

FOR LEASE MEDICAL SPACES ACROSS FROM PROVIDENCE AND CEDARS SINAI

18344-18380 Clark Street, Tarzana, CA 91356



COMMERCIAL
REAL ESTATE

MICHAEL SHARON (818) 572-4050

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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

- 18372 Clark, #216 - ±990 SF former Pediatric Gastrologist—consists of reception office, waiting room, 3 exam rooms, 1 office and restroom
- 18344 Clark, 3 Suites Available* - ±1,400-3,180 SF, reception, exam rooms, restrooms, and more (*see floor plan pages for details)
- 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
- 18344 Clark Street Suite 208 ±1,400 SF \$3.75/SF modified gross available (space is divisible)
- 18344 Clark Street Suite 110 ±3,072 SF \$3.90/SF modified gross available Q2 2024
- 18344 Clark Street Suite 101 ±3,180 SF \$3.90/SF modified gross available



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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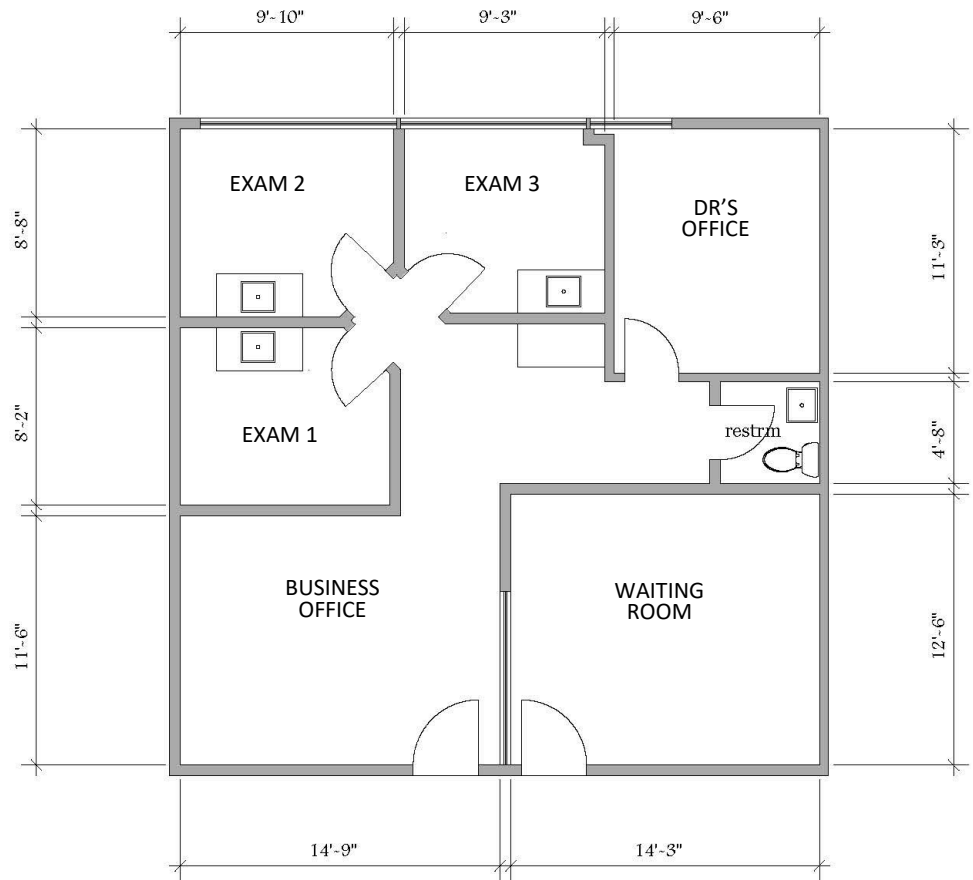


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18344-18380 Clark Street, Tarzana, CA 91356

