

For Lease - Tarzana Retail/Office Space(s) in a Busy Shopping Center

18399-18409 Ventura Boulevard, Tarzana, CA 91356



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PROPERTY FEATURES

- Approx. 900 SF open floor plan with back room and private restroom
- Excellent signage and visibility on Ventura Boulevard
- Lots of natural light
- Plenty of parking
- Great co-tenancy

AREA AMENITIES

- Heavy pedestrian and automobile traffic
- Adjacent to Tarzana Village Walk
- Neighboring tenants include: Wholefoods, Von's, CVS, Starbucks, Coffee Bean, Walgreens, Brake Masters, Verizon, Ortho Mattress, ARCO, & Winchell's Donuts
- Close proximity to the 101 FWY

RENTAL RATE

- 18399 Ventura Suite 11: ±900 SF at \$2.95 PSF + \$0.60 PSF NNN

| DEMOS | 1 MILE | 3 MILE | 5 MILE |
|----------------|-----------------------|----------|----------|
| Population | 34,053 | 159,023 | 443,258 |
| Avg. HH Income | \$61,091 | \$76,599 | \$72,377 |
| Daytime Pop | 14,928 | 62,095 | 219,941 |
| Traffic Count | ± 41,089 cars per day | | |



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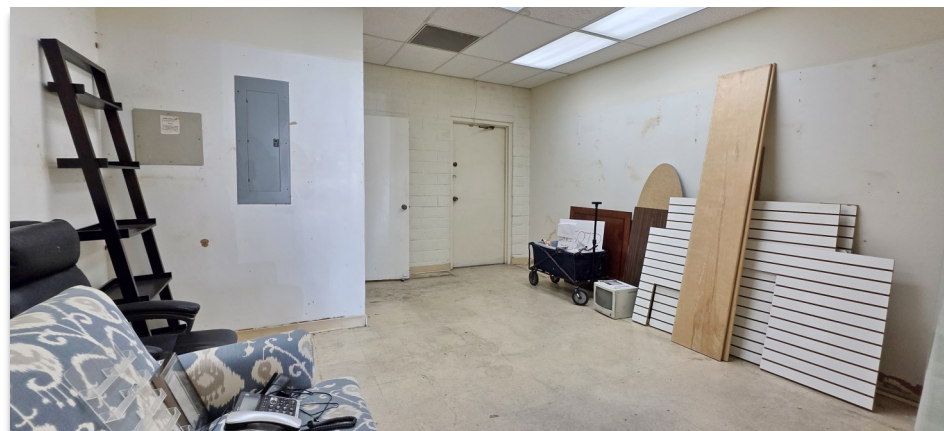
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18399 VENTURA BLVD SUITE 11 | \$ 2.95 PSF + \$0.60 PSF NNN | FORMER BRITISH GIFT SHOP



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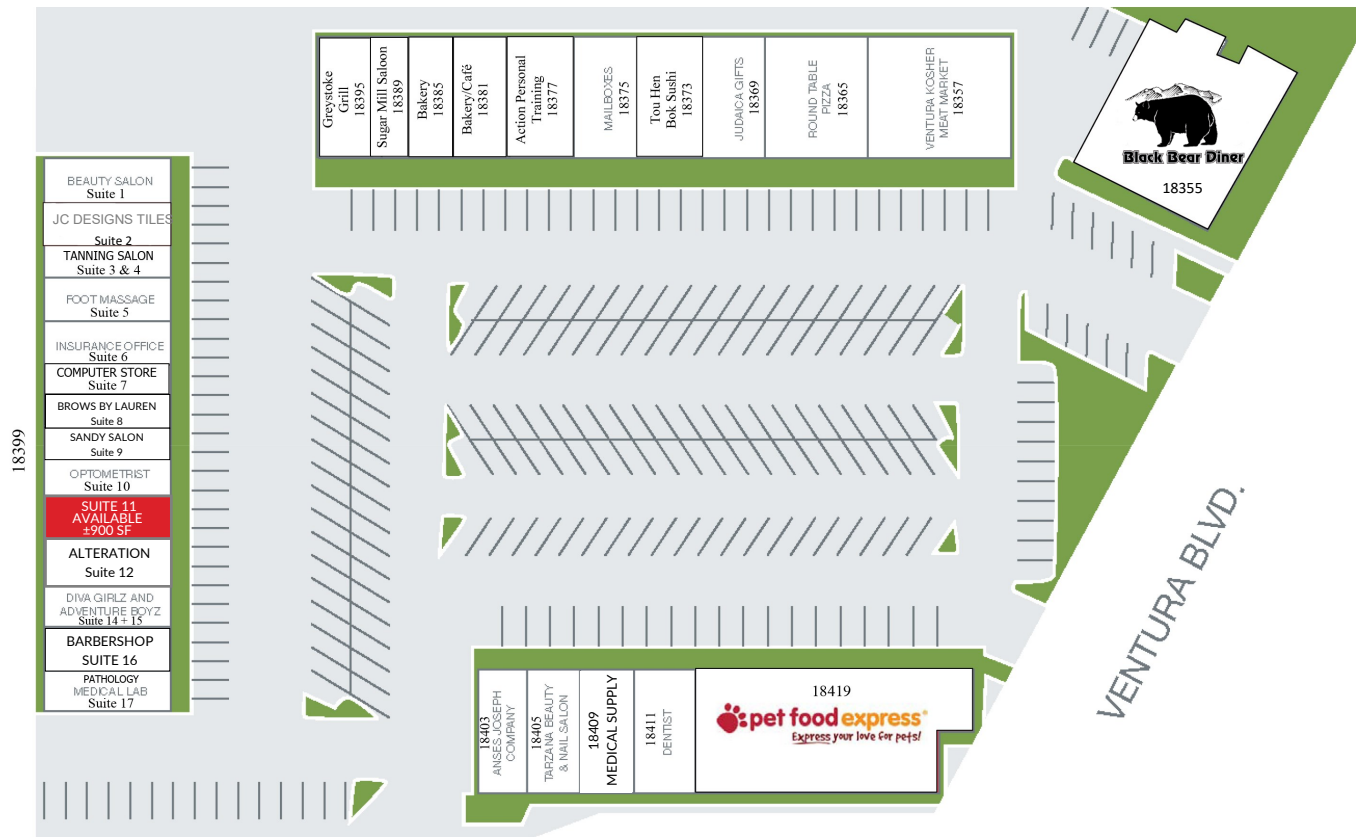
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SITE PLAN



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