

FREESTANDING SECOND-GEN MEDICAL OFFICE SPACE AVAILABLE ON BUSY CORNER

8646-8658 Woodman Avenue, Arleta, CA 91331



ARMEN TCHAPANIAN

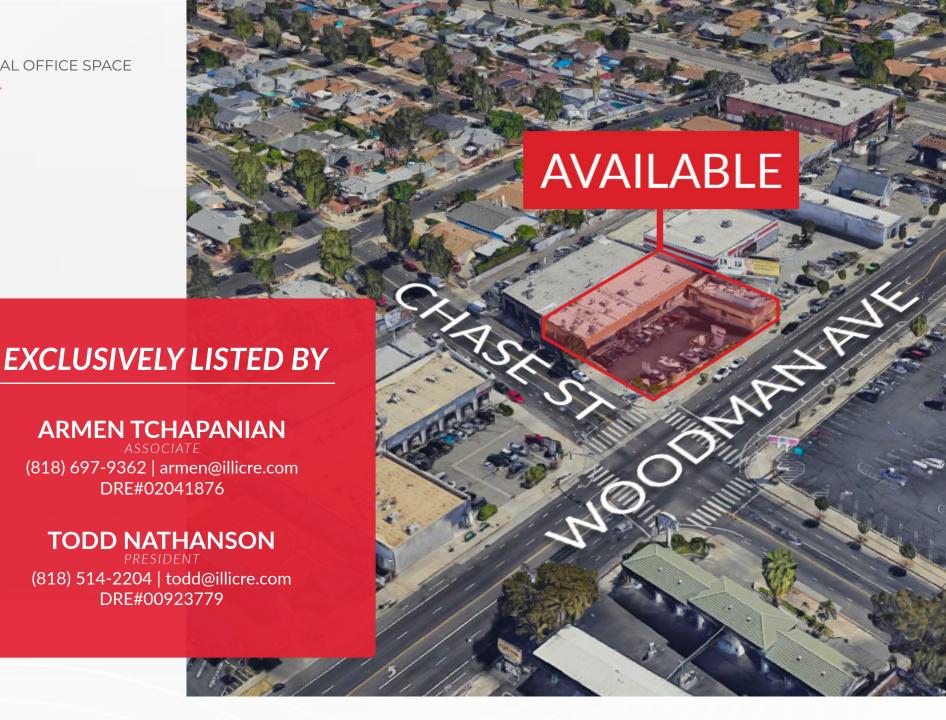
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MEDICAL OFFICE SPACE ARLETA



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PROPERTY FEATURES

COMMERCIAL REAL ESTATE the sign of a profitable property

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APPROX. 1,852 SF

SECOND GENERATION MEDICAL OFFICE SPACE

- ✓ Second generation medical office
- ✓ 2 private restrooms
- ✓ Reception area
- √ 6 exam rooms
- √ 1 break room

AREA AMENITIES

- ✓ Close proximity to Kaiser Permanente and Panorama Mall
- ✓ Neighboring tenants include: Pizza Hut, Auto Zone, 99 Cents Only Store, and Best West Car Wash
- ✓ Cars per day: ±52,130 on the intersection of Woodman and Chase

