

new listing



PRIME VENTURA BLVD RETAIL – TARZANA, CA

Famed: "TARZANA SAFARI WALK"

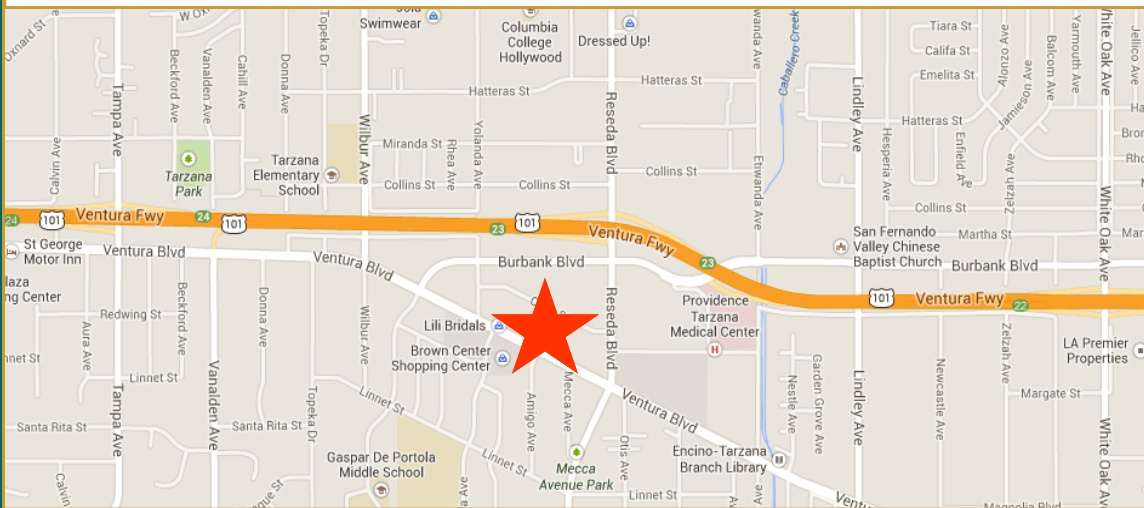
FEATURES

- Approximately 1,700sf former Interior Design Studio
- Ample parking in rear
- High traffic Tarzana area
- Adjacent to national retailers
- Whole Foods, LA Fitness, Chipotle, Blu Jam Café and TJ Maxx
- Easy access to the 101 Fwy

AREA AMENITIES

- Total population of 161,801 within a 3 mile radius
- Total population of 440,716 within a 5 mile radius
- Average household income of \$98,280 within a 3 mile radius
- Average household income of \$93,202 within a 5 mile radius

**18621 Ventura Blvd.
Tarzana, CA 91356**



CONTACT...

Brett Mero
CA DRE# 01190225

Leasing Agent
(818) 380-9970
(818) 380-9976 Fax

via e-mail
Brett@cbm1.com

17030 Ventura Blvd, #200
Encino, CA 91316

1517 S. Sepulveda Blvd.
Los Angeles, CA 90025

Property Photos



Aerial Map



Demographics

DemographicsNow

Demographic Snapshot Comparison

Geography: 1 Mile: 18625 VENTURA BLVD TARZANA, CA 91356, 3 Miles: 18625 VENTURA BLVD TARZANA, CA 91356, 5 Miles...

	1 Mile: 18625 VENTURA BLVD TARZANA, CA 91356	3 Miles: 18625 VENTURA BLVD TARZANA, CA 91356	5 Miles: 18625 VENTURA BLVD TARZANA, CA 91356
Population: 2013A			
Total Population	31,010	161,801	440,716
Female Population	52.0%	51.2%	50.5%
Male Population	47.9%	48.7%	49.4%
Population Density	9,131	5,456	6,234
Population Median Age	39.8	39.3	36.9
Total Employees	15,717	69,709	223,651
Total Establishments*	2,992	11,556	31,470
Population Growth 2000-2010	0.8%	7.1%	5.9%
Population Growth 2013A-2018	0.7%	1.5%	1.6%
Income: 2013A			
Average Household Income	\$86,887	\$98,280	\$93,202
Median Household Income	\$55,442	\$62,940	\$61,235
Per Capita Income	\$37,230	\$35,912	\$33,644
Avg Income Growth 2000-2010	N/A%	N/A%	N/A%
Avg Income Growth 2013A-2018	15.5%	13.9%	13.7%
Households: 2013A			
Households	13,227	58,848	158,309
Average Household Size	2.31	2.71	2.75
Hhld Growth 2000-2010	-2.5%	3.2%	2.9%
Hhld Growth 2013A-2018	0.4%	2.3%	2.3%
Housing Units: 2013A			
Owner Occupied Units	13,227	58,848	158,309
% Owner Occupied Units	95.2%	96.1%	95.6%
% Vacant Housing Units	4.7%	3.8%	4.3%
Owner Occ Housing Growth 2000-2010	-1.4%	3.9%	2.0%
Owner Occ Housing Growth 2000-2018	-2.3%	5.3%	3.1%
Owner Occ Housing Growth 2013A-2018	0.0%	1.4%	1.5%
Occ Housing Growth 2000-2010	-1.4%	2.7%	3.2%
Occ Housing Growth 2010-2018	2.9%	4.8%	4.8%
Occ Housing Growth 2013A-2018	0.4%	2.3%	2.3%
Race and Ethnicity: 2013A			
% American Indian or Alaska Native Population	0.3%	0.4%	0.5%
% Asian Population	6.8%	9.3%	10.9%
% Black Population	4.9%	4.0%	4.6%
% Hawaiian or Pacific Islander Population	0.1%	0.1%	0.1%
% Multirace Population	6.1%	5.5%	5.3%
% Other Race Population	8.5%	14.1%	17.0%
% White Population	72.9%	66.3%	61.1%
% Hispanic Population	19.3%	32.2%	38.7%
% Non Hispanic Population	80.6%	67.7%	61.2%