



FOR LEASE | HIGH-IMAGE PROFESSIONAL MEDICAL OFFICE SUITES

3,085 SF | FULL-SERVICE GROSS

18433 Roscoe Boulevard | Northridge, CA

MATT SREDEN

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SPECTRUM
COMMERCIAL REAL ESTATE, INC.

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FEATURES

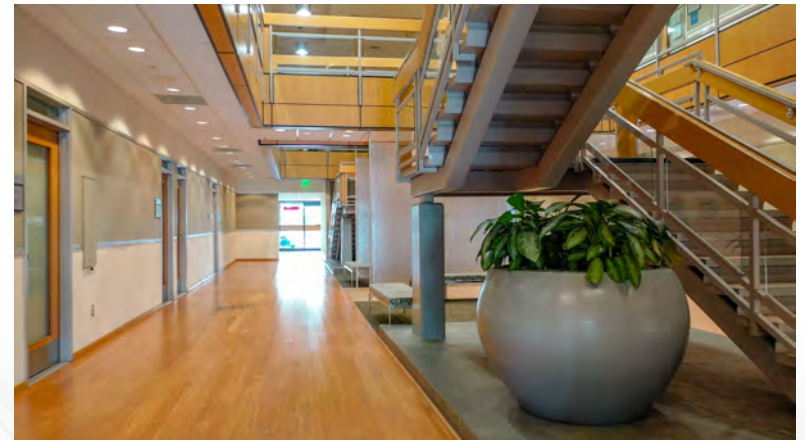
HIGHLIGHTS

PROPERTY HIGHLIGHTS

- High-Image Medical Office Building
- Available for Immediate Occupancy
- Efficiently Sized Suites
- Reserved & Unreserved Parking Available; On-Site Parking Attendant
- Elevator Served
- Dual Monument Signage *Call for Details

LOCATION HIGHLIGHTS

- Prime Northridge Location with Excellent Demographics
- Walking Distance to Dignity Health - Northridge Hospital Medical Center & UCLA Health Northridge General Surgery
- High Traffic Counts with Excellent Visibility & Frontage Along Two Major Thoroughfares
- Minutes from Metrolink, Northridge Fashion Center, Cal State University Northridge (CSUN) Health Clubs, Daycare Centers, Restaurants, Costco & Shopping
- Close Proximity to the Ventura 101, San Diego 405, & CA State Route 118 Freeways



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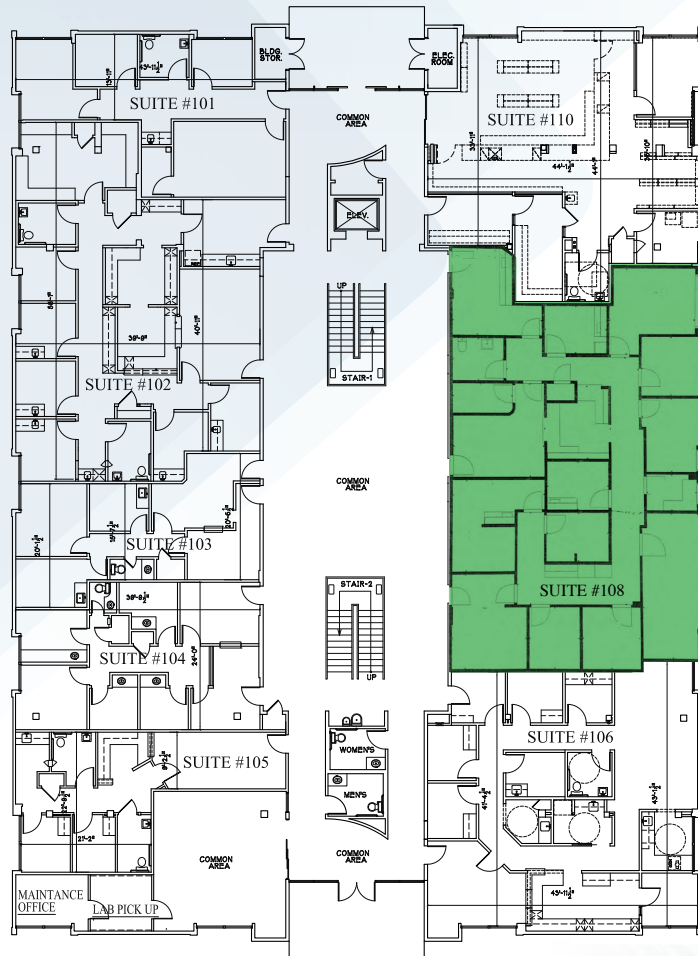
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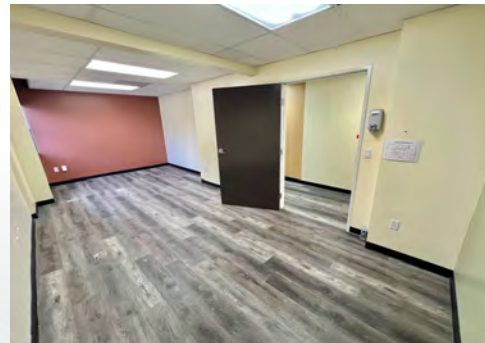
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AVAILABLE SUITES

