



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property

**SUITE 219
AVAILABLE
±840 SF**



**SUITE 207
AVAILABLE
±483 SF**



FOR LEASE - NORTHRIDGE/GRANADA HILLS GREAT FOR OFFICE USE

17018-17056 Devonshire St., Northridge, CA 91325



MICHAEL SHARON
(818) 572-4050 | msharon@illicre.com
DRE#01495419



5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

PROPERTY FEATURES

17018-17056 Devonshire St., Northridge, CA 91325



APPROX. 483-840 SF

OFFICE SPACES AVAILABLE

- ✓ Suite 219: ±840 SF includes 3 private window offices + reception area
- ✓ Suite 207: ±483 SF includes 1 private window office + reception area
- ✓ Great co-tenancy in a multi-tenant shopping center
- ✓ New lighting
- ✓ Excellent signage and visibility on Devonshire Boulevard
- ✓ Abundant parking plus truck delivery access
- ✓ Great for fitness, restaurant, medical, retail, or office uses

AREA AMENITIES

- ✓ Heavy pedestrian and automobile traffic in trade area
- ✓ Located near a signalized intersection
- ✓ Neighboring tenants include: Chipotle, Panda Express, Denny's, Hertz, Salon Centric, CVS, and Ralphs
- ✓ Nearby CSUN, Granada Hills Charter High School, Patrick Henry Middle School, Andasol Ave Elementary School, places of worship, restaurants, shopping, Regency Theaters, Mission College, and Mission Hills Golf Course
- ✓ Close proximity to the 118 and 405 Freeways

RENTAL RATE

SUITE 219: ±840 SF \$2.50 PSF MG

SUITE 207: ±483 SF \$2.50 PSF MG

DEMOGRAPHICS		1 MILE	3 MILE	5 MILE
	Population	24,456	194,852	612,092
	Avg. HH Income	\$72,021	\$77,048	\$62,631
	Daytime Pop	5,544	56,579	185,485
	Traffic Count	± 00,000 CPD ON STREET		

OFFICE SPACES
NORTHRIDGE, CA

EXTERIOR PHOTOS

17018-17056 Devonshire St., Northridge, CA 91325

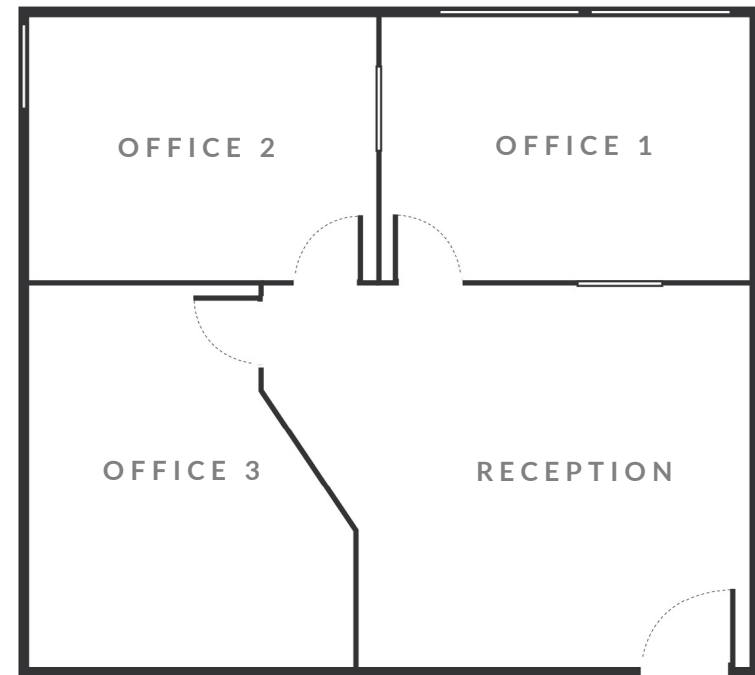


OFFICE SPACES
NORTHRIDGE, CA

SUITE 219

17018-17056 Devonshire St., Northridge, CA 91325

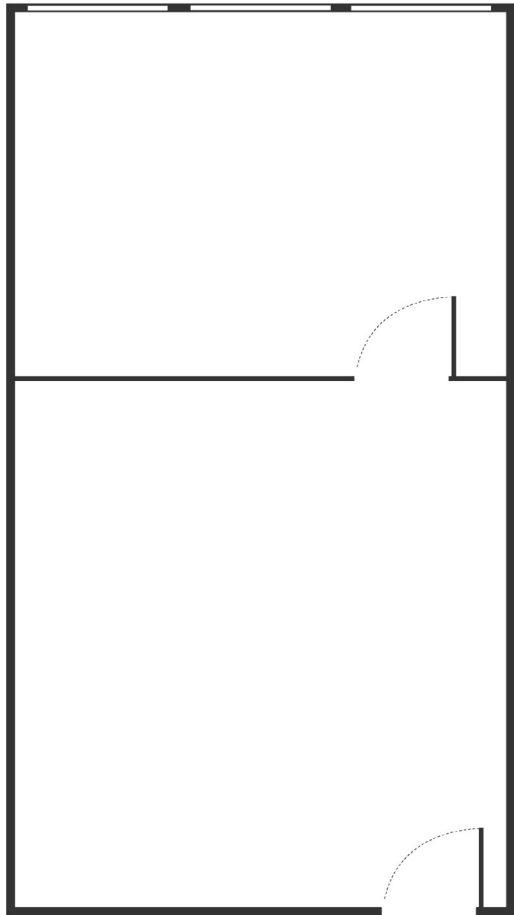
±840 SF | \$2.50 PSF MG



SUITE 207A

17018-17056 Devonshire St., Northridge, CA 91325

±483 SF | \$2.50 PSF MG



SITE PLAN

17018-17056 Devonshire St., Northridge, CA 91325

DEVONSHIRE STREET



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

MICHAEL SHARON
SENIOR VICE PRESIDENT
(818) 572-4050 | msharon@illicre.com
DRE#01495419



5945 CANOGA AVENUE | WOODLAND HILLS, CA 91367 | 818.501.2212/PHONE | www.illicre.com | DRE #01834124

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.