



COMMERCIAL
REAL ESTATE
the sign of a profitable property



HARD TO FIND SMALL MEDICAL OFFICE

14435 Hamlin St., Van Nuys, CA 91401



ARMEN TCHAPANIAN
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DRE#02041876



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

MEDICAL/OFFICE SPACES
VAN NUYS, 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

14435 Hamlin St., Van Nuys, CA 91401







APPROX. 450 SF

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- ✓ Parking lot in the rear
- ✓ Elevator available
- ✓ Small hard to find unit
- ✓ Private restroom in suite
- ✓ Reception area

AREA AMENITIES

- ✓ Located close to the intersection of Van Nuys & Victory Blvd
- ✓ Medical building with easy access to public transit and within walking distance to many area amenities
- ✓ Close to Van Nuys Government Center
- ✓ Easy access to public transit

— DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
 Population	53,307	160,263	314,989
 Avg. HH Income	\$71,186	\$84,984	\$89,847
 Daytime Pop	51,948	161,123	314,024
 Traffic Count	± 36,445 CPD ON VAN NUYS BLVD		

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INTERIOR PHOTOS

14435 Hamlin St., Van Nuys, CA 91401





AVAILABLE





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