

FOR LEASE

LE PAVILLION

19626 VENTURA BLVD | TARZANA, CA 91356



VENTURA BLVD.

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LEASING

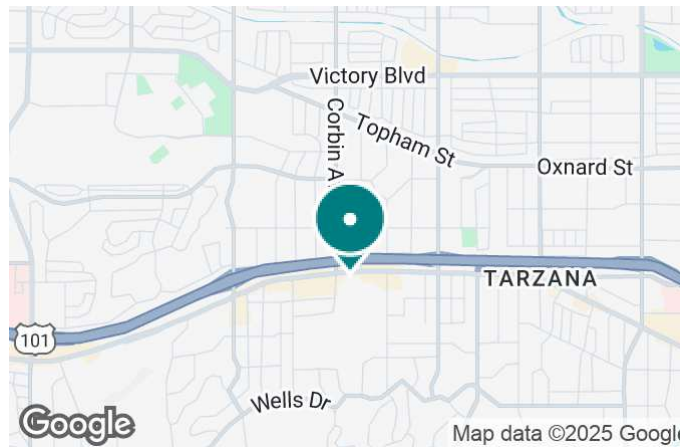
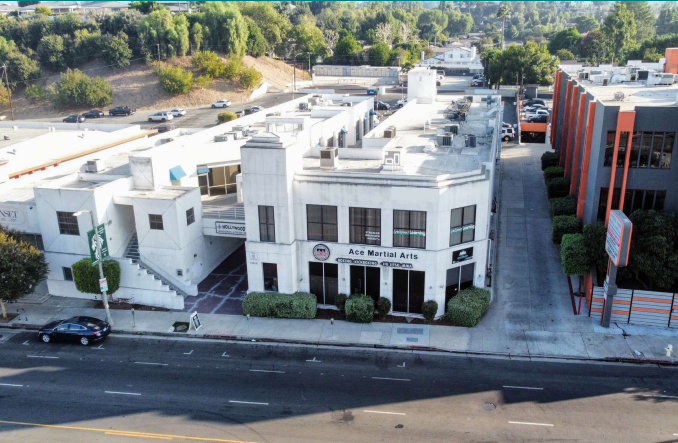
BROKERAGE

INVESTMENTS

FEATURES & AMENITIES

LE PAVILLION | 19626 VENTURA BLVD, TARZANA, CA 91356

PROPERTY FLYER 19626 VENTURA BOULEVARD | PAGE 2



FEATURES & AMENITIES

- Office Spaces Available Ranging From +/- 387 SF to +/- 2294 SF
- Plenty of Onsite Parking Available
- On-site Elevator
- Easy Access
- Pole Sign Available
- Front and Rear Access
- Traffic Counts: Approx. 43,558 CPD
- Visible from the 101 Freeway

NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,958	77,314	156,203
Total Population	11,090	205,422	438,484
Average HH Income	\$188,344	\$125,403	\$129,130

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY FLYER 19626 VENTURA BOULEVARD | PAGE 3

