

# Shirley Plaza

TARZANA, CALIFORNIA



License No: 01139115  
Call or Text: 213.453.1770



19458 Ventura Blvd.  
Tarzana, California



### Highlights

- Located on the major thoroughfare of Ventura Boulevard (43,558 VPD), and at signalized intersection with Shirley Avenue
- Two pylon signs
- Located 0.25 miles from 101 Freeway (279,694 VPD) entrance/exit
- Area is very walkable (walk score of 79)
- 35 surface parking spaces (Ratio: 3.89/1,000 SF)



### Traffic & Parking

Shirley Ave & Ventura Blvd - Approx. 37,653 VPD  
35 Spaces - 3.89 spaces per thousand





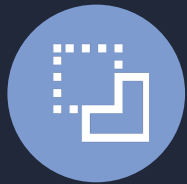


VENTURA BLVD (37,653 VPD)  
SHIRLEY AVE

SUBJECT PROPERTY



# The Offering



**±442 SF**  
UNIT SIZE



**\$2,500/Month**  
ASKING RENT (Nets Incl.)



**NEGOTIABLE**  
LEASE TERM

## 3-MILE RADIUS DEMOGRAPHICS



**189,907**  
POPULATION



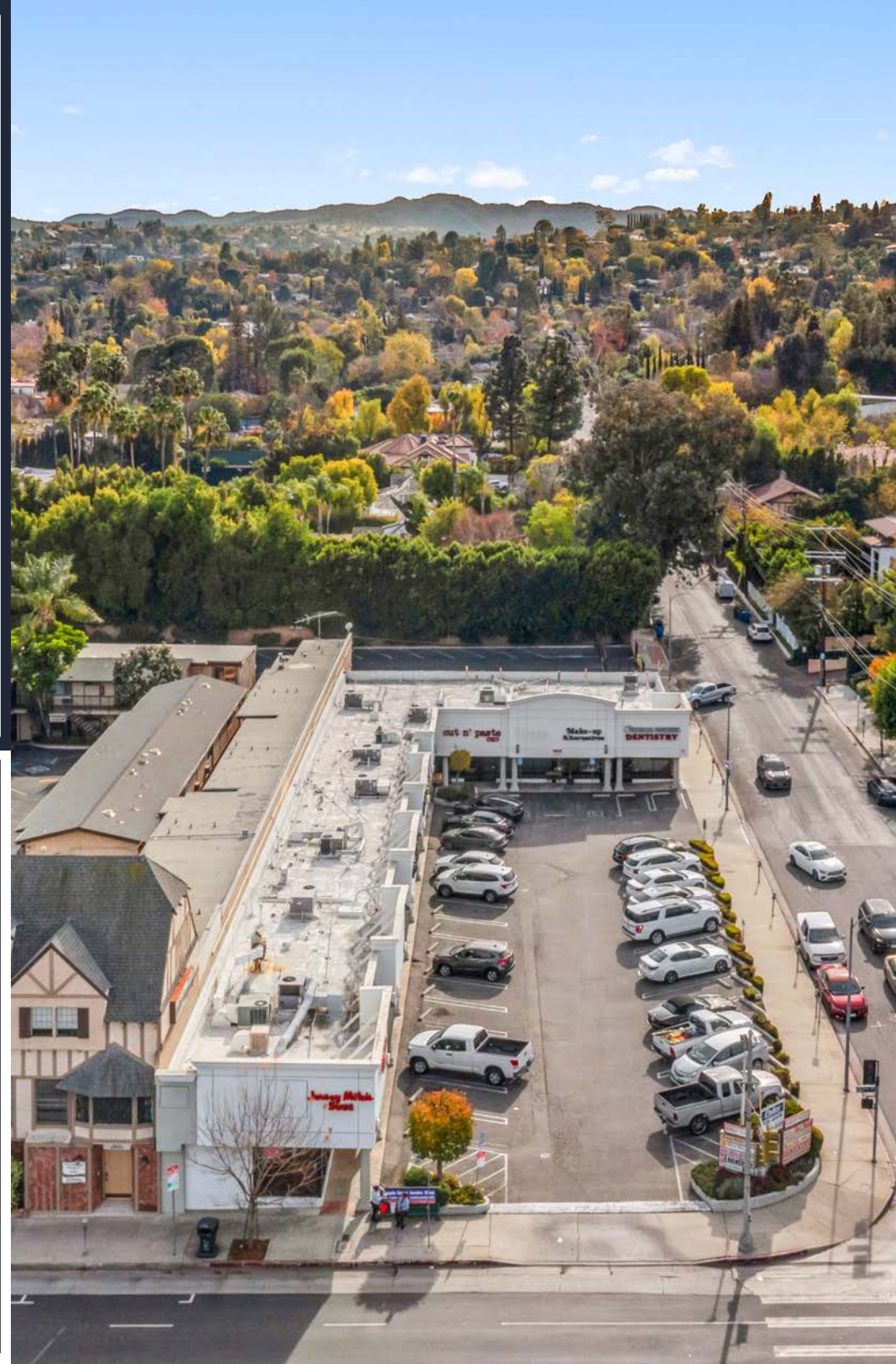
**\$143,557**  
AVERAGE HOUSEHOLD INCOME