FORMER PEDIATRIC GASTROLOGIST | 18372 CLARK STREET, SUITE 216

±990 SF | \$3.50/SF MODIFIED GROSS



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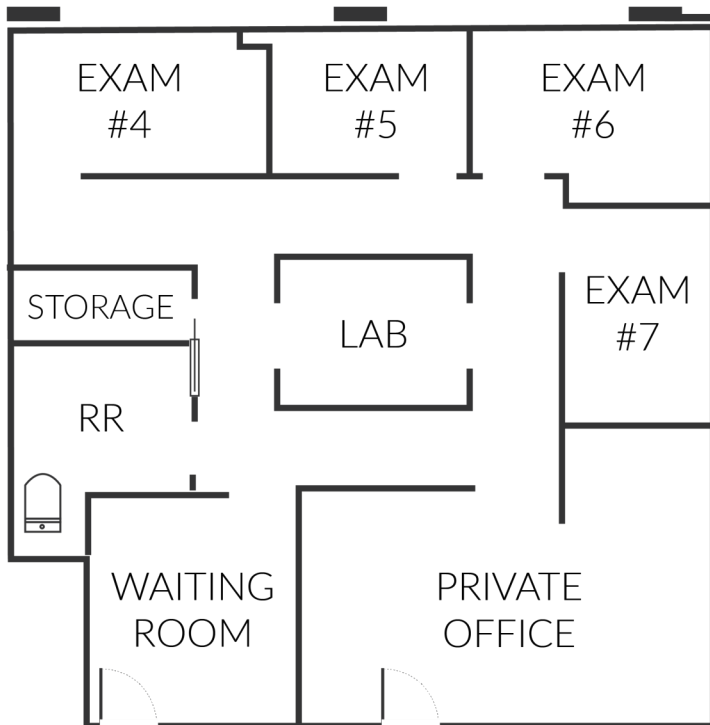


FOR LEASE MEDICAL SPACES ACROSS FROM PROVIDENCE AND CEDARS SINAI

18344-18380 Clark Street, Tarzana, CA 91356

FORMER PHYSICAL THERAPIST | 18344 CLARK STREET, SUITE 208

±1,400 SF | \$3.75/SF MODIFIED GROSS



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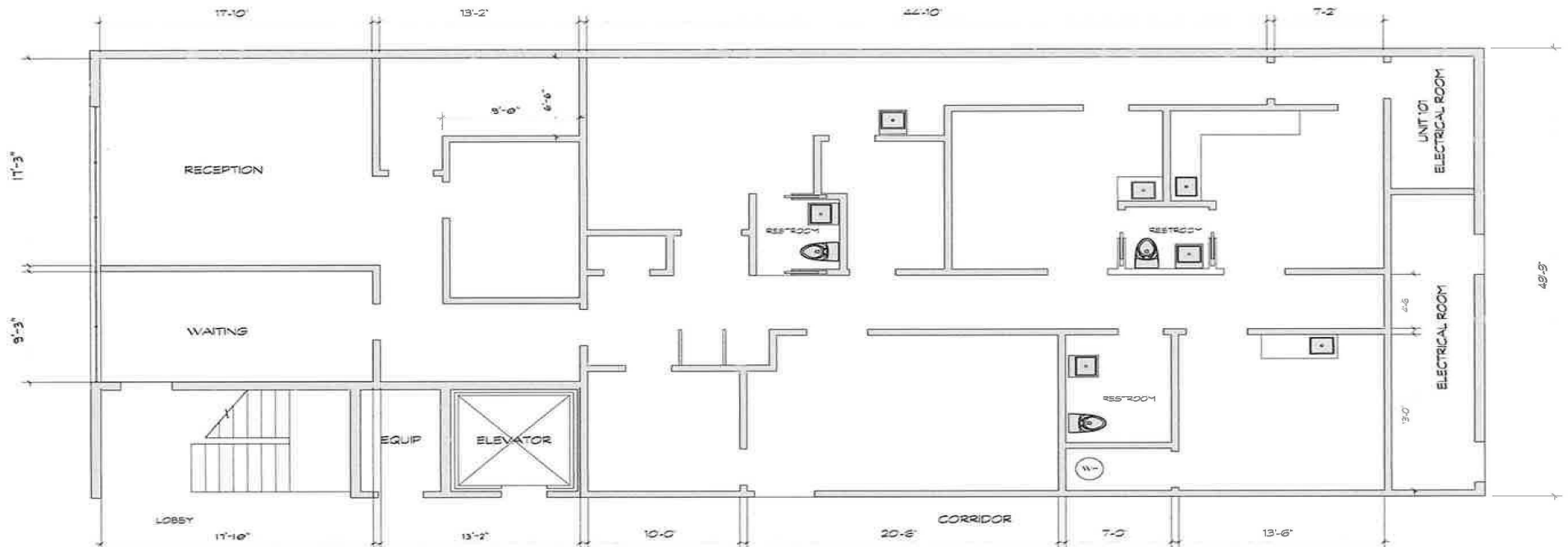
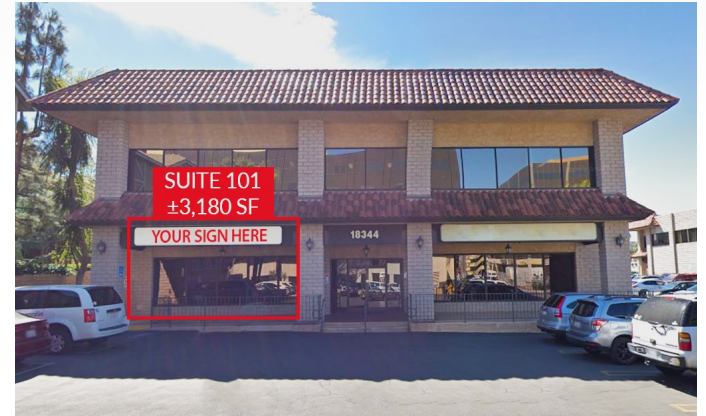
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18344-18380 Clark Street, Tarzana, CA 91356