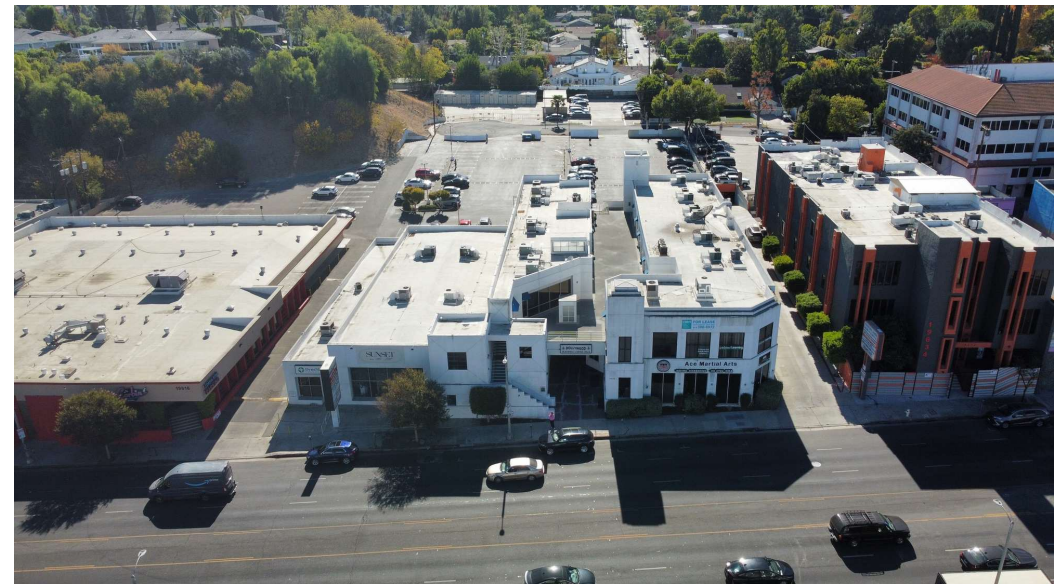


PROPERTY DESCRIPTION

Available office spaces range from approximately 387 SF to 2,294 SF, including options of 804 SF, and 1,312 SF. Each office offers a reception area and private office(s), with select units facing Ventura Boulevard for added visibility along this high-traffic area.

LOCATION DESCRIPTION

Situated just steps from the southeast corner of Ventura Boulevard and Corbin Avenue, this property offers excellent visibility and frontage along Ventura Boulevard, easily seen from the 101 Freeway. Ventura Boulevard is a major east-west thoroughfare with high automotive traffic, ideal for exposure. The location is surrounded by popular retail, dining, and entertainment venues, including In-N-Out Burger, Starbucks, sushi restaurants, Corbin Bowl, and more.



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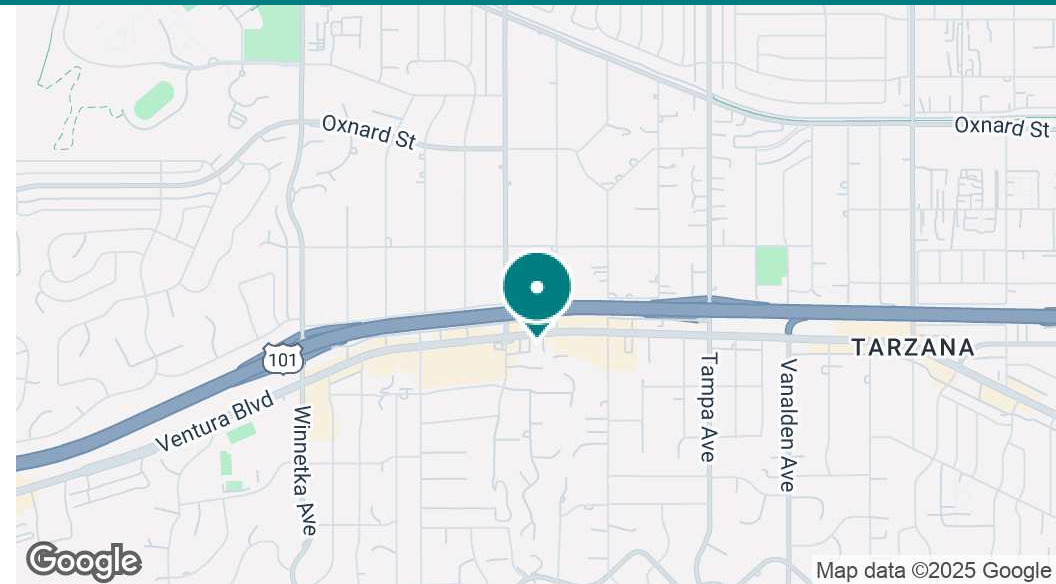
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EXECUTIVE SUMMARY

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PROPERTY FLYER 19626 VENTURA BOULEVARD | PAGE 4



OFFERING SUMMARY

Lease Rate:	\$2.50 - 3.00 SF/month (MG; NN)
Building Size:	21,951 SF
Available SF:	387 - 2,294 SF
Lot Size:	36,177 SF
Number of Units:	40
Year Built:	1989
Zoning:	LAC2
Market:	San Fernando Valley
Submarket:	West San Fernando Valley

