

5554 RESEDA BOULEVARD

Tarzana, CA | 91356



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NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



PROPERTY DESCRIPTION

Rare opportunity to lease a ±1,800 SF (per Owner) former dental office in Tarzana. The space features an existing dental build-out making it an excellent opportunity for a dental, medical, healthcare, or professional office user looking to minimize build-out costs and time.

PROPERTY HIGHLIGHTS

- Turnkey Opportunity for Dental/Medical User (without equipment)
- Extensive Plumbing & Water Infrastructure in Place
- Ideal for Dental, Medical & Healthcare Users
- Convenient Access to Ventura Boulevard
- Easy Access to the US-101 Freeway
- Existing Dental Office Build-Out
- 6 Exam Rooms / 2 Storage Rooms / 2 Restrooms

OFFERING SUMMARY

LEASE RATE:	\$6,300 per month (MG)
AVAILABLE SF:	+/- 1,800 SF
LOT SIZE:	0.34 Acres
BUILDING SIZE:	7,247 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	15,904	34,760	62,140
TOTAL POPULATION	37,266	88,796	167,138
AVERAGE HH INCOME	\$113,725	\$133,266	\$137,699





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