FORMER MEDICAL SPACE | 18344 CLARK STREET, SUITE 101

±3,180 SF | \$3.90/SF MODIFIED GROSS

- Ground unit with signage
- Heavy power already supplied previous x-ray, bone density, and CAT scan suite
- 800 amps of 120/208 3 Phase power



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INTERIOR PHOTOS - SUITE 101



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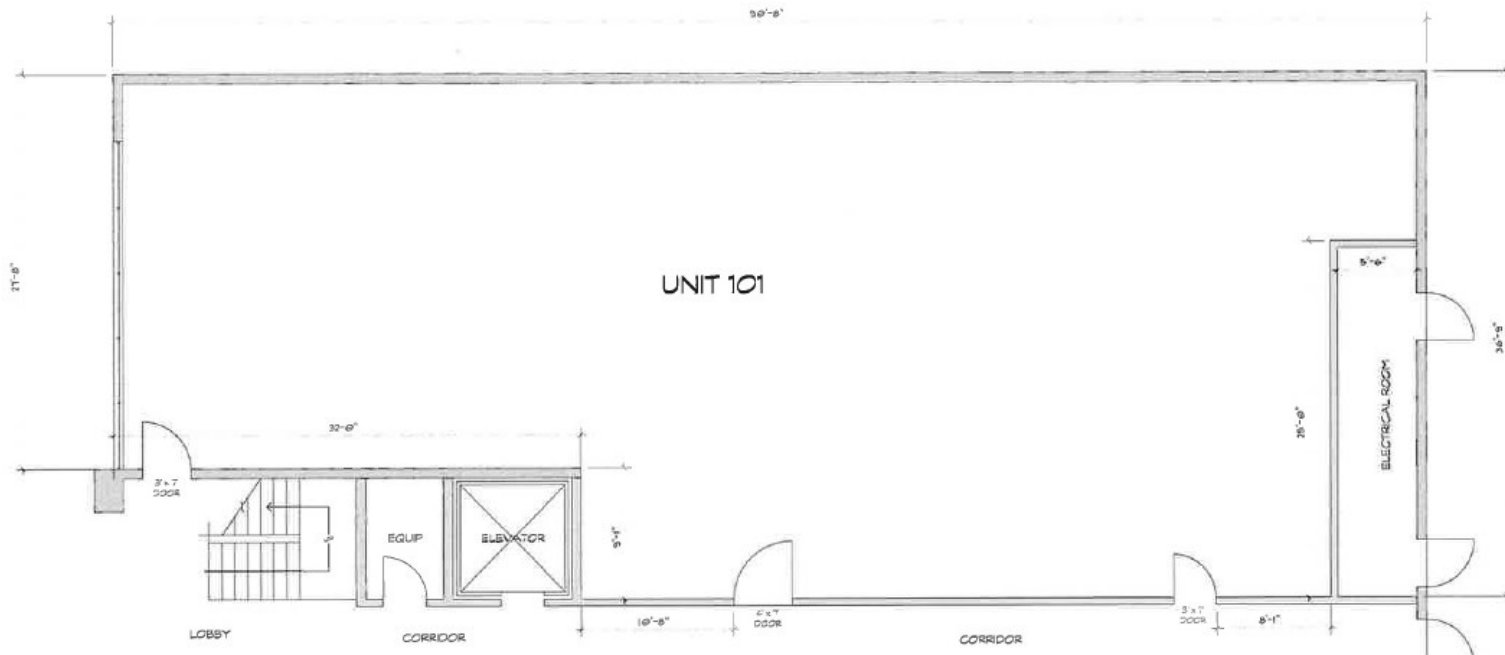


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FORMER MEDICAL SPACE | 18344 CLARK STREET, SUITE 110
±3,072 SF | \$3.90/SF MODIFIED GROSS | AVAILABLE Q2 2024

- Ground unit with signage



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