

7230 MEDICAL CENTER DRIVE | WEST HILLS, CA

**FOR LEASE**  
**GROUND FLOOR 4,897 SF MEDICAL SPACE AVAILABLE**



7300



**4,897 SF AVAILABLE**

**NEWMARK**

**Howard Wong**  
*Senior Managing Director*  
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CA RE Lic. #01004420



## Demographics

### Estimated Population

1 mile	19,374
3 miles	171,535
5 miles	327,779

### Daytime Population

1 mile	7,505
3 miles	76,761
5 miles	168,170

### Average HH Income

1 mile	\$156,623
3 miles	\$131,966
5 miles	\$141,166

### Traffic Count

Sherman Way	24,232 CPD
Fallbrook Ave.	30,099 CPD

### CONTACT

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## Property Features

- Great strategic location for medical retail with ground floor opportunity.
- Major San Fernando Medical Hub with West Hills Hospital & Medical Center next door.
- Regional location with Fallbrook Shopping Center and Topanga Plaza Mall nearby.
- Monument signage opportunity.

## Join Tenants:





# MEDICAL SPACE AVAILABLE FOR LEASE

7230 Medical Center Drive | West Hills, CA



*For More Information Contact:*

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