



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



SUITE 105
±1,158 SF

SUITE 104
±1,084 SF

SUITE 101
±1,685 SF

RETAIL & MEDICAL SPACE AVAILABLE IN GRANADA HILLS

10700 Balboa Avenue, Granada Hills, CA 91344



ARMEN TCHAPANIAN
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TODD NATHANSON
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DRE#00923779



5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

RETAIL & MEDICAL SPACES
GRANADA HILLS, CA



EXCLUSIVELY LISTED BY

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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.

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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
 Daytime Pop	18,494	128,535	427,851
 Traffic Count	± 55,642 CPD ON CHATS WORTH ST & BALBOA BLVD		

RETAIL & MEDICAL SPACES
GRANADA HILLS, CA

INTERIOR PHOTOS

10700 Balboa Avenue, Granada Hills, CA 91344



FLOOR PLAN

10700 Balboa Avenue, Granada Hills, CA 91344



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SITE PLAN

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118

CALIFORNIA
118



AVAILABLE

VALLEY ACADEMY
OF ARTS AND SCIENCES



AERIAL MAP

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