



 **Providence**
Cedars
Sinai

**UNIT 105
AVAILABLE**
±980 SF

**UNIT 216
AVAILABLE**
±990 SF

HomeGoods®
Gelson's

 **CVS VONS**
pharmacy®

US
101

VENTURA BLVD

CLARK ST

RESEDA BLVD

FOR LEASE MEDICAL SPACES ACROSS FROM PROVIDENCE AND CEDARS SINAI

18344-18380 Clark Street, Tarzana, CA 91356



MICHAEL SHARON
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DRE#01495419



PROPERTY FEATURES

18344-18380 Clark Street, Tarzana, CA 91356



APPROX. 980-990 SF

MEDICAL SPACES AVAILABLE

- ✓ Suite 105: ±980 SF - build to suit
- ✓ Suite 216: ±990 SF - reception, exam rooms, restroom, 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, Walgreens, Office Depot and more
- ✓ Close proximity and easy access to the 101 FWY

DEMOGRAPHICS		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 CPD ON CLARK ST & RESEDA BLVD		

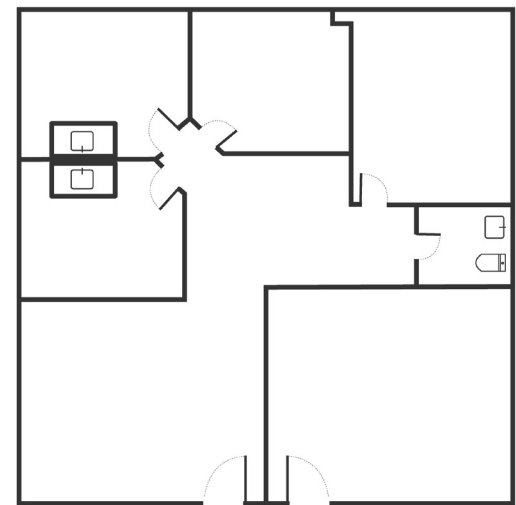
MEDICAL SPACES
TARZANA, CA

SUITE 216

18344-18380 Clark Street, Tarzana, CA 91356



±990 SF | \$3.15/SF MODIFIED GROSS



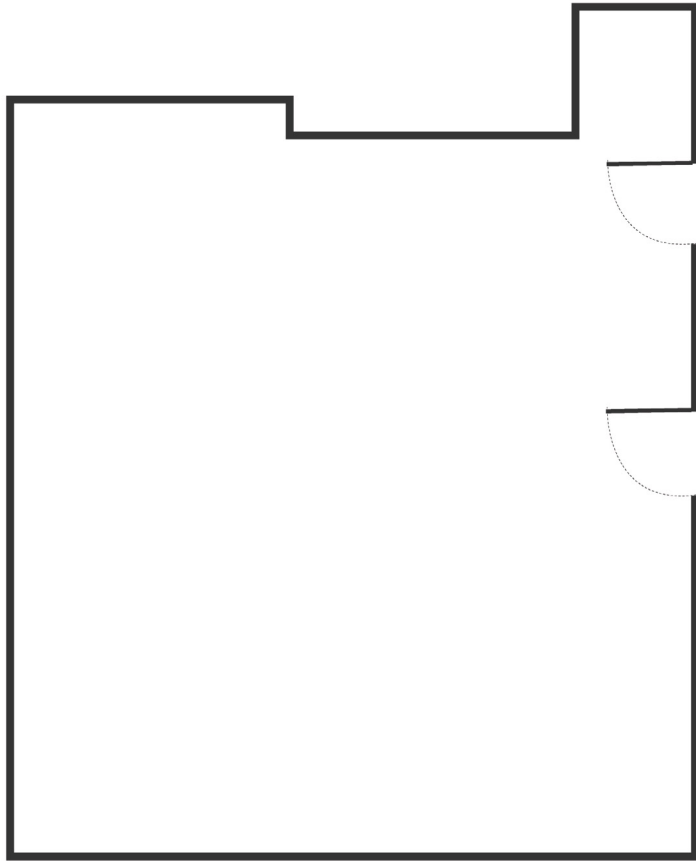
MEDICAL SPACES
TARZANA, CA

SUITE 105

18344-18380 Clark Street, Tarzana, CA 91356



±980 SF | \$3.75/SF MODIFIED GROSS





AVAILABLE



AERIAL MAP



COMMERCIAL
REAL ESTATE

MICHAEL SHARON
SENIOR VICE PRESIDENT

(818) 572-4050 | msharon@illicre.com
DRE#01495419



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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.