

GROUND FLOOR STREET VISIBLE FULLY BUILT OUT PHYSICAL THERAPY OFFICE

22122 Sherman Way Units 105 & 106, Canoga Park, CA 91301



ALEYA COOLIDGE (818) 697-9361

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17547 Ventura Blvd., Ste. 304 · Encino CA 91316 · 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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FEATURES

- 5 larger treatment rooms, two bathrooms, washer/dryer, laundry prep/break room with a large sink, large mirrored studio space for yoga/stretch classes, modern reception with private office behind
- Entrance from parking lot as well as from street
- 5 reserved parking spaces in addition to free customer parking in open air lot

AREA AMENITIES

- Close to West Hills Hospital and area medical buildings

DEMOS

	Population	Avg. HH Income	Daytime Pop.
1 Mile	35,230	\$87,629	28,774
2 Miles	268,315	\$90,876	218,217
3 Miles	522,604	\$100,328	427,440
Traffic Count	±49,017 cars per day		



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