**0.70%**  
GROWTH OVER 12 YEARS

**69,236**  
HOUSEHOLDS

**98,692** **14,604**  
EMPLOYEES BUSINESSES  
DAYTIME EMPLOYMENT

**48%** **51%**  
OWNER RENTER  
OCCUPIED HOUSING UNITS



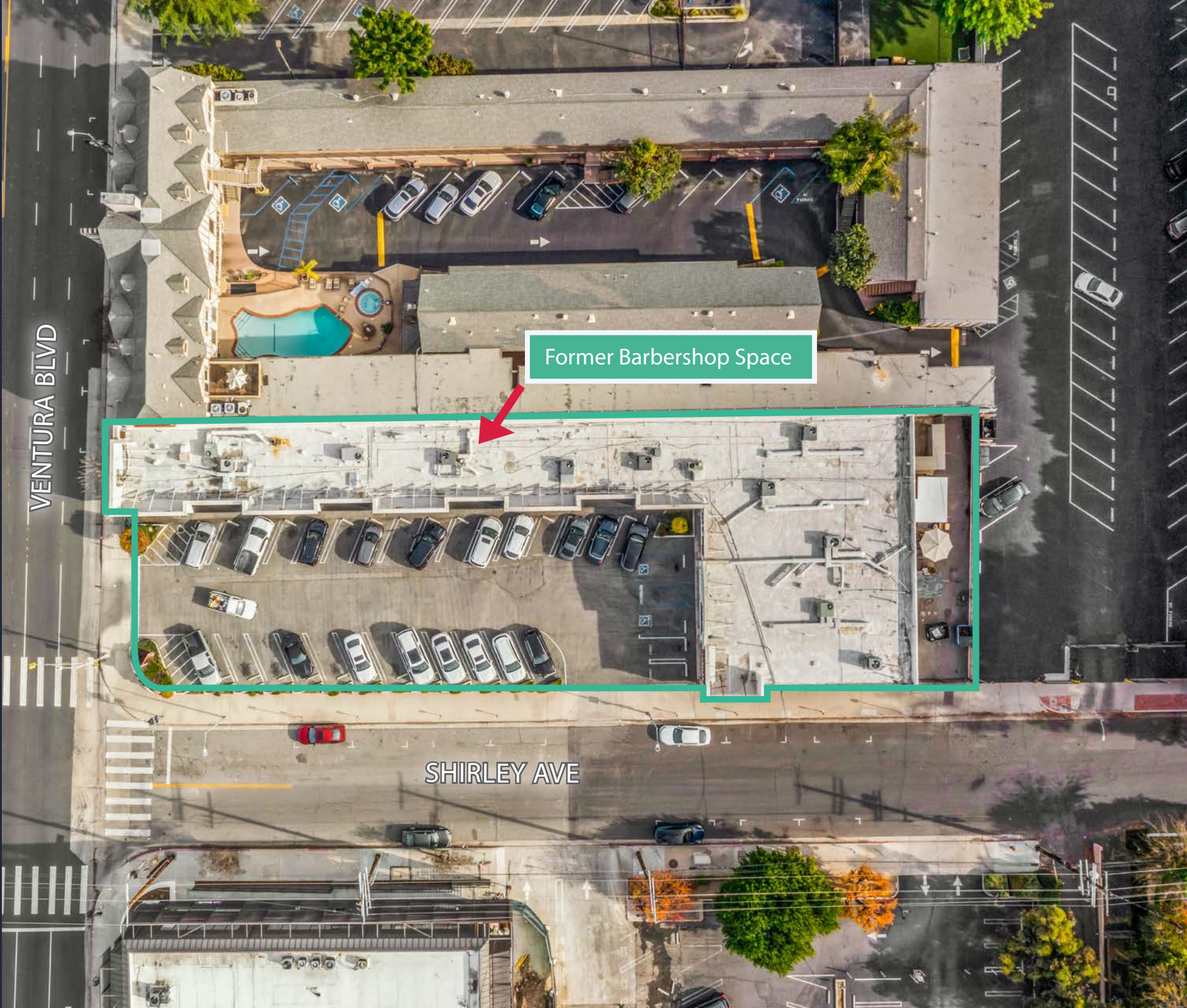


