



 Providence  
Cedars Sinai

**UNIT 105  
AVAILABLE  
±980 SF**

**UNIT 216  
AVAILABLE  
±990 SF**

**UNIT 208  
AVAILABLE  
±1,119 SF**

US  
**101**

*HomeGoods*  
*Gelson's*

 CVS VONS  
pharmacy

CLARK ST

RESEDA BLVD

**FOR LEASE MEDICAL SPACES ACROSS FROM PROVIDENCE AND CEDARS SINAI**  
18344-18380 Clark Street, Tarzana, CA 91356



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DRE#01495419



# PROPERTY FEATURES

18344-18380 Clark Street, Tarzana, CA 91356







## APPROX. 980-1,119 SF

MEDICAL SPACES AVAILABLE

- ✓ Suite 105: ±980 SF - build to suit
- ✓ Suite 208: ±1,119 SF
- ✓ Suite 216: ±990 SF - reception, exam rooms, restroom, private office
- ✓ Excellent signage and visibility on Clark Street
- ✓ Onsite professional property management
- ✓ A lot of natural light
- ✓ Plentiful free parking for staff and patients
- ✓ Great medical co-tenancy
- ✓ Immediate access to retail, restaurants and services

## AREA AMENITIES

- ✓ Heavy pedestrian and automobile traffic
- ✓ Walk to Providence Cedars Sinai Medical Center (Tarzana Hospital)
- ✓ Neighboring tenants include: Gelson's, HomeGoods, Whole Foods, Black Bear Diner, Round Table Pizza, Sharky's Woodfire Mexican Grill, Petfood Express, Von's, CVS, Starbucks, Walgreens, Office Depot and more
- ✓ Close proximity and easy access to the 101 FWY

— DEMOGRAPHICS		1 MILE	3 MILE	5 MILE
 Population		39,032	165,925	470,638
 Avg. HH Income		\$96,759	\$111,810	\$105,361
 Daytime Pop		32,545	137,030	384,762
 Traffic Count		±37,889 CPD ON CLARK ST & RESEDA BLVD		

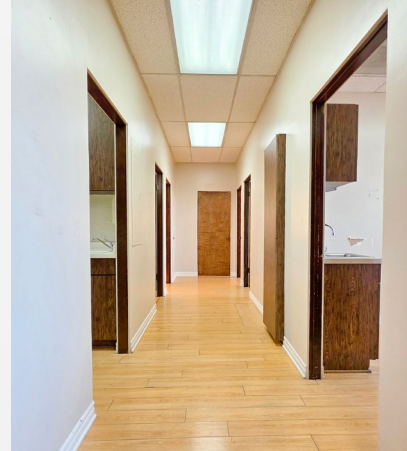
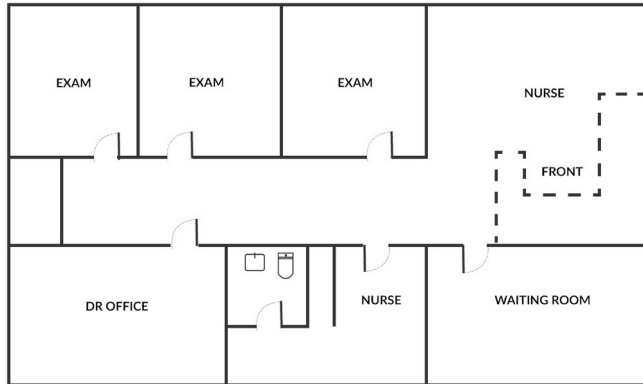
MEDICAL SPACES  
TARZANA, CA

# SUITE 208

18344-18380 Clark Street, Tarzana, CA 91356



±1,119 SF | \$3.15/SF MODIFIED GROSS



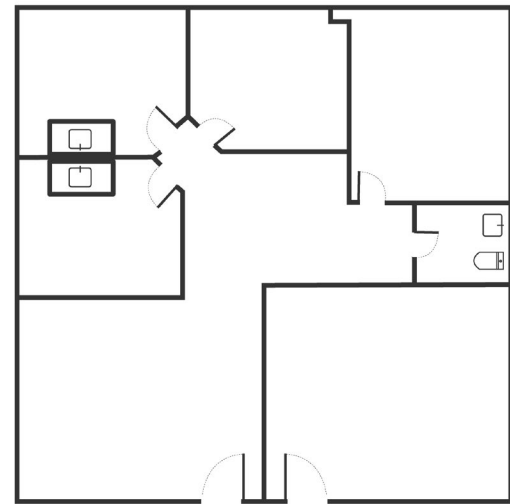
MEDICAL SPACES  
TARZANA, CA

# SUITE 216

18344-18380 Clark Street, Tarzana, CA 91356



±990 SF | \$3.15/SF MODIFIED GROSS



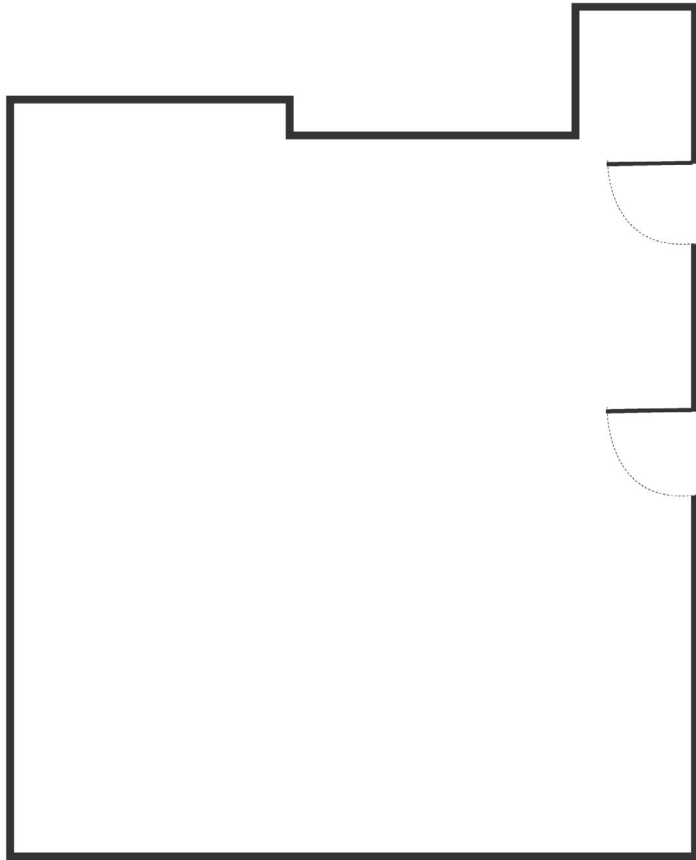
MEDICAL SPACES  
TARZANA, CA

# SUITE 105

18344-18380 Clark Street, Tarzana, CA 91356



±980 SF | \$3.75/SF MODIFIED GROSS





**AVAILABLE**



**AERIAL MAP**



**UNIT 105  
AVAILABLE**  
±980 SF

**UNIT 216  
AVAILABLE**  
±990 SF

**UNIT 208  
AVAILABLE**  
±1,119 SF



**COMMERCIAL  
REAL ESTATE**

**MICHAEL SHARON**  
SENIOR VICE 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.