

Spec Suites
NOW AVAILABLE for
Immediate Occupancy

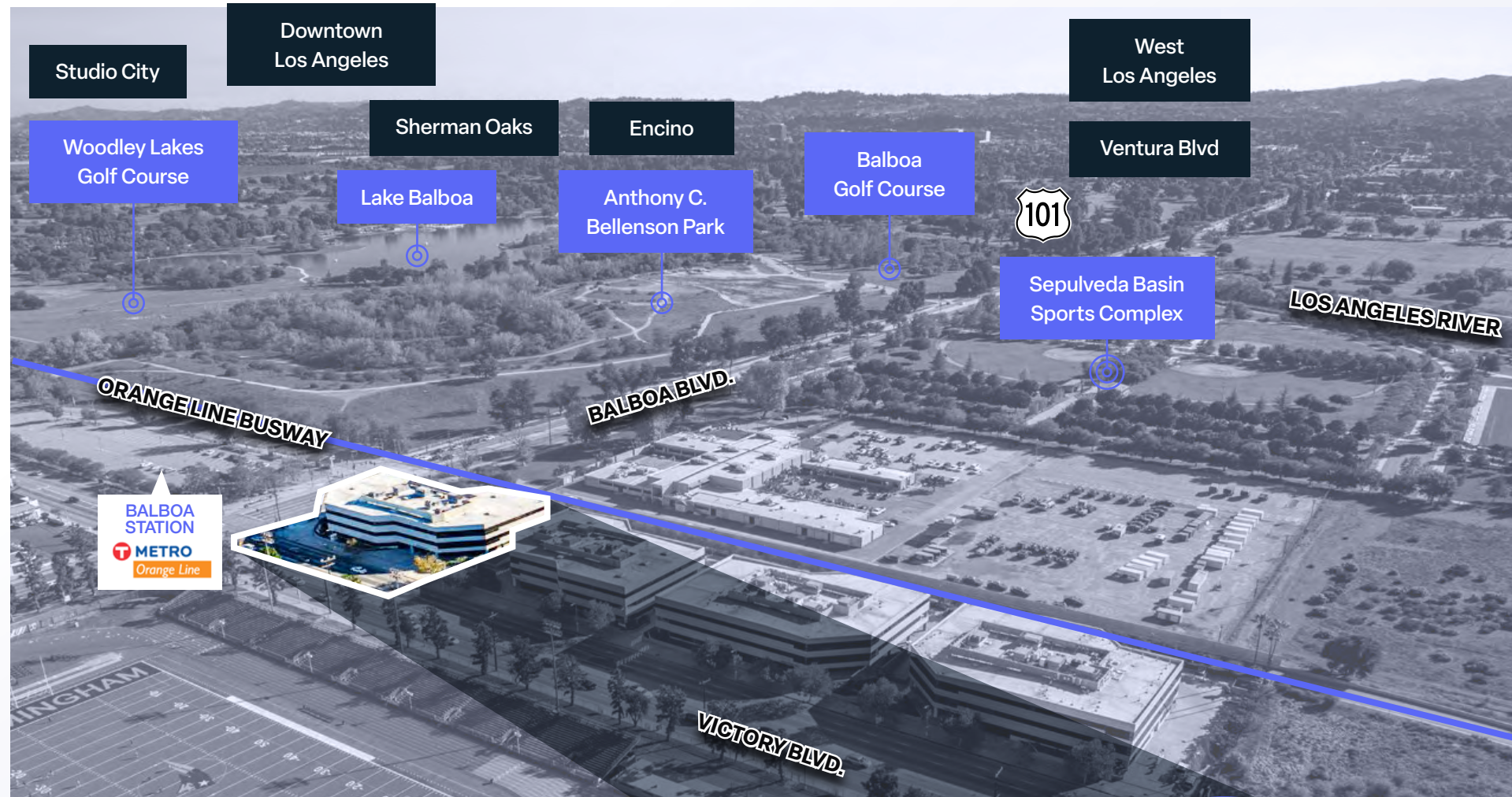


BUILDING I



 HARBOR
ASSOCIATES

CBRE

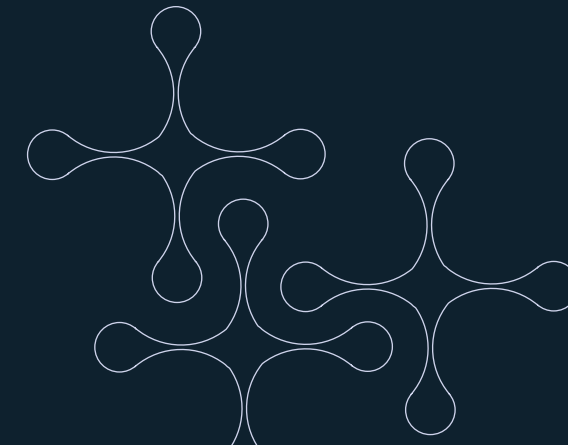


Designed for Providers.
Convenient for Patients.



The Buildings & Opportunities

- + **Building I:** 57,724 RSF of medical adaptable space
- + Medical-ready infrastructure with spec suites designed for healthcare users
- + Opportunity to create a dedicated patient drop-off loop for convenience and safety
- + Validated patient parking program available for high-volume practices
- + Capitalized, motivated ownership committed to medical tenancy
- + On-site management for responsive operations and tenant support
- + Prominent monument signage along the Balboa & Victory corridors
- + Updated internal wayfinding for easy patient navigation
- + Custom TI packages available for qualified medical tenants
- + Flexible floor plans built to accommodate growth and multiple specialties



A Brand
New Look.

New Interior and
Exterior Improvements

Elevated
Workspaces.

