



ESTABLISHED COFFEE SHOP

18663 VENTURA BLVD
TARZANA, CA



18663 Ventura Blvd #112, Tarzana, CA 91356

Tarzana is the second busiest location in the portfolio, positioned along the iconic Ventura Boulevard corridor in the San Fernando Valley at 18663 Ventura Blvd #112, Tarzana, CA 91356. This high-visibility location sits directly across from a strong retail draw including Trader Joe's, LA Fitness, Sephora, and other well-performing operators that consistently generate heavy foot traffic.

With dedicated parking, the site is perfectly suited for both quick coffee stops and longer stays for customers looking to work or relax. The space is also equipped with bakery equipment, presenting a meaningful opportunity to enhance food offerings and further elevate the overall coffee portfolio. This location offers both strong daily demand and long-term upside for an operator looking to scale thoughtfully.

Size: 1,618 sf

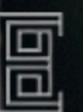
Rent: \$4,500.00 all in

Term: April 30th, 2026

Option: 5 years at 5% increase from base

Gross sales: Approx \$365,494.00

FFE list: To be provided



Enigma Coffee



★★★★★ Jan 1, 2026

Amazing coffee, food and service! Even my kids love it! Such a cute little corner place!

★★★★★ Jan 22, 2026

Very nice staff! Love starting my morning with my green matcha from Enigma, the day just starts on good foot. The barista is the best out there.

★★★★★ Jan 12, 2026

📷 1 photo

I love the SAM drink. I stop by on the way to work. The service was very friendly. Would recommend

★★★★★ Nov 26, 2025

Best coffee in LA, hands-down. But don't go here, because I like to have it all to myself.

★★★★★ Nov 25, 2025

📷 1 photo

I live nearby, this is my go-to spot. Best coffee I've found in LA, really great service, and they have a ham and cheese croissant that truly might be perfect. Super cute inside and the staff is fun and friendly -- makes my mornings just that much better :)

★★★★★ Nov 26, 2025

This place is almost like a second home to me! I'm there all the time and the coffee is my favorite in the whole city of LA

★★★★★ Oct 5, 2025

LOVE this little neighborhood spot! Everyone who works there is great and truly any of their drinks are amazing from the coffee to matcha to chai!

Also, always am meeting and seeing my sweet neighbor and their pups! Super friendly all around...

★★★★★ Sep 19, 2025

Great coffee and service full of locals. Try The Sam half sweet, it's truly addictive.

CONTACT

For more details, please contact the broker.

JULIE CHAVEZ

T: 213.277.7247 x 6

Julie@urbanlimere.com

DRE#: 02053293

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