



ALEYA COOLIDGE (818) 697-9361

aleya@illicre.com · DRE#01407539

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## GROUND FLOOR STREET VISIBLE FULLY BUILT OUT PHYSICAL THERAPY OFFICE

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





±49,017 cars per day



## **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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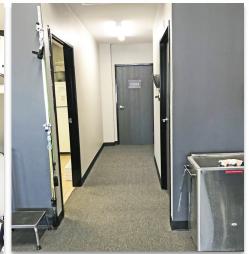


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