

FOR LEASE MEDICAL SPACES ACROSS FROM PROVIDENCE AND CEDARS SINAI

18344-18380 Clark Street, Tarzana, CA 91356



MICHAEL SHARON (818) 572-4050

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5945 Canoga Avenue · Woodland Hills, CA 91367 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

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 footage 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

- 18344 Clark, #205 - ±1,228 SF, reception, exam rooms, restrooms, and more (*see floor plan page for details)
- 18344 Clark, #105 - ±980 SF - build to suit
- 18372 Clark, #208 ±1,119 SF + #2016 ±990 SF - reception, exam rooms, restroom, and private office
- Excellent signage and visibility on Clark Street
- Onsite professional property management
- A lot of natural light
- Plentiful **free parking** for staff and patients
- Great medical co-tenancy
- Immediate access to retail, restaurants and services

AREA AMENITIES

- Heavy pedestrian and automobile traffic
- Walk to Providence Cedars Sinai Medical Center (Tarzana Hospital)
- Neighboring tenants include: Gelson's, HomeGoods, Whole Foods, Black Bear Diner, Round Table Pizza, Sharky's Woodfire Mexican Grill, Petfood Express, Von's, CVS, Starbucks, The Coffee Bean Tea & Leaf, Walgreens, Office Depot, Brake Masters, ARCO, Winchell's Donuts
- Close proximity and easy access to the 101 FWY

RENTAL RATE

- 18344 Clark Street, Suite 205 ±1,228 SF \$3.75/SF modified gross available
- 18344 Clark Street, Suite 105 ±980 SF \$4.25/SF modified gross available
- 18372 Clark Street, Suite 216 ±990 SF \$3.75/SF modified gross available
- 18372 Clark Street, Suite 208 ±1,119 SF \$3.75/SF modified gross available



DEMOS	1 mile	3 mile	5 mile
Population	39,032	165,925	470,638
Avg. HH Income	\$96,759	\$111,810	\$105,361
Daytime Pop.	32,545	137,030	384,762
Traffic Count	±37,889 cars per day		

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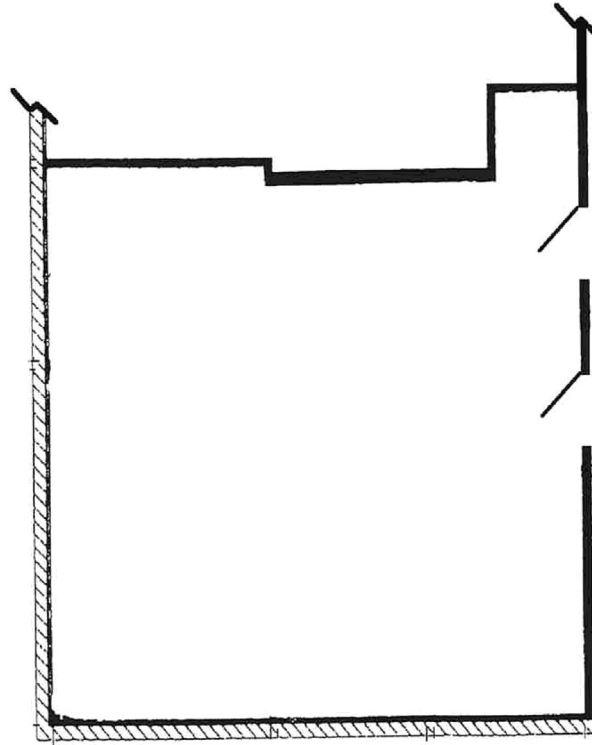
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18344 CLARK STREET, SUITE 105

