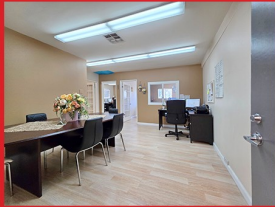


# For Lease - Northridge/Granada Hills Great for Office Use

17018-17056 Devonshire St., Northridge, CA 91325

**SUITE 219  
AVAILABLE  
±840 SF**



**MICHAEL SHARON (818) 572-4050**

msharon@illicre.com • DRE#01495419

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## PROPERTY FEATURES

- Approx. 840 SF of private offices + reception area
- Great co-tenancy in a multi-tenant shopping center
- New lighting
- Excellent signage and visibility on Devonshire Boulevard
- Abundant parking plus truck delivery access
- Great for fitness, restaurant, medical, retail, or office uses

## AREA AMENITIES

- Heavy pedestrian and automobile traffic in trade area
- Located near a signalized intersection
- Located at Northridge
- Neighboring tenants include: Chipotle, Panda Express, Denny's, Hertz, Salon Centric, CVS, and Ralphs
- Nearby CSUN, Granada Hills Charter High School, Patrick Henry Middle School, Andasol Ave Elementary School, places of worship, restaurants, shopping, Regency Theaters, Mission College, and Mission Hills Golf Course.
- Close proximity to the 118 and 405 Freeways

## RENTAL RATE

- 17042 Devonshire Street - Suite 219 - ±840 SF \$2.50 PSF + MG



DEMOS	1 Mile	3 Mile	5 Mile
Population	24,456	194,852	612,092
Avg. HH Income	\$72,021	\$77,048	\$62,631
Daytime Pop	5,544	56,579	185,485
Traffic Count	± 67,234 cars per day		



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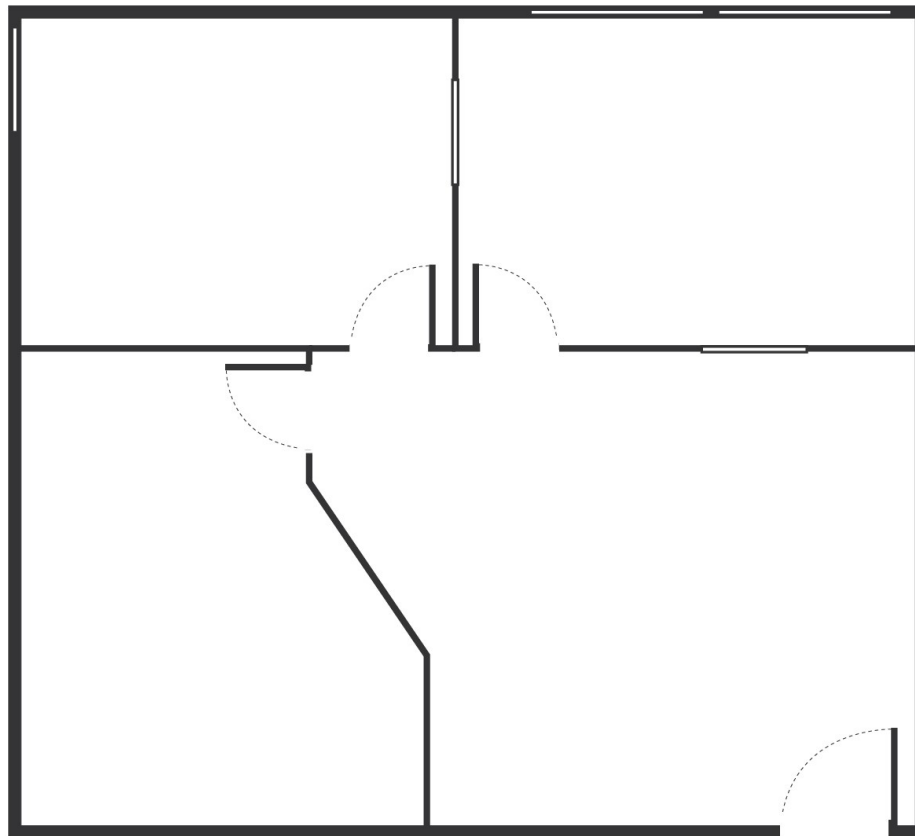


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**SUITE 17042 - SUITE 219**



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