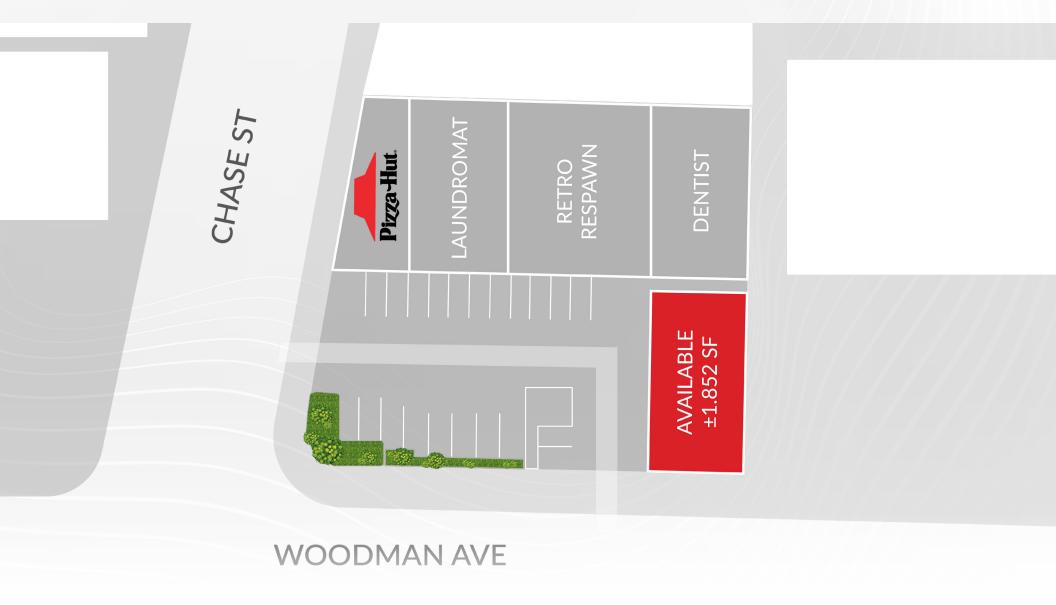
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	33,323	333,504	696,798
Avg. HH Income	\$95,644	\$79,420	\$88,514
QQ Daytime Pop	32,073	312,577	659,599
Traffic Count	± 52,130 CPD ON STREET		

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SITE PLAN



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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.





































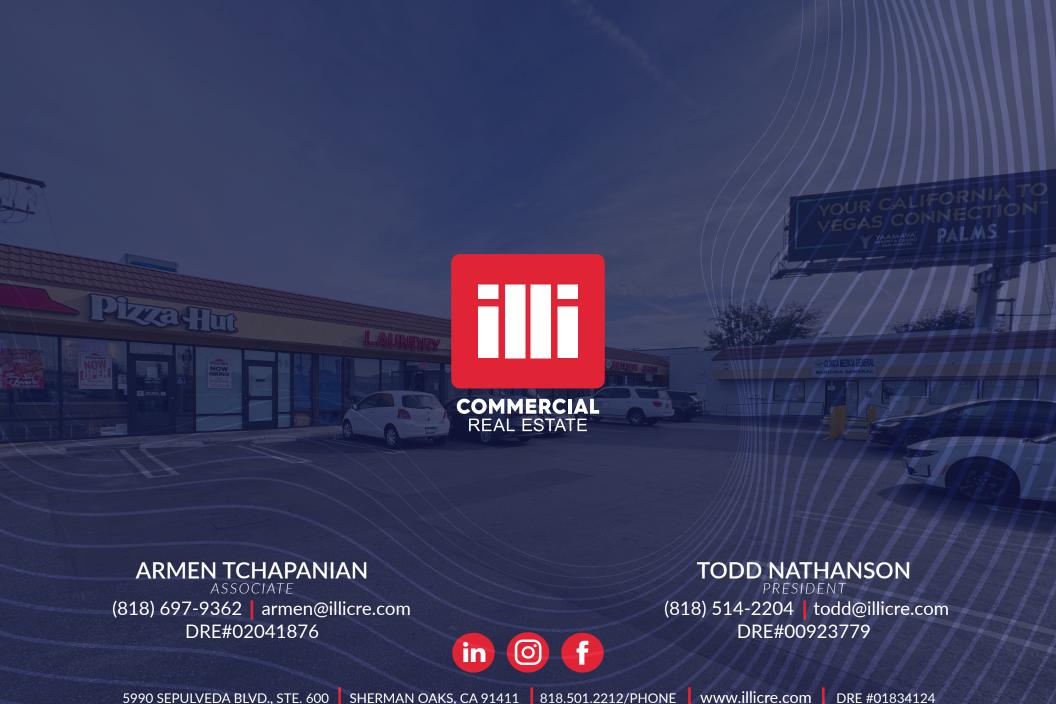












This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be 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.