±980 SF | \$4.25/SF MODIFIED GROSS



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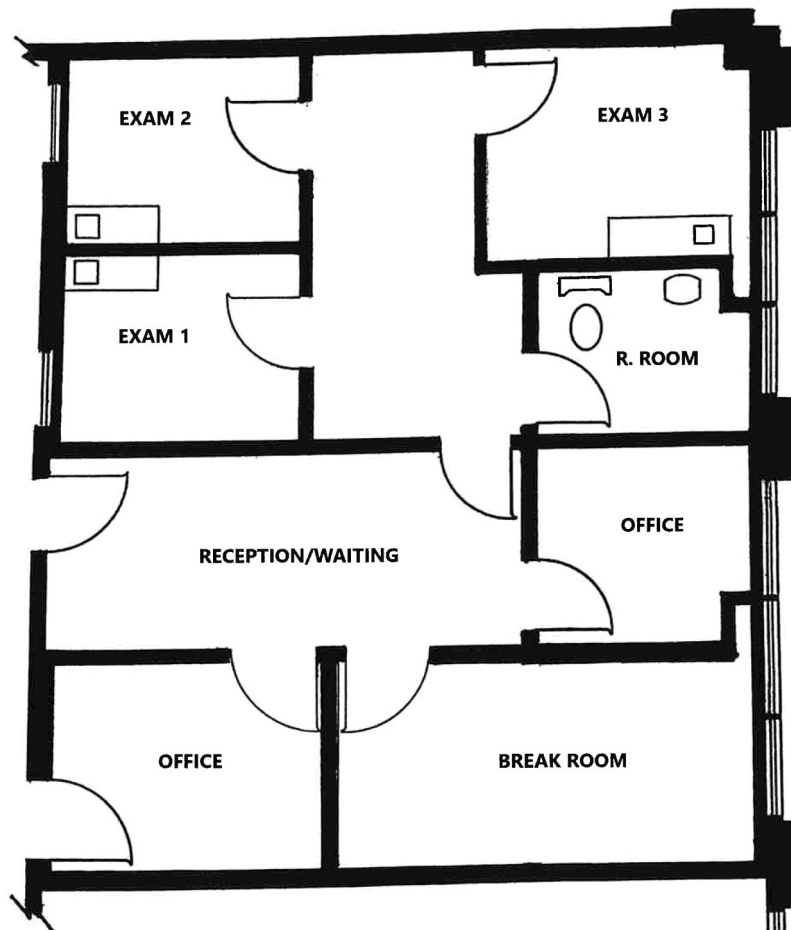


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18344 CLARK STREET, SUITE 205 | FORMER ACUPUNCTURE OFFICE

±1,228 SF | \$3.75/SF MODIFIED GROSS



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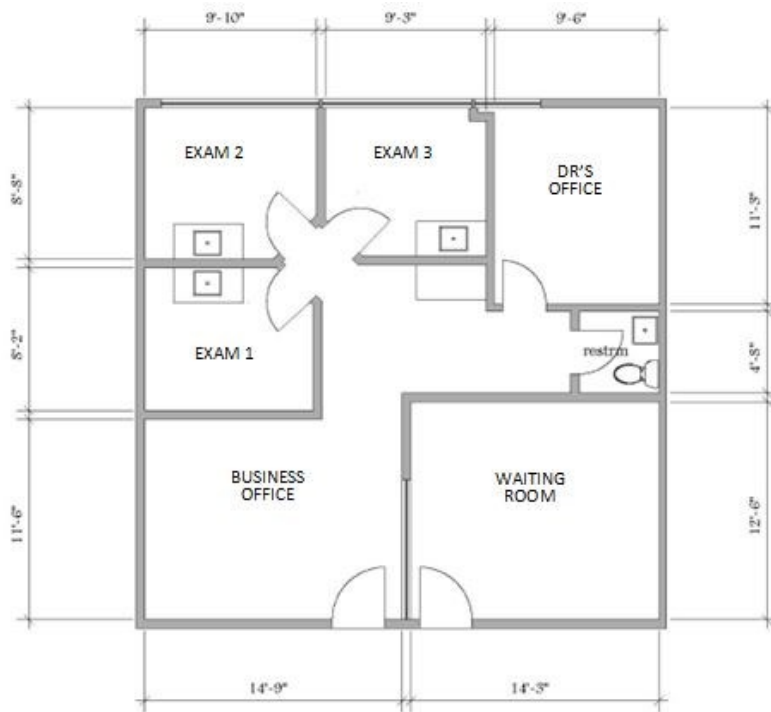


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18372 CLARK STREET, SUITE 216