SPACES

19626 Ventura Blvd #234
19626 Ventura Blvd. #222
19626 Ventura Blvd. #221
19626 Ventura Blvd. #224

LEASE RATE

\$2.50 SF/month
\$2.50 SF/month
\$2.50 SF/month
\$3.00 SF/month

SPACE SIZE

2,294 SF
1,312 - 2,116 SF
804 - 2,116 SF
387 SF

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SITE OVERVIEW

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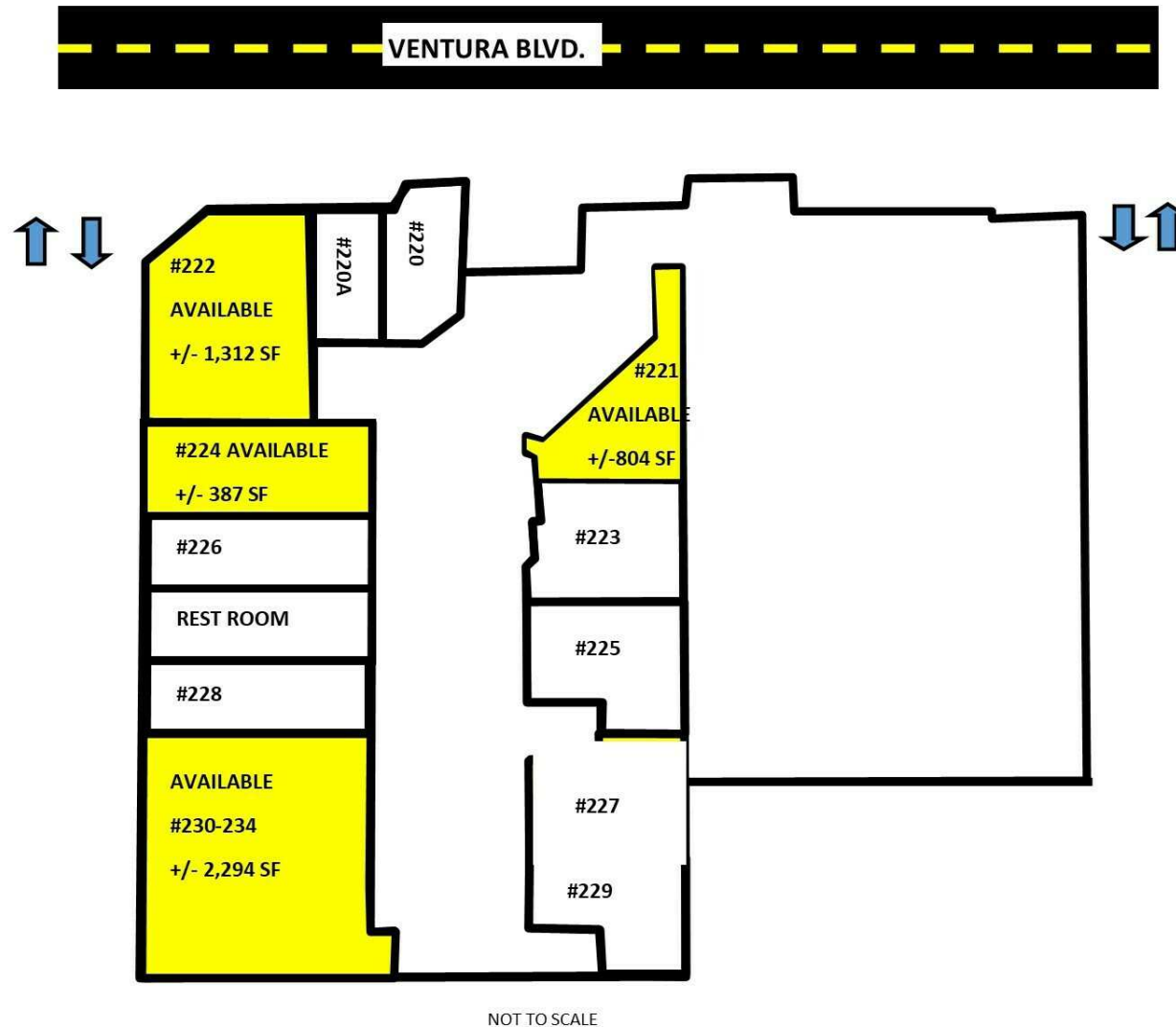
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SITE PLANS

