

FOR LEASE

# Shirley Plaza

TARZANA, CALIFORNIA



**AVISON  
YOUNG**

**DAVID MALING**  
Principal

License No: 01139115  
Call or Text: 213.453.1770

PROPERTY DESCRIPTION

# Shirley Plaza

Two Units Available for Lease!



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

# Unit #3 for Lease



**±442 SF**  
UNIT SIZE



**\$1,800/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

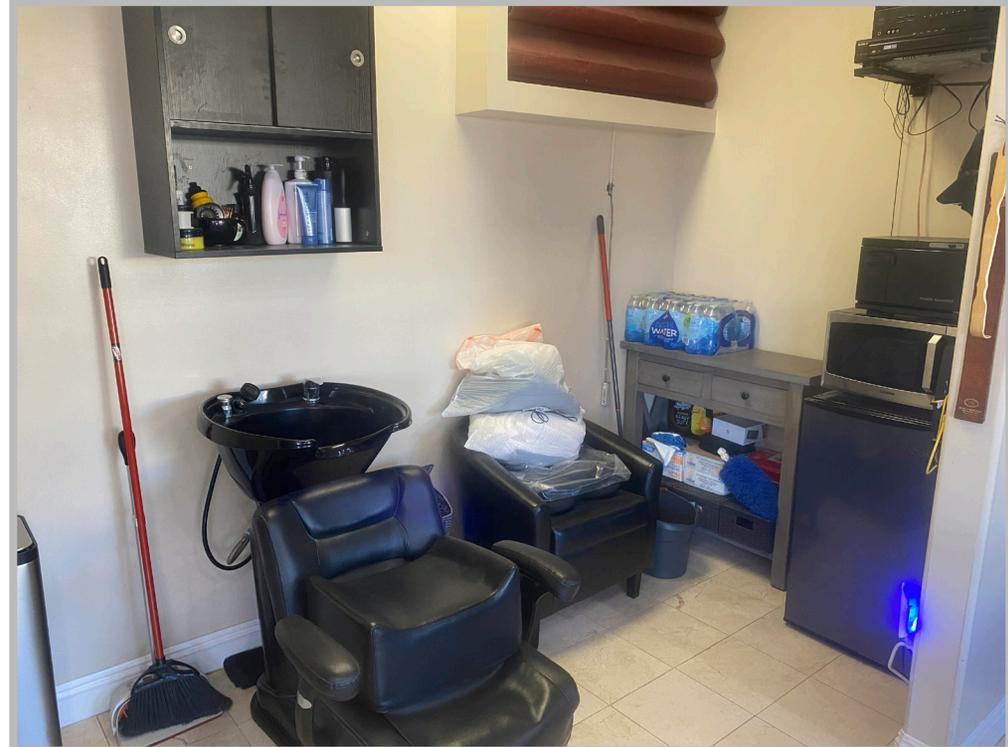
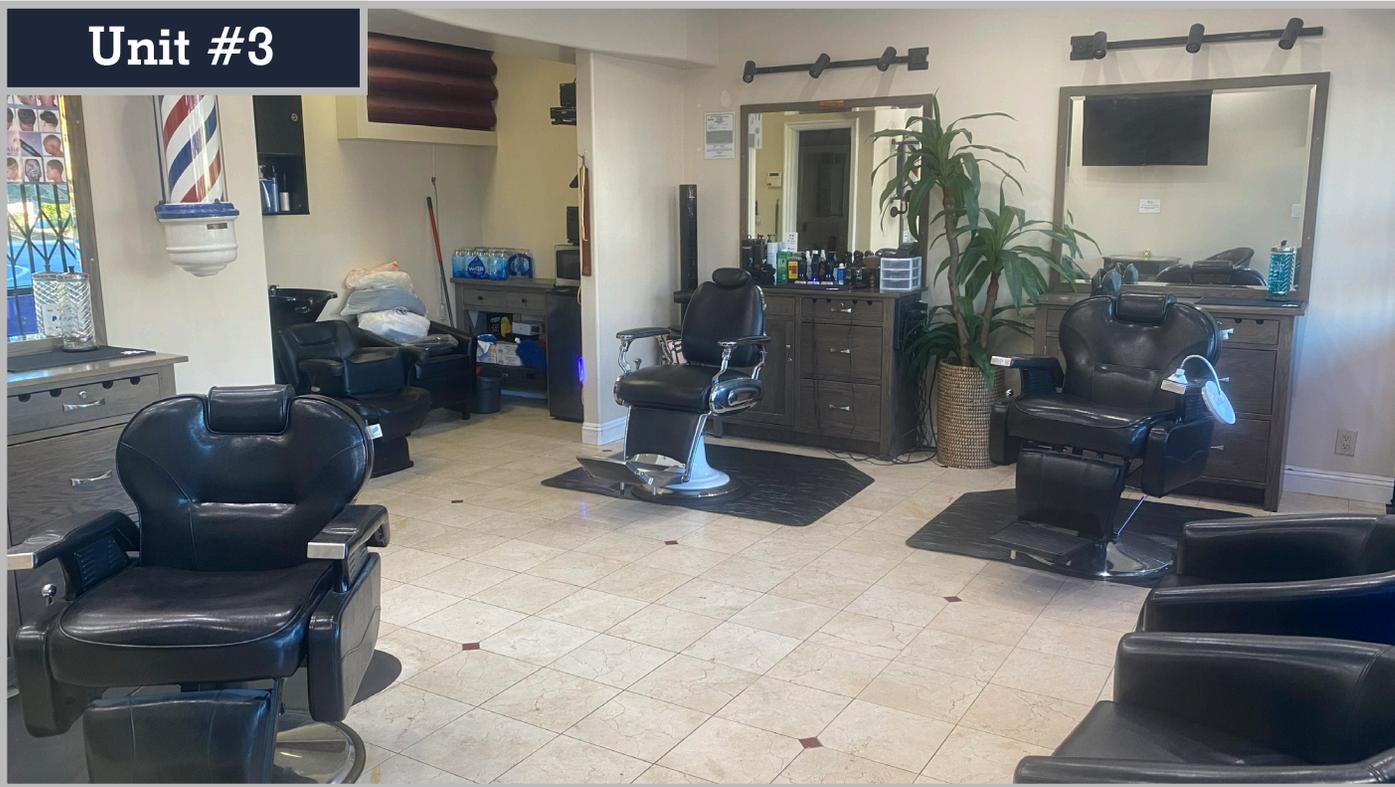
SHIRLEY AVE

