

AVAILABLE

2ND GEN MEDICAL OFFICE



FREESTANDING SECOND-GEN MEDICAL OFFICE SPACE AVAILABLE ON BUSY CORNER

8646-8658 Woodman Avenue, Arleta, CA 91331



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DRE#02041876

TODD NATHANSON
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DRE#00923779



MEDICAL OFFICE SPACE
ARLETA

AVAILABLE

EXCLUSIVELY LISTED BY

ARMEN TCHAPANIAN
ASSOCIATE

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DRE#02041876

TODD NATHANSON
PRESIDENT

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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.

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

MEDICAL OFFICE SPACE
ARLETA

PROPERTY FEATURES

8646-8658 Woodman Avenue, Arleta, CA 91331







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
 Daytime Pop	32,073	312,577	659,599
 Traffic Count	± 52,130 CPD ON STREET		

SITE PLAN

8646-8658 Woodman Avenue, Arleta, CA 91331

CHASE ST



LAUNDROMAT

RETRO
RESPAWN

DENTIST

AVAILABLE
±1,852 SF

WOODMAN AVE

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.



AVAILABLE



AERIAL MAP



**COMMERCIAL
REAL ESTATE**

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