12' Ceiling Height in
Select Suites

Interior Gallery

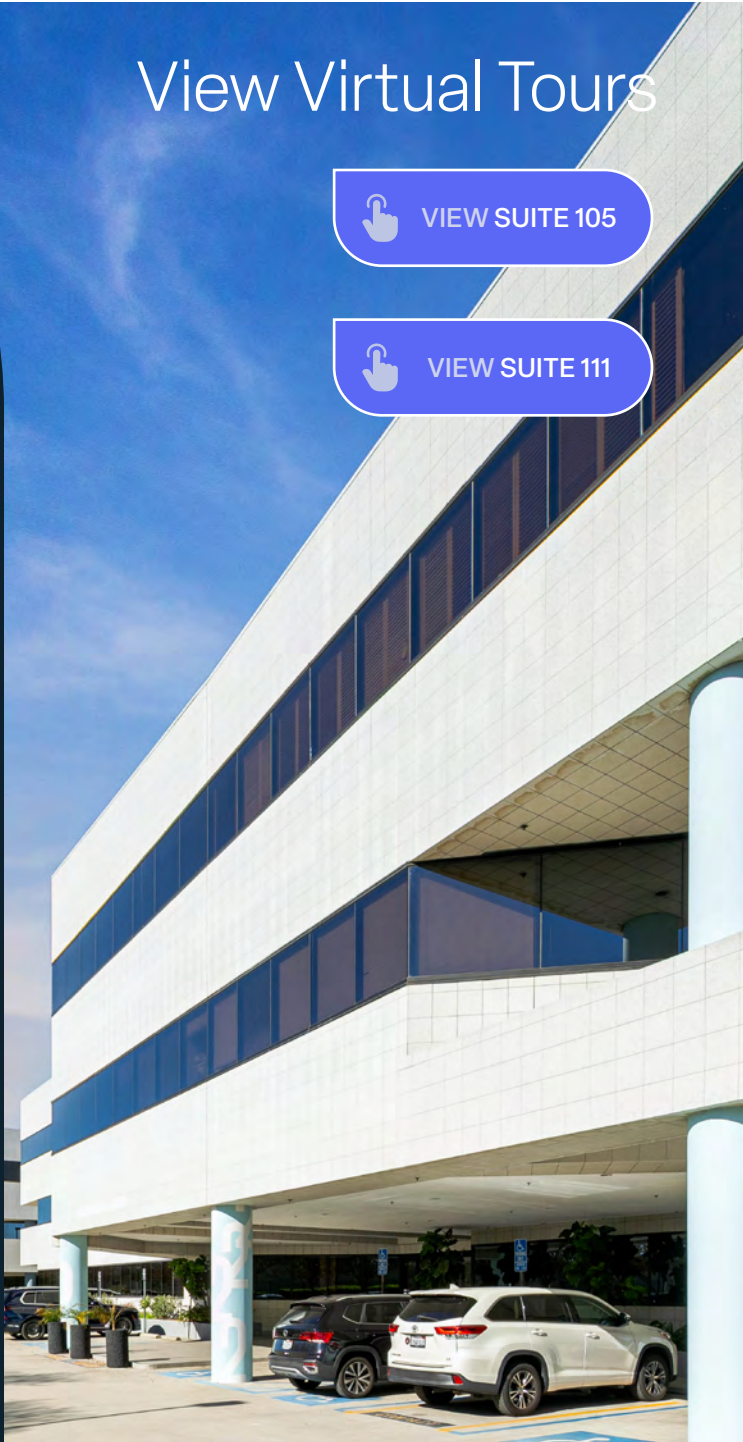


Creating spaces that support both patient care and medical efficiency.

View Virtual Tours

 [VIEW SUITE 105](#)

 [VIEW SUITE 111](#)



A well-appointed exam room thoughtfully designed for the needs of medical professionals.



Suite 111

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Suite 105