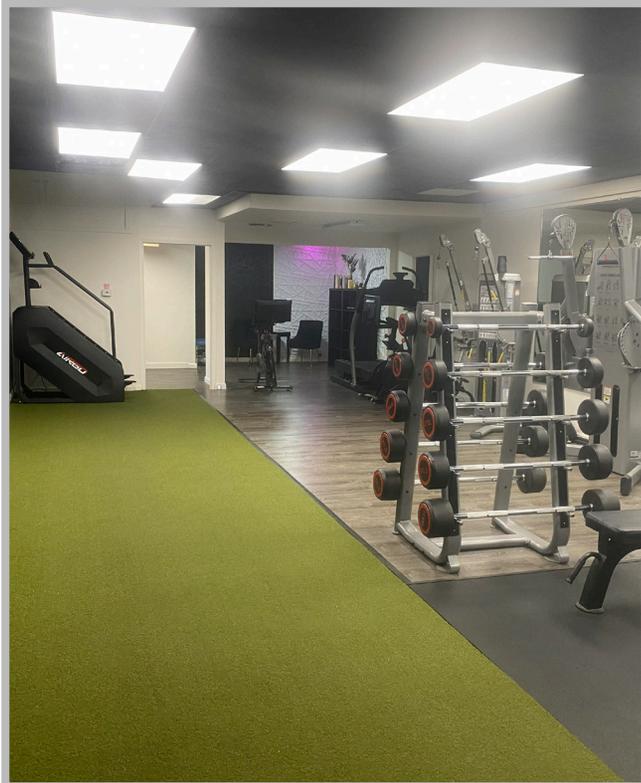
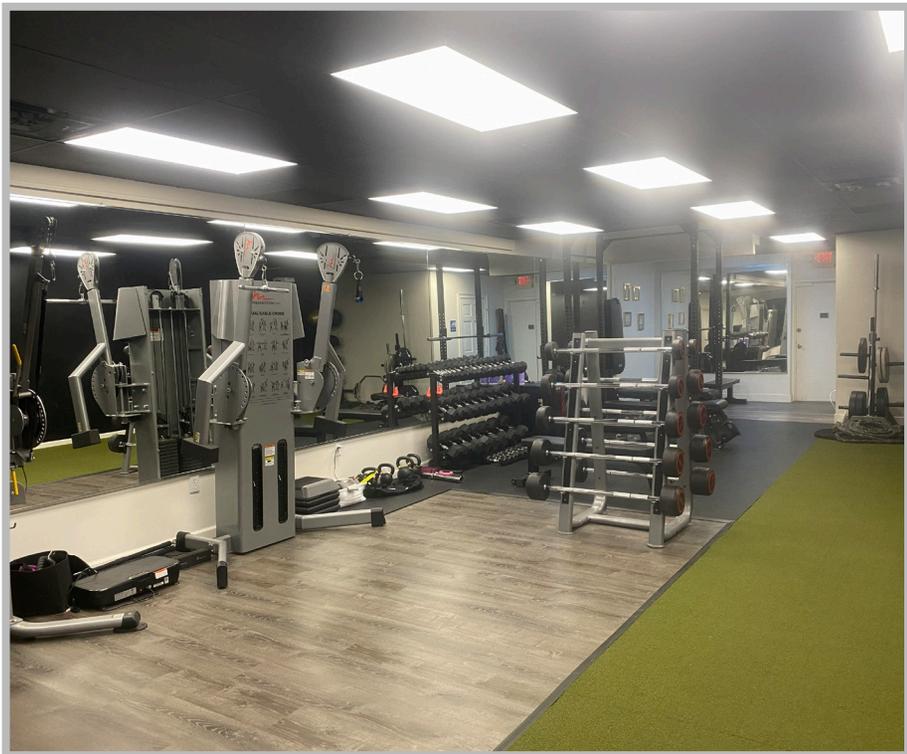
Former Barbershop Space  
Unit #3

Former Gym  
Unit #6



# Unit #3





## Unit #6 for Lease



**±1,555 SF**

UNIT SIZE



**\$4,431.75/Month**

ASKING RENT (Nets Incl.)



**NEGOTIABLE**

LEASE TERM



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We look forward to  
speaking to you!



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