



COMMERCIAL
REAL ESTATE
the sign of a -profitable property

**SUITE 207
AVAILABLE
±483 SF**



FOR LEASE - NORTHRIDGE/GRANADA HILLS GREAT FOR OFFICE USE

17018-17056 Devonshire St., Northridge, CA 91325



MICHAEL SHARON
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DRE#01495419



PROPERTY FEATURES

17018-17056 Devonshire St., Northridge, CA 91325



APPROX. 483 SF

OFFICE SPACES AVAILABLE

- ✓ 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

\$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	± 67,234 CPD ON DEVONSHIRE ST & BALBOA BLVD		

OFFICE SPACES
NORTHRIDGE, CA

EXTERIOR PHOTOS

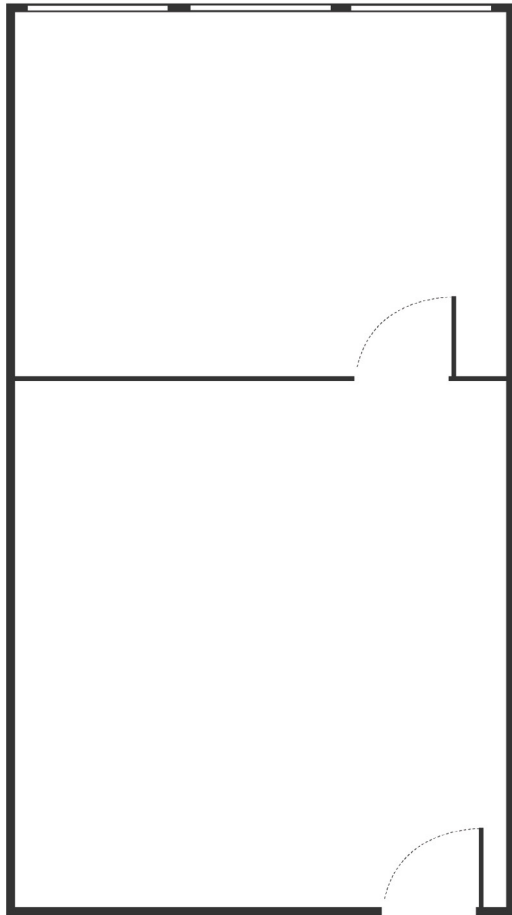
17018-17056 Devonshire St., Northridge, CA 91325



SUITE 207A

17018-17056 Devonshire St., Northridge, CA 91325

±483 SF | \$2.50 PSF MG



SITE PLAN

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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

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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.