Suite 105

Building 1



SUITE 105
CLICK OR SCAN
FOR PHOTOS



SUITE 111
CLICK OR SCAN
FOR PHOTOS



Bright medical lobbies designed to create a calm and comfortable environment for patients.

Where Patient Access Meets Clinical Opportunity at Balboa & Victory

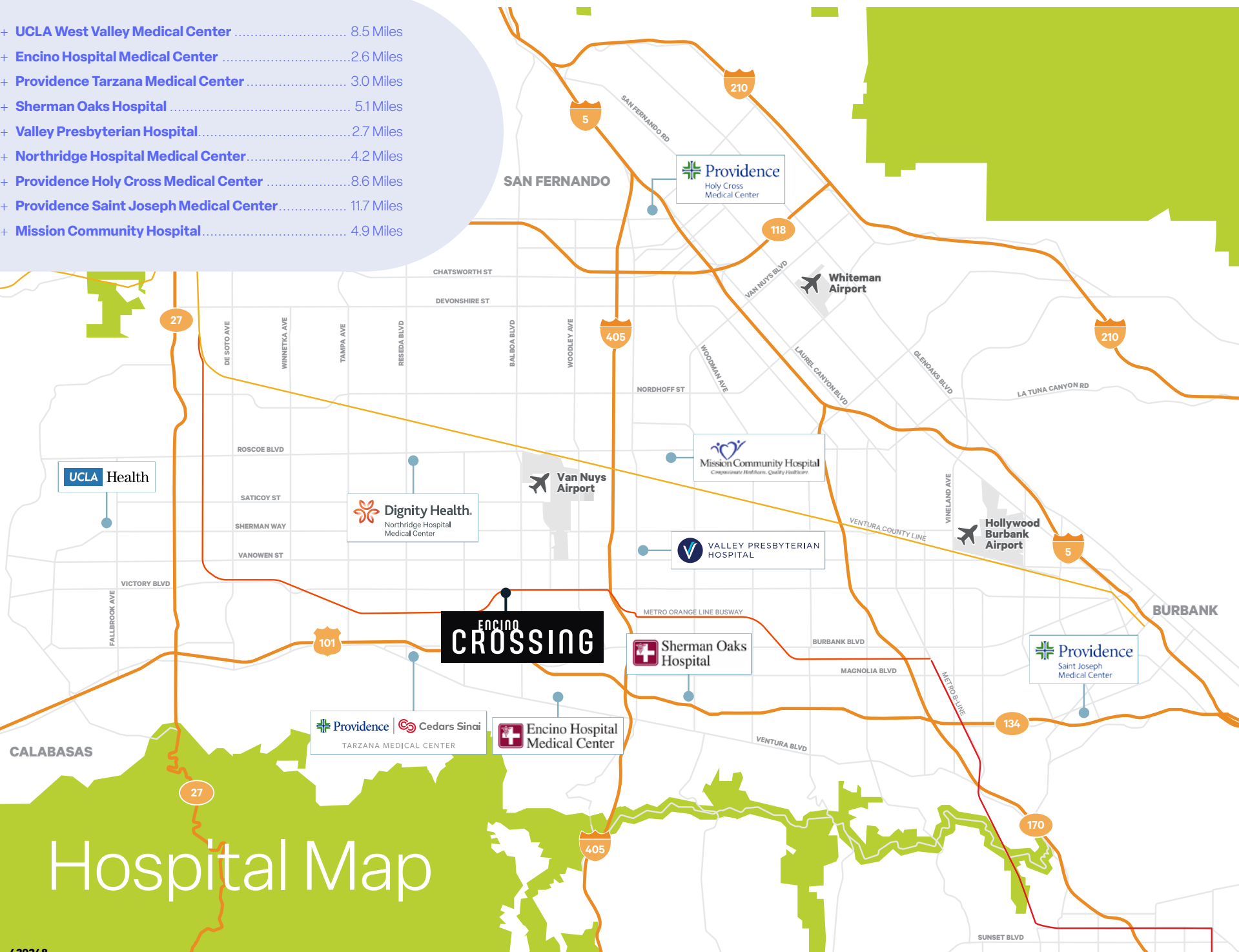
Grow your patient base at one of the Valley's most traveled and recognized corridors



