



**COMMERCIAL**  
REAL ESTATE  
*the sign of a profitable property*



## SECOND FLOOR OFFICE SPACE AVAILABLE IN PANORAMA CITY

14418 Chase Street, Panorama City, CA 91402

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DRE#02041876

**TODD NATHANSON**  
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DRE#00923779



OFFICE SPACE  
PANORAMA CITY

***EXCLUSIVELY LISTED BY***

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PRESIDENT

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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 foot-age 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.

5945 CANOGA AVE., WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - [www.illicre.com](http://www.illicre.com) - DRE #01834124

# PROPERTY FEATURES

14418 Chase Street, Panorama City, CA 91402



## APPROX. 750 - 7,615 SF

OFFICE SPACE FOR LEASE

- ✓ Second floor office space available for lease
- ✓ Can be split to accommodate specific size requirements
- ✓ Shared building with the United States Postal Office
- ✓ Large shared parking field - 4/1000 free parking

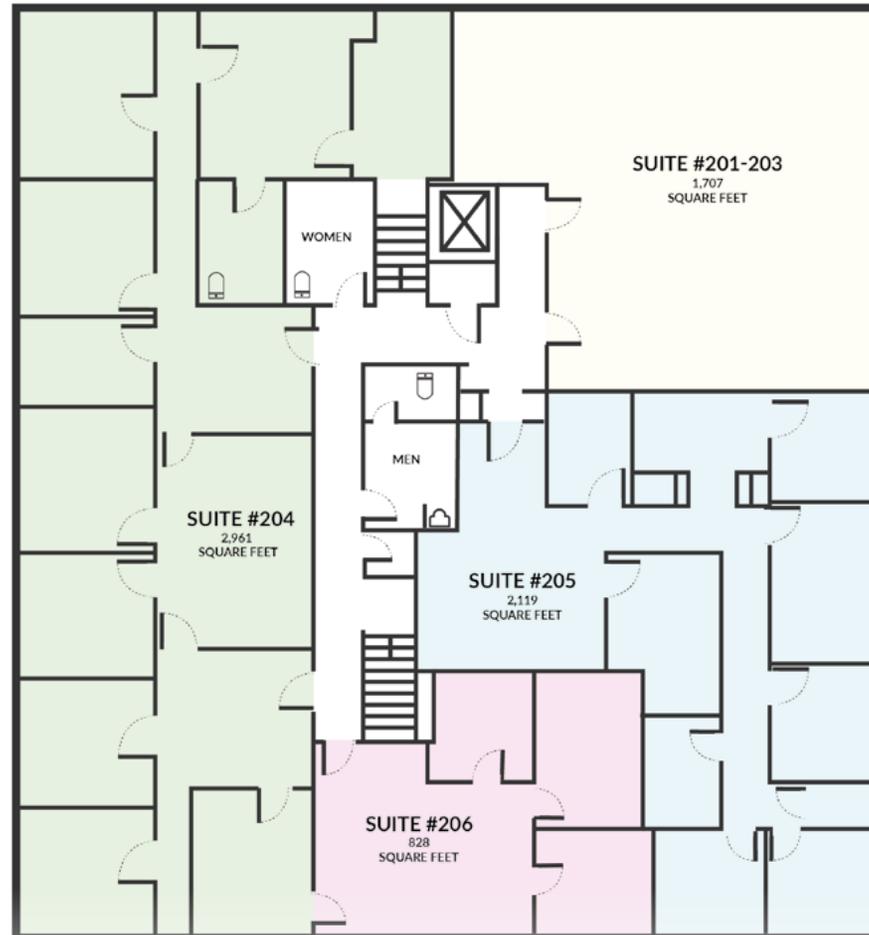
## AREA AMENITIES

- ✓ Busy retail hub in the San Fernando Valley
- ✓ Dense populated area with high traffic counts
- ✓ Close proximity to the 405 Freeway

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	63,070	355,612	761,410
 Avg. HH Income	\$54,467	\$64,063	\$74,178
 Daytime Pop	10,189	84,227	224,441
 Traffic Count	± 52,600 CPD ON STREET		

# SITE PLAN - 2ND FLOOR

14418 Chase Street, Panorama City, CA 91402



**2ND FLOOR  
AVAILABLE!**  
CAN BE SPLIT TO ACCOMMODATE SPECIFIC

Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



**AVAILABLE**

**LIVING SPACES**



**AERIAL MAP**



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