

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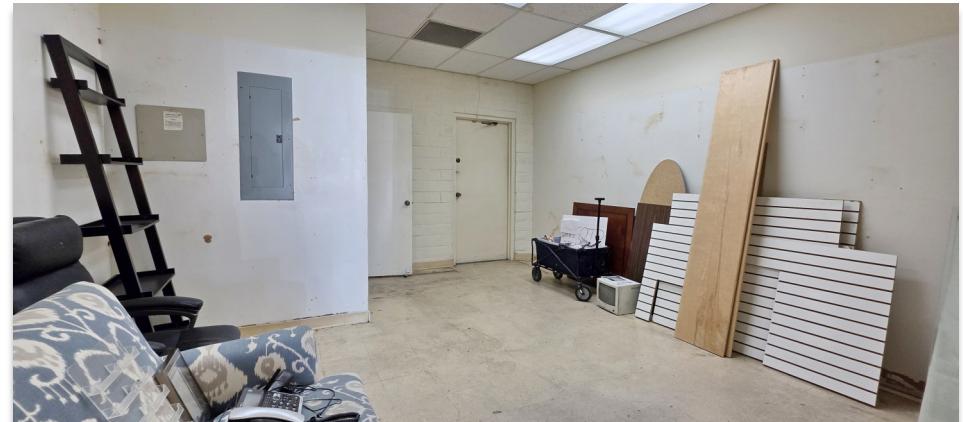
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**18399 VENTURA BLVD SUITE 11 | \$ 2.95 PSF + \$0.60 PSF NNN | FORMER BRITISH GIFT SHOP**



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## SITE PLAN



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