A Crucial Component.

Encino Crossing enjoys a prime location, offering convenient access to the region's leading medical centers.

- + UCLA West Valley Medical Center 8.5 Miles
- + Encino Hospital Medical Center 2.6 Miles
- + Providence Tarzana Medical Center 3.0 Miles
- + Sherman Oaks Hospital 5.1 Miles
- + Valley Presbyterian Hospital 2.7 Miles
- + Northridge Hospital Medical Center 4.2 Miles
- + Providence Holy Cross Medical Center 8.6 Miles
- + Providence Saint Joseph Medical Center 11.7 Miles
- + Mission Community Hospital 4.9 Miles





Prestigious Image.

Encino is a Highly Sought-After Community Known for its Upscale Residences, Tree-Lined Streets, and Vibrant Atmosphere



The Spaces

Building 1

- * Spec Suite - Contiguous to ±3,513 RSF
- ** Proposed Project Pharmacy Location
- *** Contiguous to ±6,527 RSF

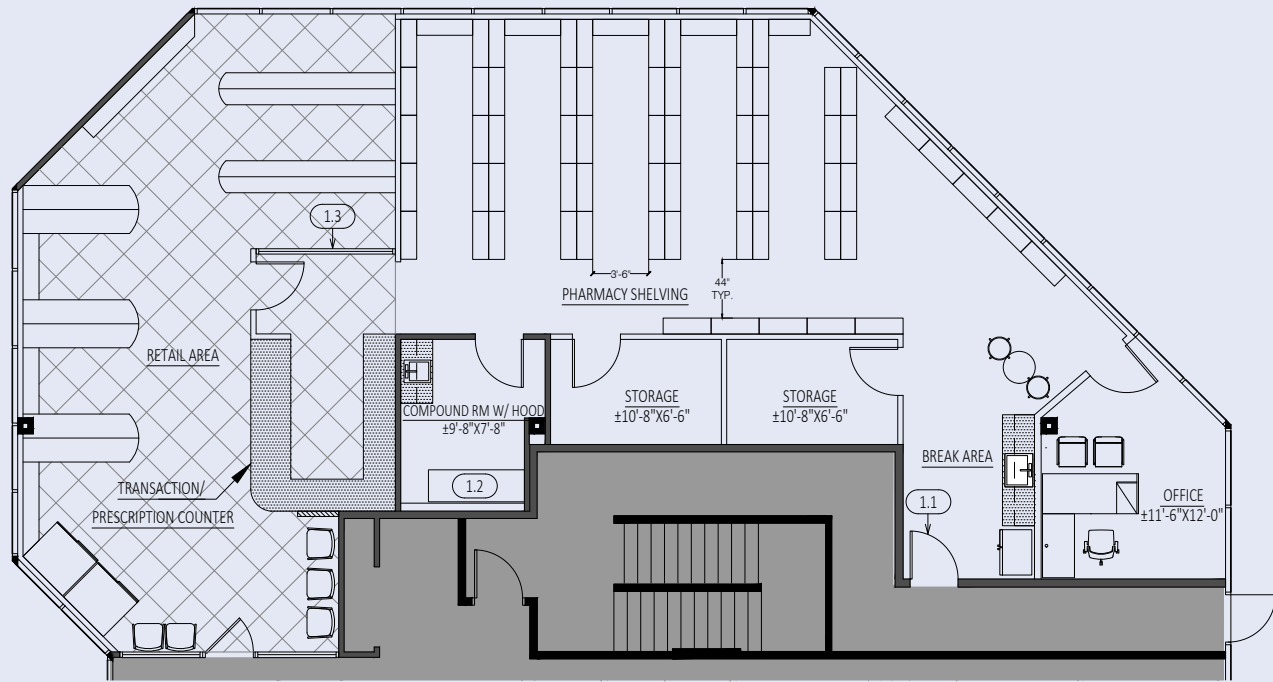
DOWNLOAD FLOOR PLANS

Suite	Size	Rate	
105*	±1,648 RSF	\$3.25 FSG	360°
111*	±1,865 RSF	\$3.25 FSG	360°
115	±3,165 RSF	\$3.25 FSG	
120**	±2,468 RSF	\$3.25 FSG	
200***	±3,562 RSF	\$3.25 FSG	
205**	±1,755 RSF	\$3.25 FSG	
213	±3,520 RSF	\$3.25 FSG	
218***	±910 RSF	\$3.25 FSG	
222***	±2,055 RSF	\$3.25 FSG	
310	±4,794 RSF	\$3.25 FSG	



Pharmacy Floor Plan