# SHIRLEY PLAZA BIRDSEYE

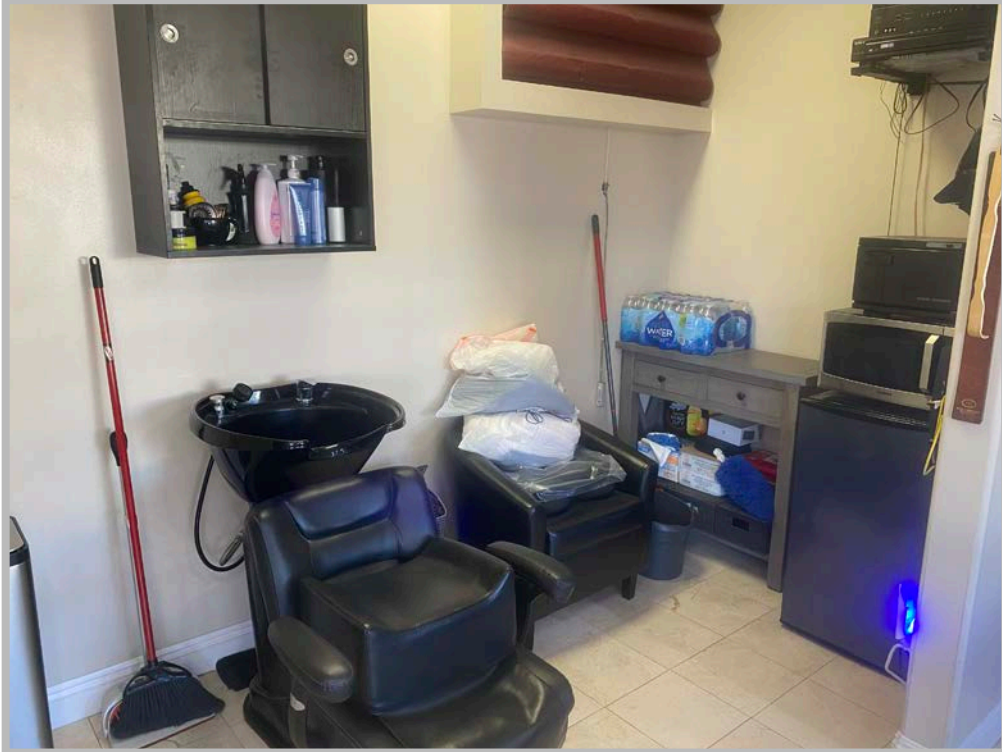
VENTURA BLVD

SHIRLEY AVE

Former Barbershop Space











AVISON  
YOUNG

We look forward to  
speaking to you!



**DAVID MALING**

Principal

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