

AVAILABLE 

OFFICE SPACE AVAILABLE!

18531 Roscoe Blvd, Northridge, CA 91324



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



PROPERTY FEATURES

18531 Roscoe Blvd, Northridge, CA 91324







APPROX. 3,570 SF

OFFICE SPACE AVAILABLE

- ✓ Mixed-use building
- ✓ Office/medical suites ready for immediate occupancy
- ✓ Elevator-served
- ✓ On-site security
- ✓ Flexible suite configurations available to accommodate a wide range of size needs
- ✓ Divisible as follows:
 - Unit A: ±300 SF
 - Unit B: ±790 SF
 - Unit C: ±1,880 SF
 - Unit D: ±915 SF

AREA AMENITIES

- ✓ Prime Northridge location across from Northridge Hospital
- ✓ Minutes from amenities, restaurants, shopping, daycare center, fitness facilities, CSUN, and more
- ✓ Convenient access to the 101 and 405 freeways

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	31,997	227,393	628,405
 Avg. HH Income	\$91,665	\$105,142	\$104,101
 Daytime Pop	31,527	223,376	617,507
 Traffic Count	±69,905 CPD ON ROSCOE BLVD & RESEDA BLVD		

OFFICE SPACE
NORTHRIDGE, CA

INTERIOR PHOTOS

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AERIAL MAP



COMMERCIAL
REAL ESTATE

ARMEN TCHAPANIAN
SENIOR ASSOCIATE

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5945 CANOGA AVENUE | WOODLAND HILLS, CA 91367 | 818.501.2212/PHONE | www.illicre.com | DRE #01834124

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