Re-imagining a Landmark Intersection for Modern Healthcare



Potential Users

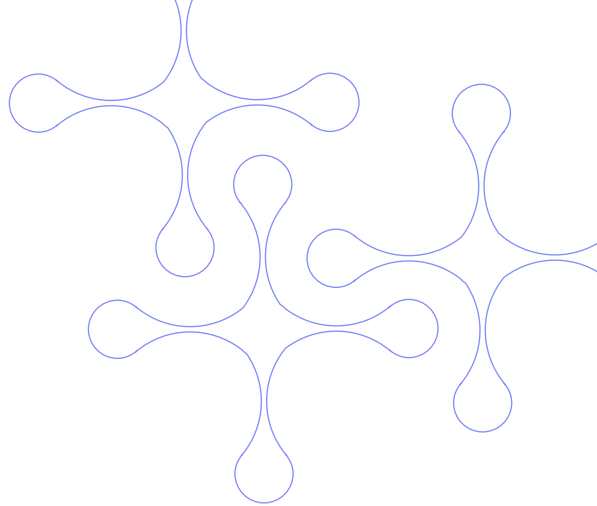
- + Pharmacy
- + Health systems seeking outpatient expansion
- + Multi-specialty groups
- + Surgery centers / imaging / urgent care
- + Specialty care (cardiology, ortho, GI, pediatrics, dermatology, dental)
- + High-acuity medical tenants needing parking & signage

The Perks.

- + Balboa Blvd & Victory Blvd is ranked among LA's most high-traffic intersections (listed #10 in countywide rankings)
- + Victory Blvd is a 25-mile major arterial spanning nearly the entire San Fernando Valley, with heavy east-west commuter flow
- + Balboa Blvd serves as a primary north-south corridor connecting Lake Balboa, Encino, Northridge, and Granada Hills
- + Minutes from the 405, 101 & 118
- + Multiple bus lines + Orange-Line

Within 2 Miles

205	11	
Restaurants	Hotels	
69	10+	7
Banking Locations	Grocery Stores	Health & Fitness Studios



\$5 Million in Capital Improvements:

- + HVAC Unit Replacements
- + Full Window Replacements
- + Elevator Modernizations
- + Renovated Restrooms
- + Exterior LED Lighting
- + Corridor Renovations
- + Monument Signage
- + Exterior Landscape Upgrades
- + Exterior Painting

Rethink Your Workday.

Commute With Ease.

