

18934 VENTURA BLVD, TARZANA, CA 91356



FOR LEASE



PROPERTY SUMMARY



**18934 VENTURA BLVD,
TARZANA, CA 91356**

Property type: Retail

Year built: 1963

Parcel number: 2161-001-037

Building: 3,080 SF

Lot: 18,697/.43 SF/AC

Zoning: LAC2

LOCAL COMMUNITY MAP



bb.q CHICKEN
7 ELEVEN
SUBWAY

CHASE
KUSHIYU SUSHI & KUSHIYAKI
Waba Grill
HUMMUS BAR & GRILL
AUTHENTIC MEDITERRANEAN CUISINE

KRAVINGS
BRAZILIAN FUSION TENDERLOIN & LOAFERS
BY AMERICAN HOUSING BRAND

CHIPOTLE
MEXICAN GRILL
BLU JAM
TJ-MAXX

WELLS FARGO

california
PIZZA KITCHEN

SZECHUWAN
GARDEN

McDonald's

CiCi's
Salt & Pepper ... Sugar & Cream

marco's
Pizza

SUBJECT
PROPERTY

U-FRAME-IT
Framery

MAGPIES
softserve
Peet's Coffee
Domino's

Ventura Blvd

PROPERTY HIGHLIGHTS

- ✔ High visibility and foot traffic on Ventura Blvd in Tarzana
- ✔ Flexible space for various retail uses
- ✔ On-site parking for customers and employees
- ✔ Easy access to 101 major freeway, public transportation, and nearby amenities
- ✔ Near popular dining, shopping, and entertainment options.

SUBJECT
PROPERTY

Parking

Parking

Ventura Blvd

PROPERTY PHOTOS

18934 VENTURA BLVD • TARZANA, CA 91356



DEMOGRAPHICS

18934 VENTURA BLVD • TARZANA, CA 91356

POPULATION

	1 Mile	3 Mile	5 Mile
2028 Projection	22,822	169,116	435,882
2023 Estimate	23,349	172,129	442,288
2010 Census	23,647	169,772	429,356
Growth 2023 - 2028	-2.26%	-1.75%	-1.45%
Growth 2010 - 2023	-1.26%	1.39%	3.01%

2023 POPULATION

	1 Mile	3 Mile	5 Mile
White	18,221 78.04%	132,698 77.09%	333,178 75.33%
Black	1,336 5.72%	8,209 4.77%	23,310 5.27%
Am. Indian & Alaskan	205 0.88%	1,662 0.97%	4,976 1.13%
Asian	2,187 9.37%	20,981 12.19%	60,709 13.73%
Hawaiian & Pacific Island	54 0.23%	342 0.20%	996 0.23%
Other	1,345 5.76%	8,237 4.79%	19,120 4.32%
U.S. Armed Forces	0	80	147

HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
2028 Projection	8,941	60,644	152,642
2023 Estimate	9,184	61,874	155,130
2010 Census	9,445	61,464	151,008
Growth 2023 - 2028	-2.65%	-1.99%	-1.60%
Growth 2010 - 2023	-2.76%	0.67%	2.73%
Owner Occupied	4,235 46.11%	32,393 52.35%	75,880 48.91%
Renter Occupied	4,949 53.89%	29,480 47.65%	79,250 51.09%

DEMOGRAPHICS DETAILED REPORT

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2023 POPULATION BY OCCUPATION

	1 Mile		3 Mile		5 Mile	
Real Estate & Finance	976	4.35%	7,343	4.36%	18,256	4.21%
Professional & Management	7,447	33.21%	53,229	31.62%	132,842	30.64%
Public Administration	232	1.03%	1,646	0.98%	4,198	0.97%
Education & Health	2,385	10.64%	19,918	11.83%	47,703	11.00%
Services	1,587	7.08%	16,455	9.77%	44,798	10.33%
Information	890	3.97%	4,987	2.96%	12,214	2.82%
Sales	3,119	13.91%	20,404	12.12%	52,159	12.03%
Transportation	670	2.99%	3,672	2.18%	10,474	2.42%
Retail	1,385	6.18%	8,826	5.24%	23,860	5.50%
Wholesale	305	1.36%	1,920	1.14%	5,595	1.29%
Manufacturing	639	2.85%	5,781	3.43%	16,683	3.85%
Production	984	4.39%	7,755	4.61%	21,966	5.07%
Construction	686	3.06%	5,824	3.46%	16,931	3.91%
Utilities	512	2.28%	3,514	2.09%	8,753	2.02%
Agriculture & Mining	18	0.08%	438	0.26%	1,205	0.28%
Farming, Fishing, Forestry	0	0.00%	298	0.18%	663	0.15%
Other Services	586	2.61%	6,332	3.76%	15,257	3.52%

2010 HOUSEHOLDS BY HH SIZE

	1 Mile		3 Mile		5 Mile	
1-Person Households	2,961	31.35%	15,908	25.88%	37,547	24.86%
2-Person Households	2,781	29.44%	18,024	29.32%	43,325	28.69%
3-Person Households	1,539	16.29%	10,376	16.88%	25,745	17.05%
4-Person Households	1,230	13.02%	8,827	14.36%	22,506	14.90%
5-Person Households	567	6.00%	4,474	7.28%	11,537	7.64%
6-Person Households	243	2.57%	1,954	3.18%	5,230	3.46%
7-or more Person Households	124	1.31%	1,901	3.09%	5,118	3.39%

TRAFFIC COUNT

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TRAFFIC COUNT

Street		Traffic Volume	Distance from Subject
Topeka Dr	Philliprimm St	618	MPSI .05
Ventura Blvd	Wilbur Ave	37,740	MPSI .05
Ventura Blvd	Wilbur Ave	38,929	MPSI .05
Ventura Blvd	Wilbur Ave	41,973	MPSI .05
Donna Ave	Ventura Blvd	379	MPSI .09
Wilbur Ave	Ventura Blvd	11,047	MPSI .09
Ventura Fwy	Wilbur Ave	245,078	MPSI .10
101	Wilbur Ave	272,000	MPSI .10
Ventura Fwy	Wilbur Ave	294,361	MPSI .10
Wilbur Ave	Ventura Blvd	5,916	MPSI .13

EXCLUSIVELY REPRESENTED BY



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