

FOR LEASE MEDICAL SPACE ACROSS FROM PROVIDENCE AND CEDARS SINAI

18372-18380 Clark Street, Tarzana, CA 91356



MICHAEL SHARON (818) 572-4050

msharon@illicre.com · DRE#01495419

5990 Sepulveda Blvd., Ste. 600 - Sherman Oaks, CA 91411 - 818.501.2212/Phone - 818.501.2202/Fax - 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 footage 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.

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PROPERTY FEATURES

- 18380 Clark, #109-11 ±1,800-3,600 SF former Rheumatology/Physical Therapy - consists of reception office, waiting room, 5 exam rooms, work/nurse station, X-ray room, lab, private offices, kitchen, plenty of storage, physical therapy large open area, 2 private PT rooms, 1 multi-purpose area, and restroom
- 18372 Clark, #216 - ±990 SF former Pediatric Gastrologist—consists of reception office, waiting room, 3 exam rooms, 1 office and restroom
- 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, The Coffee Bean Tea & Leaf, Walgreens, Office Depot, Brake Masters, ARCO, Winchell's Donuts
- Close proximity and easy access to the 101 FWY

RENTAL RATE

- 18372 Clark Street, Suite 216 ±990 SF \$3.50/SF modified gross available
- 18380 Clark Street Suite 109-11 ±1,800-3,600 SF \$4.25/SF modified gross available (space is divisible)



DEMOS	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 cars per day		

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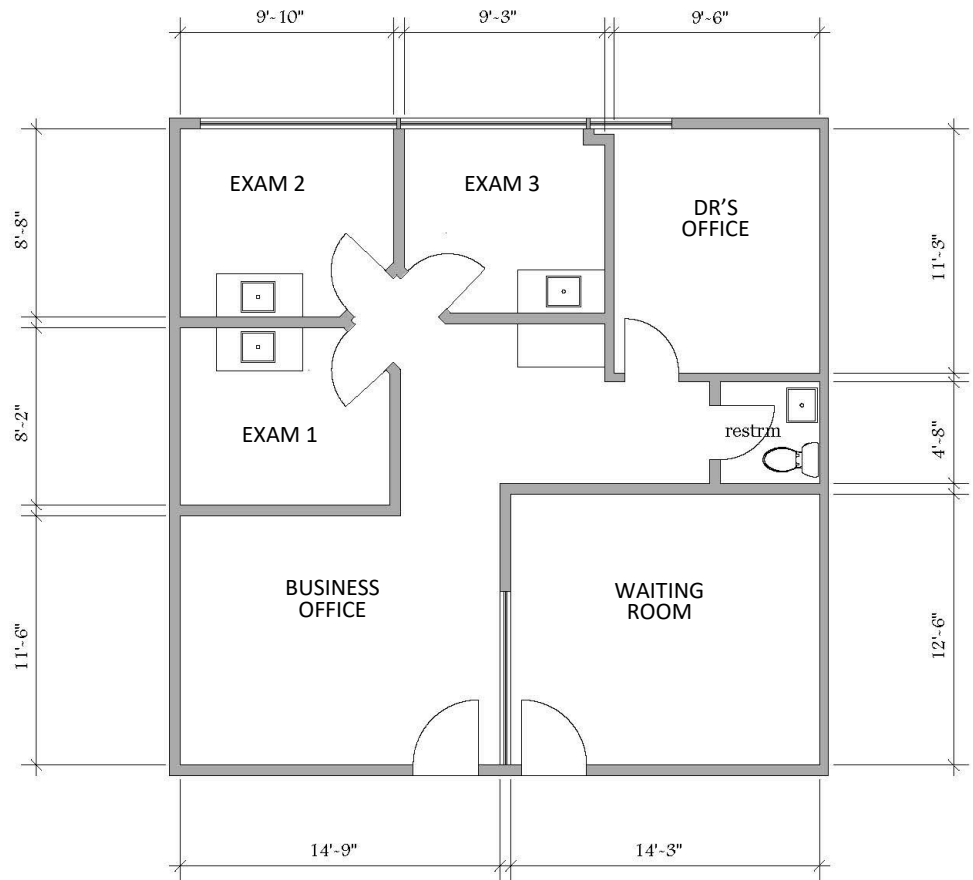
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FORMER PEDIATRIC GASTROLOGIST | 18372 CLARK STREET, SUITE 216 | ±990 SF \$3.50/SF MODIFIED GROSS



