

RETAIL & MEDICAL SPACE AVAILABLE IN GRANADA HILLS

10700 Balboa Avenue, Granada Hills, CA 91344



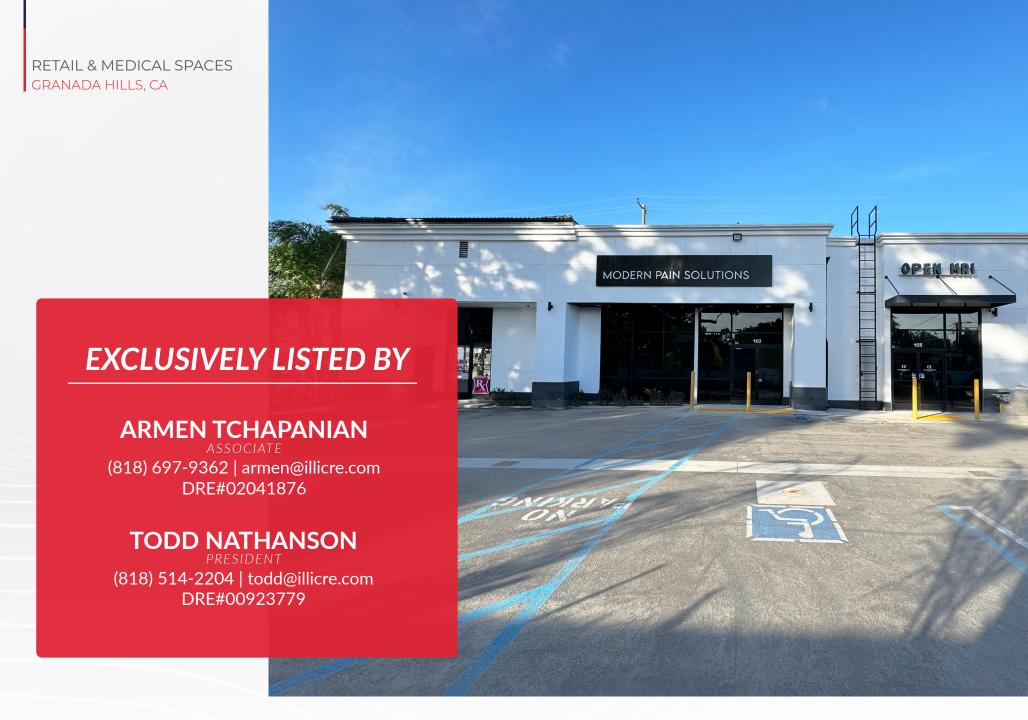
ARMEN TCHAPANIAN

(818) 697-9362 | armen@illicre.com DRE#02041876

TODD NATHANSON

(818) 514-2204 | todd@illicre.com DRE#00923779





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.

RETAIL & MEDICAL SPACES GRANADA HILLS, CA

PROPERTY FEATURES

10700 Balboa Avenue, Granada Hills, CA 91344







APPROX. 1,084 - 2,242 SF

RETAIL AND MEDICAL SPACES AVAILABLE

- ✓ Private and gated 34 parking spaces
- ✓ Prominent signage
- ✓ Never previously occupied
- ✓ High ceilings
- ✓ Private restrooms

AREA AMENITIES

- ✓ Near the 118 and 405 Freeways
- ✓ Located in prime Granada Hills
- ✓ Close to Granada Charter and John F. Kennedy High School
- ✓ High daytime traffic counts

- DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	22,215	155,581	528,365
Avg. HH Income	\$111,646	\$117,807	\$99,277
Q Daytime Pop	18,494	128,535	427,851
Traffic Count	± 55,642 CPD ON CHATSWORTH ST & BALBOA BLVD		

RETAIL & MEDICAL SPACES
GRANADA HILLS, CA

INTERIOR PHOTOS

COMMERCIAL REAL ESTATE the sign of a profitable property

10700 Balboa Avenue, Granada Hills, CA 91344







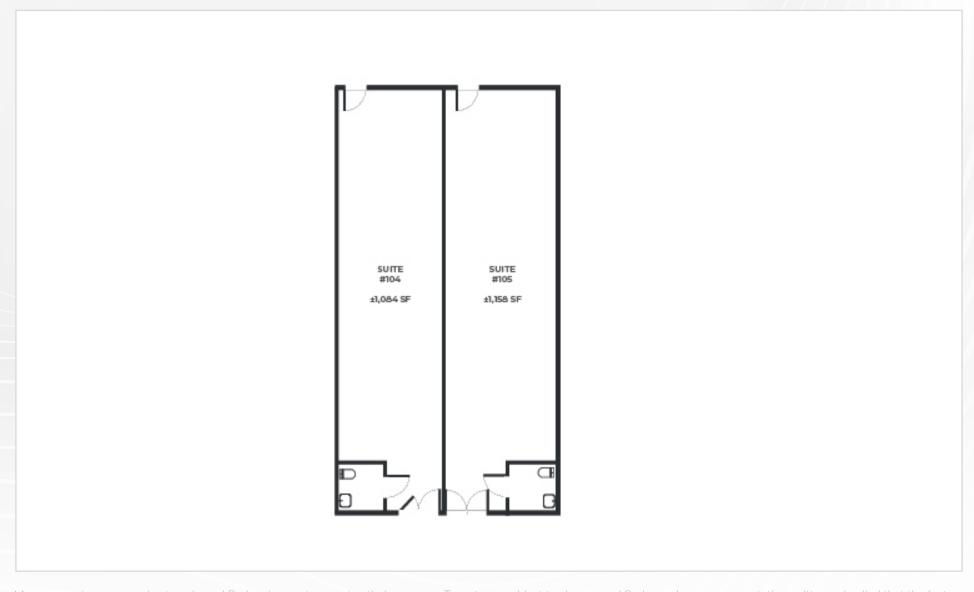




FLOOR PLAN



10700 Balboa Avenue, Granada Hills, CA 91344



Measurements are approximate only, and Broker does not guarantee their accuracy. Ienants 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.

RETAIL & MEDICAL SPACES
GRANADA HILLS, CA

SITE PLAN

COMMERCIAL
RESTATE
the sign of a profit play property.

10700 Balboa Avenue, Granada Hills, CA 91344



BALBOA BLVD





CHATSWORTH ST

CHATSWORTH ST

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.

































