

FOR LEASE

AVAILABLE
APPROX. 1,089 SQ FT

19001 VENTURA BOULEVARD
TARZANA, CA 91356

Ask About
Landlord
Contribution to
TI's & FREE
RENT

\$3.30/SF/MO – NNN

Permits for Construction of Vanilla Shell have been approved

SUMMARY

Property Type:	NNN
Terms:	Negotiable
Available SQ.FT.:	Approx. 1,089
Total Building SQ.FT.:	Approx. 12,964
Zoning:	LAC2
Year Built:	Built 1965, Renov 1996
Heat/Cool:	Heating and AC Ventilation
Specific Use:	Retail
Restrooms:	1
Parking:	
Electrical:	TBD



FEATURES:

- In a High-Traffic Commercial Corridor
- In a Strip Center
- Diversified Tenant Mix
- Ample Parking
- Pylon Sign
- In the Heart of Tarzana
- Adjacent to the 101 Freeway



WALK SCORE
47



TRANSIT SCORE
86



Airport	Drive	Distance
Bop Hope	21 min	14.6 mi
LAX	31 min	22.8 mi

Commuter Rail	Drive	Distance
Northridge	10 min	4.2 mi
Chatsworth	16 min	8.5 mi

TRAFFIC COUNT - 2022

Street	Cross Street	Cross Street Dist.	Avg. Daily Volume	Miles from Subject Property
Ventura Blvd.	Vanalden Ave.	0.05 W	39,708	0.08
Ventura Fwy	Wilbur Ave.	0.07 E	294,361	0.12
Ventura Blvd.	Wilbur Ave.	0.04 E	38,929	0.15

2024

	1 MILE	3 MILES	5 MILES
POPULATION	23,596	190,598	455,607
AVG HOUSEHOLD INCOME	\$113,782	\$110,306	\$110,867
MED HOUSEHOLD INCOME	\$81,119	\$83,403	\$83,238

Lessee to verify power and all information contained on brochure.

FOR MORE DETAILS:

ARTHUR PFEFFERMAN

EXECUTIVE VICE PRESIDENT

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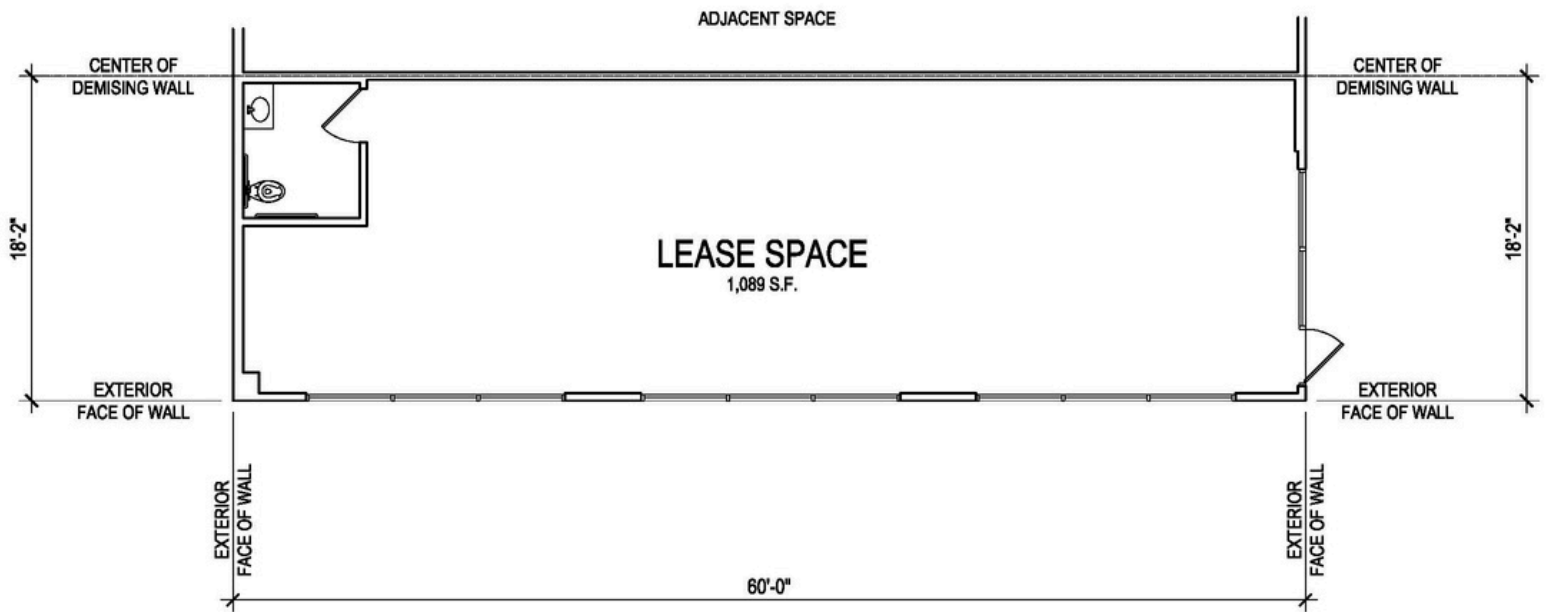
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THE ABOVE INFORMATION HAS BEEN OBTAINED FROM SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER, WE DO NOT TAKE RESPONSIBILITY FOR ITS CORRECTNESS.

SPACE PLAN

19001 VENTURA BOULEVARD
TARZANA, CA 91356



FLOOR PLAN - 19001 VENTURA BL.
1,089 SQ.FT.