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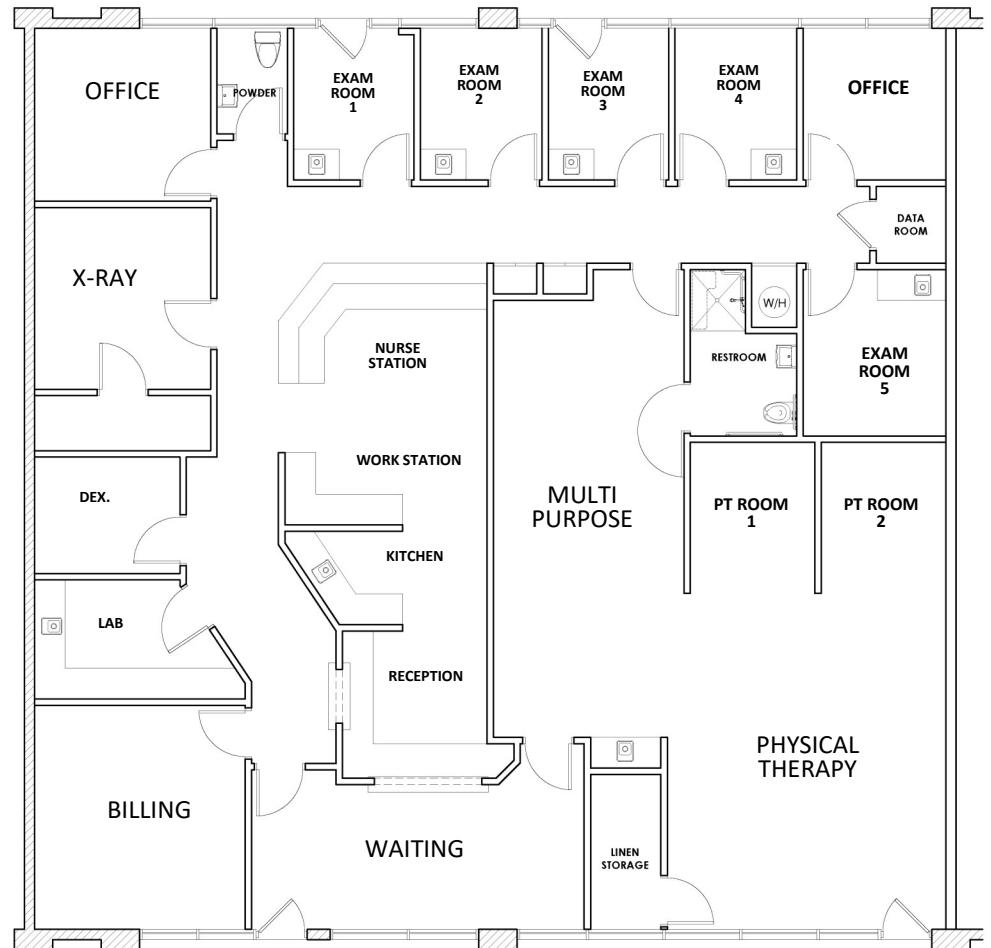
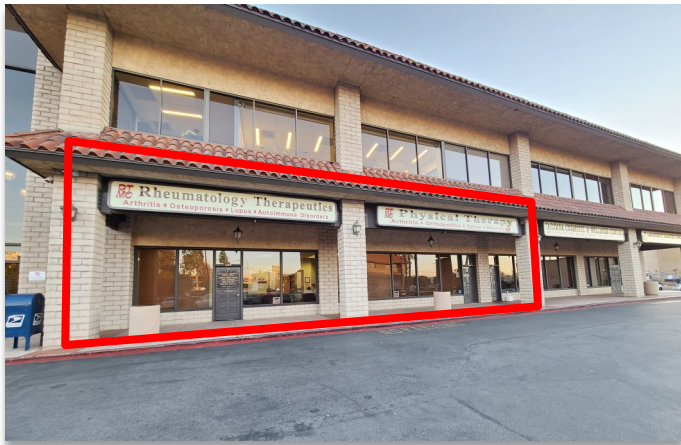
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FORMER RHEUMATOLOGIST/PHYSICAL THERAPIST | 18380 CLARK STREET | ±1,800-3,600 SF \$4.25/SF MODIFIED GROSS



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