1st FLOOR



SUITE #	SIZE (SF)
108	3,085



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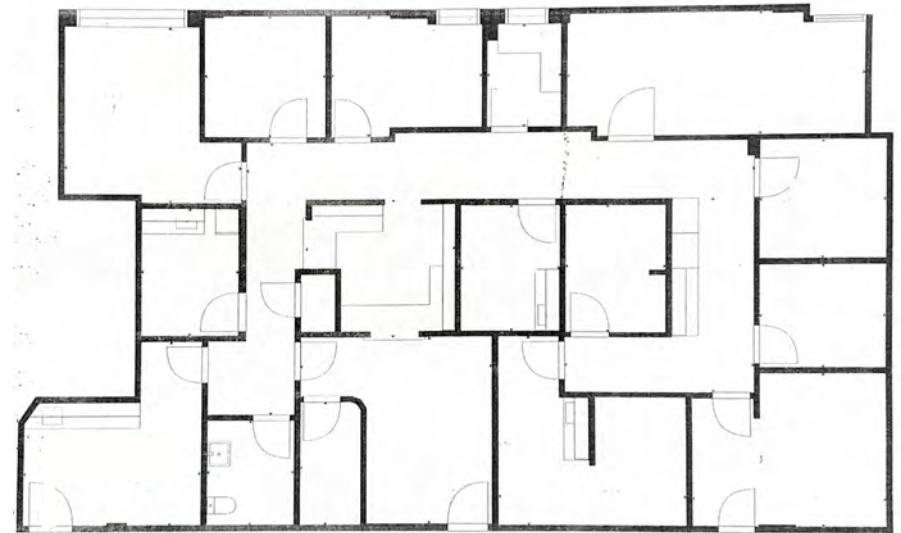
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SUITE # SIZE (SF) HIGHLIGHTS

108	3,085	Medical office with eight (8) exam rooms (sink in 3 rooms), large therapy room, two (2) offices, receptionist / waiting area, IT/storage closet, private restroom, breakroom and three entry/exit.
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DEMOGRAPHICS

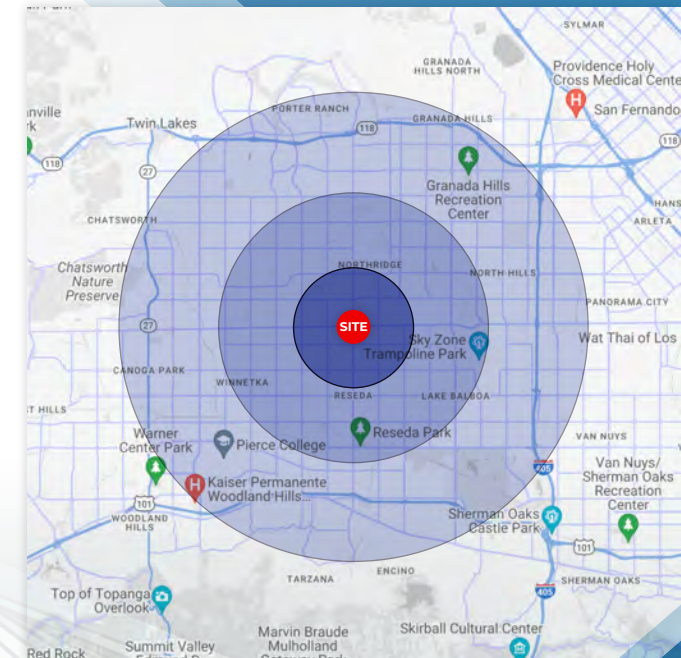
	1 MILE	3 MILES	5 MILES
POPULATION	32,591	233,006	638,432
MEDIAN AGE	34.6	37.3	36.8
AVG HHI	\$80,631	\$93,912	\$95,706
MEDIAN HHI	\$60,221	\$71,505	\$72,553
TOTAL # OF BUSINESS	1,433	9,160	29,247
DAYTIME POPULATION	9,734	90,843	264,878
OWNER OCCUPIED	4,430 45.0%	42,661 55.3%	106,403 49.3%
RENTER OCCUPIED	5,409 55.0%	34,430 44.7%	109,224 50.7%
HIGH SCHOOL GRADS	5,496 25.1%	36,503 22.6%	97,012 22.0%
ASSOCIATE DEGREE	1,493 6.8%	12,090 7.5%	30,646 6.9%
BACHELORS DEGREE	4,208 19.2%	34,701 21.5%	98,041 22.2%
GRADUATE DEGREE	1,473 6.7%	15,143 9.4%	44,537 10.1%

DRIVE TIME

DESTINATIONS	DISTANCE
Van Nuys Airport	10 Minute Drive
Burbank Airport	22 Minute Drive
West Los Angeles	22 Minute Drive
Downtown Los Angeles	35 Minute Drive
Los Angeles Int. Airport	35 Minute Drive
Port of Los Angeles	50 Minute Drive

CLOSE PROXIMITY TO NEARBY HOSPITALS

 Dignity Health Northridge Hospital Medical Center	 PROVIDENCE Tarzana Medical Center	 Mission Community Hospital	 Kaiser Permanente Panorama City	 ENCINO HOSPITAL MEDICAL CENTER	 Kaiser Permanente Woodland Hills	 PROVIDENCE Holy Cross Medical Center	 West Hills Hospital
 409 HOSPITAL BEDS	 249 HOSPITAL BEDS	 145 HOSPITAL BEDS	 218 HOSPITAL BEDS	 150 HOSPITAL BEDS	 280 HOSPITAL BEDS	 377 HOSPITAL BEDS	 228 HOSPITAL BEDS
 0 MILES	 3.8 MILES	 4.5 MILES	 6.3 MILES	 6.6 MILES	 6.8 MILES	 6.8 MILES	 7.0 MILES



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CSUN

CALIFORNIA
STATE UNIVERSITY
NORTHRIDGE



**SUBJECT
PROPERTY**



Dignity Health
Northridge Hospital
Medical Center



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Northridge Hospital
Medical Center



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