Metro Orange Adjacent
Connects to Warner Center, Universal City and DTLA

Arrive in Style.

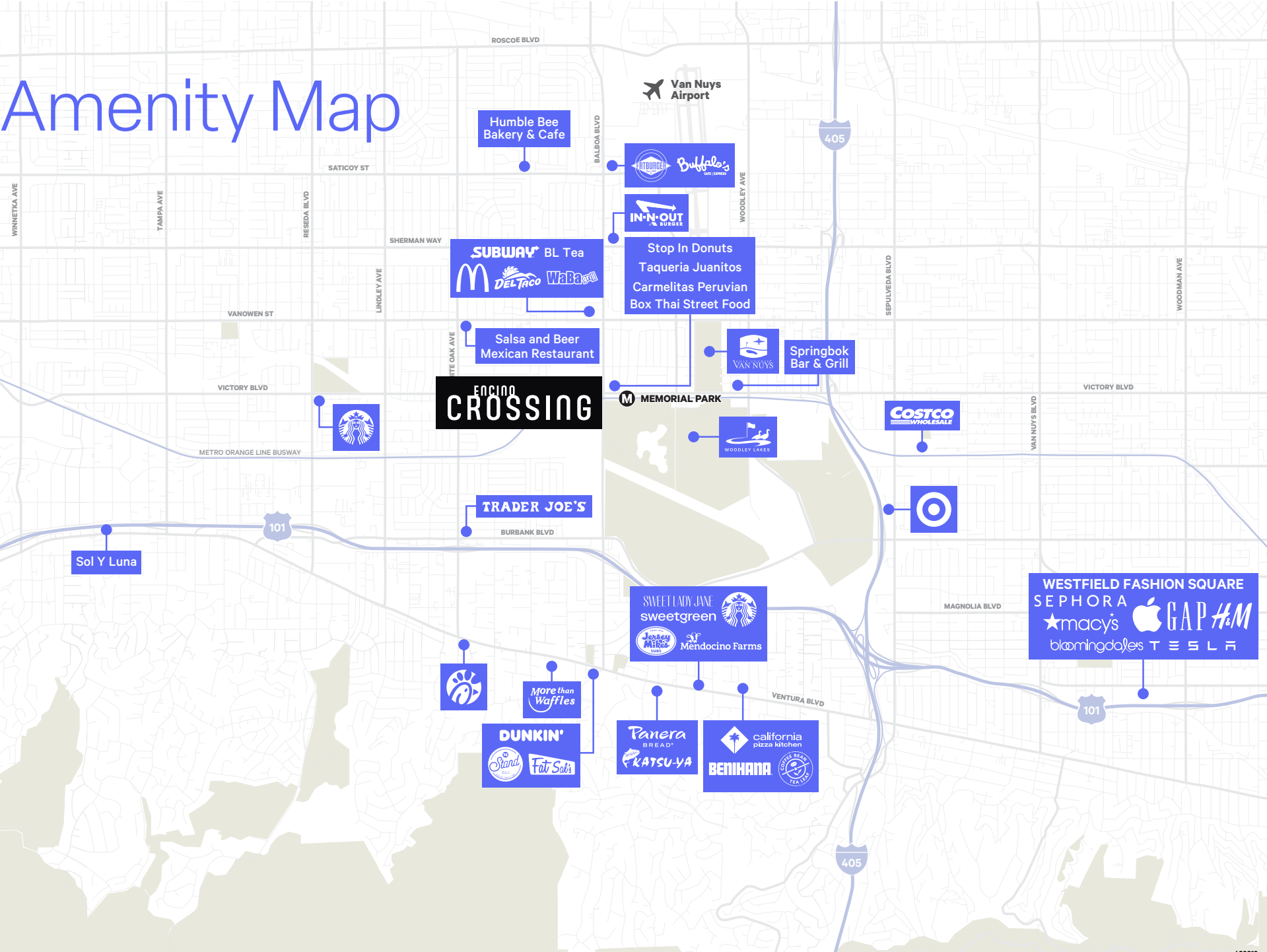
On-Site Car Wash

Park Securely.

Subterranean Parking \$125/Stall/Month



Amenity Map



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Leasing Opportunity for Medical Use

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