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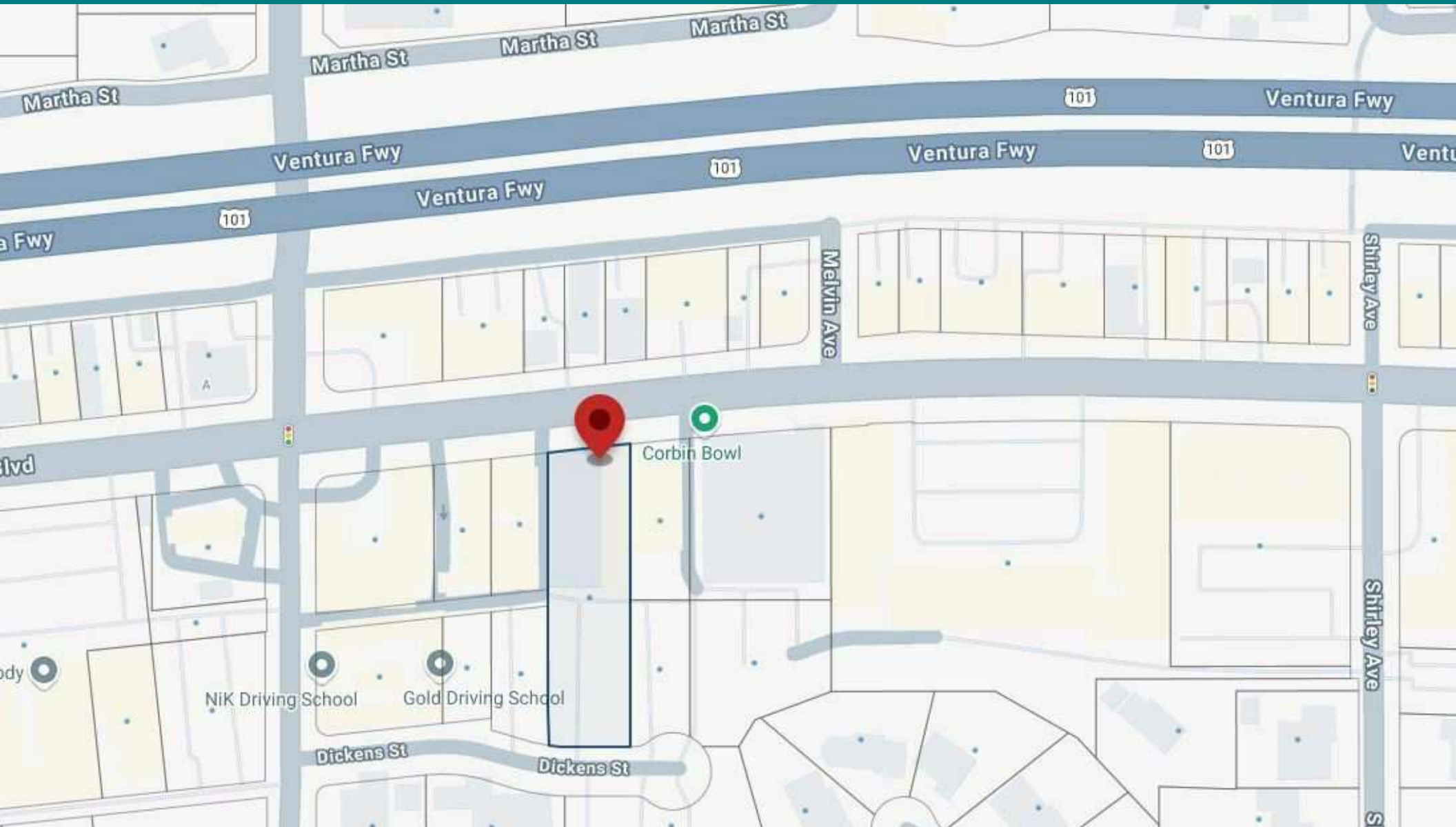
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LOCATION MAP