±990 SF | \$3.75/SF MODIFIED GROSS



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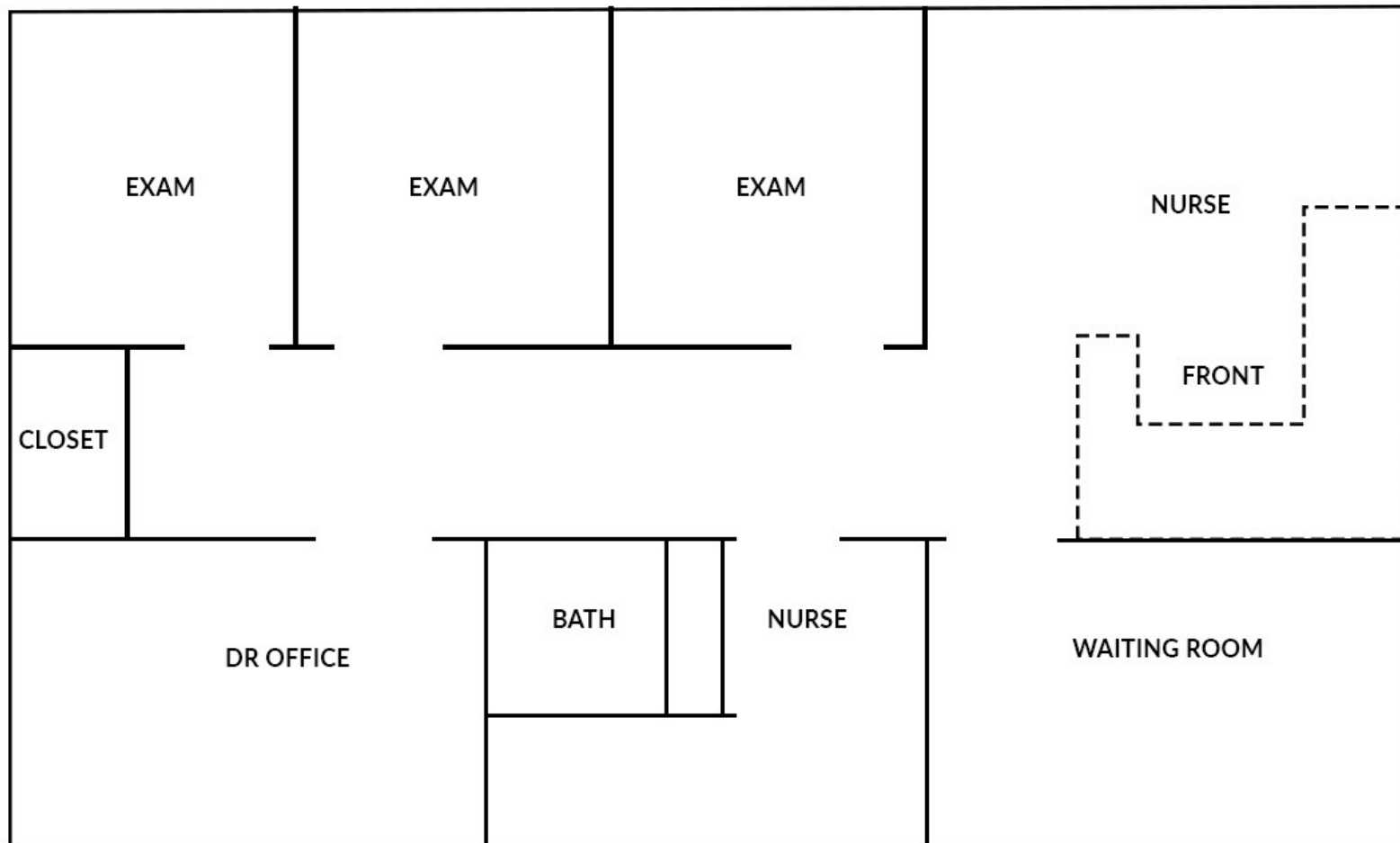


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18372 CLARK STREET, SUITE 208

±1,119 SF | \$3.75/SF MODIFIED GROSS



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