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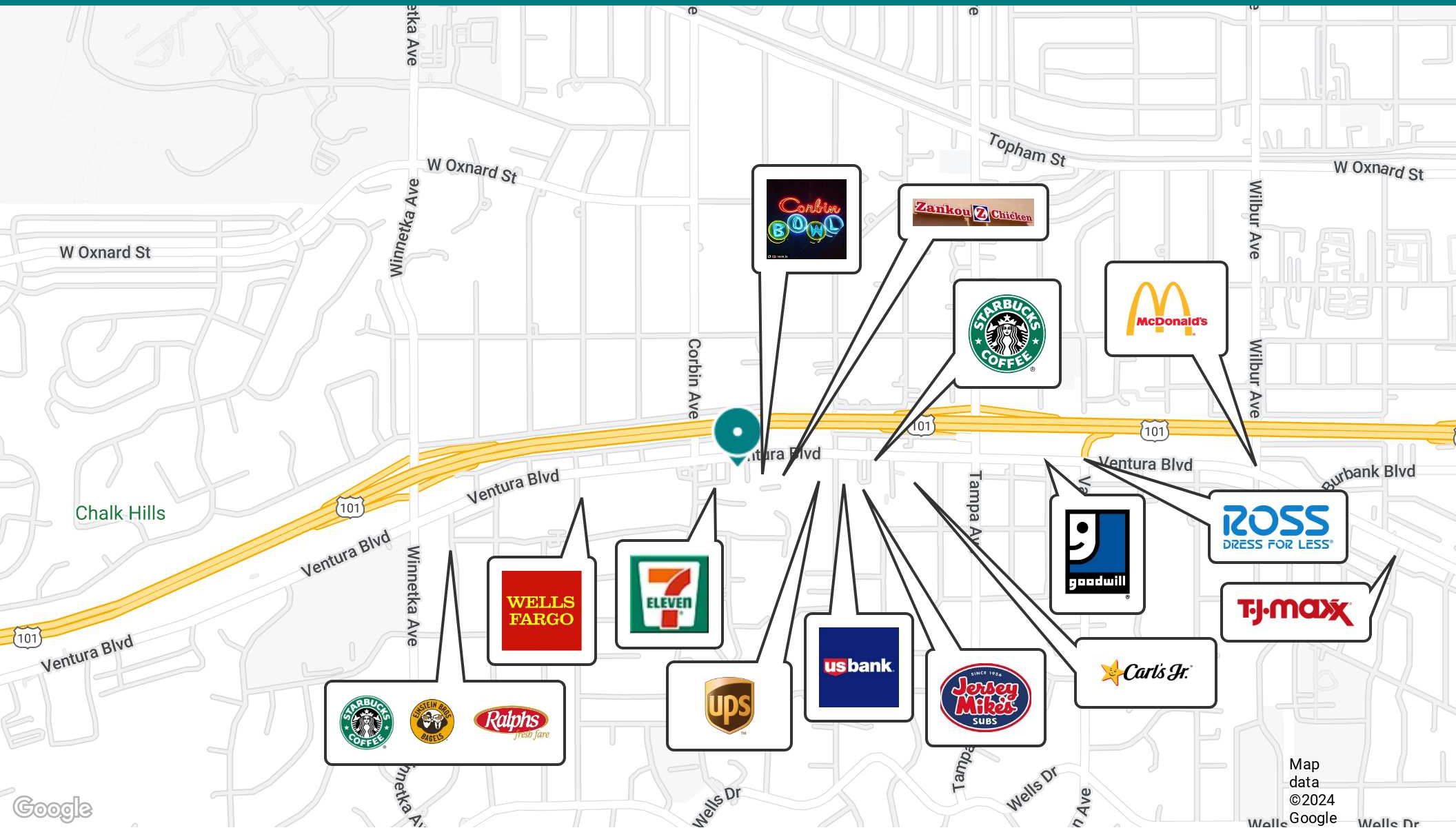
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DEMOGRAPHICS MAP & REPORT

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PROPERTY FLYER 19626 VENTURA BOULEVARD | PAGE 9

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,090	205,422	438,484
Average Age	45	42	41
Average Age (Male)	44	40	40
Average Age (Female)	45	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,958	77,314	156,203
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$188,344	\$125,403	\$129,130
Average House Value	\$1,415,864	\$942,073	\$946,518

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	14.7%	35.9%	39.2%

RACE	1 MILE	3 MILES	5 MILES
% White	70.1%	46.5%	43.5%
% Black	4.5%	5.5%	5.1%
% Asian	7.5%	12.2%	12.9%
% Hawaiian	0.1%	0.1%	0.1%
% American Indian	0.4%	1.3%	1.3%
% Other	6.2%	21.3%	23.4%

Demographics data derived from AlphaMap

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