



18934 VENTURA BLVD, TARZANA, CA 91356

Retail



FOR LEASE

OFFERING MEMORANDUM

PROPERTY HIGHLIGHTS

- High visibility and foot traffic on Ventura Blvd in Tarzana
- Flexible space for various retail uses
- On-site parking for customers and employees
- Easy access to 101 major freeway, public transportation, and nearby amenities
- Near popular dining, shopping, and entertainment options.



PROPERTY TYPE
Retail

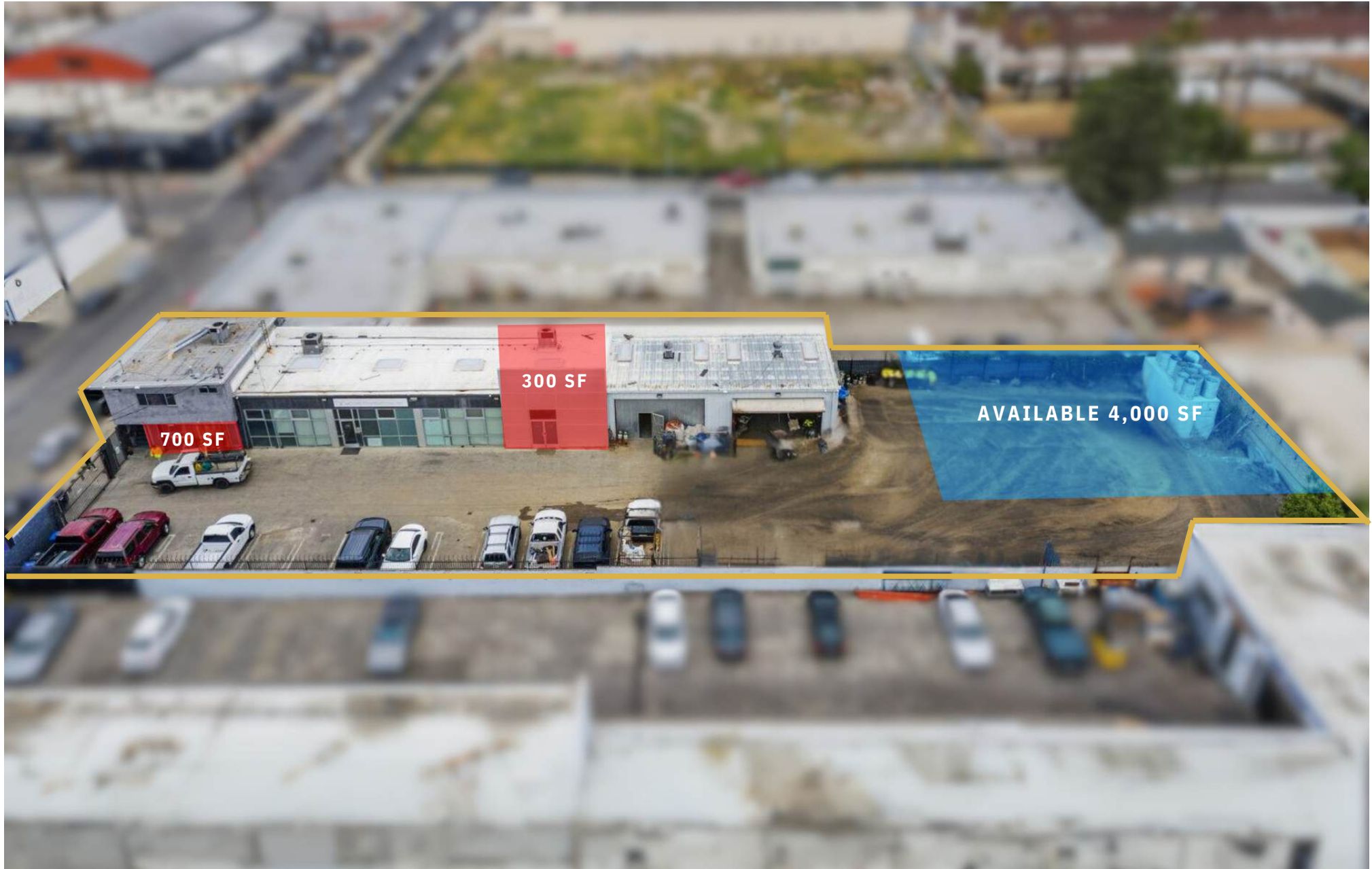
BUILDING
3,080 SF

PARCEL NUMBER
2161-001-037

LOT
18,697 SF

YEAR BUILT
1963

ZONING
LAC2



PROPERTY PHOTOS



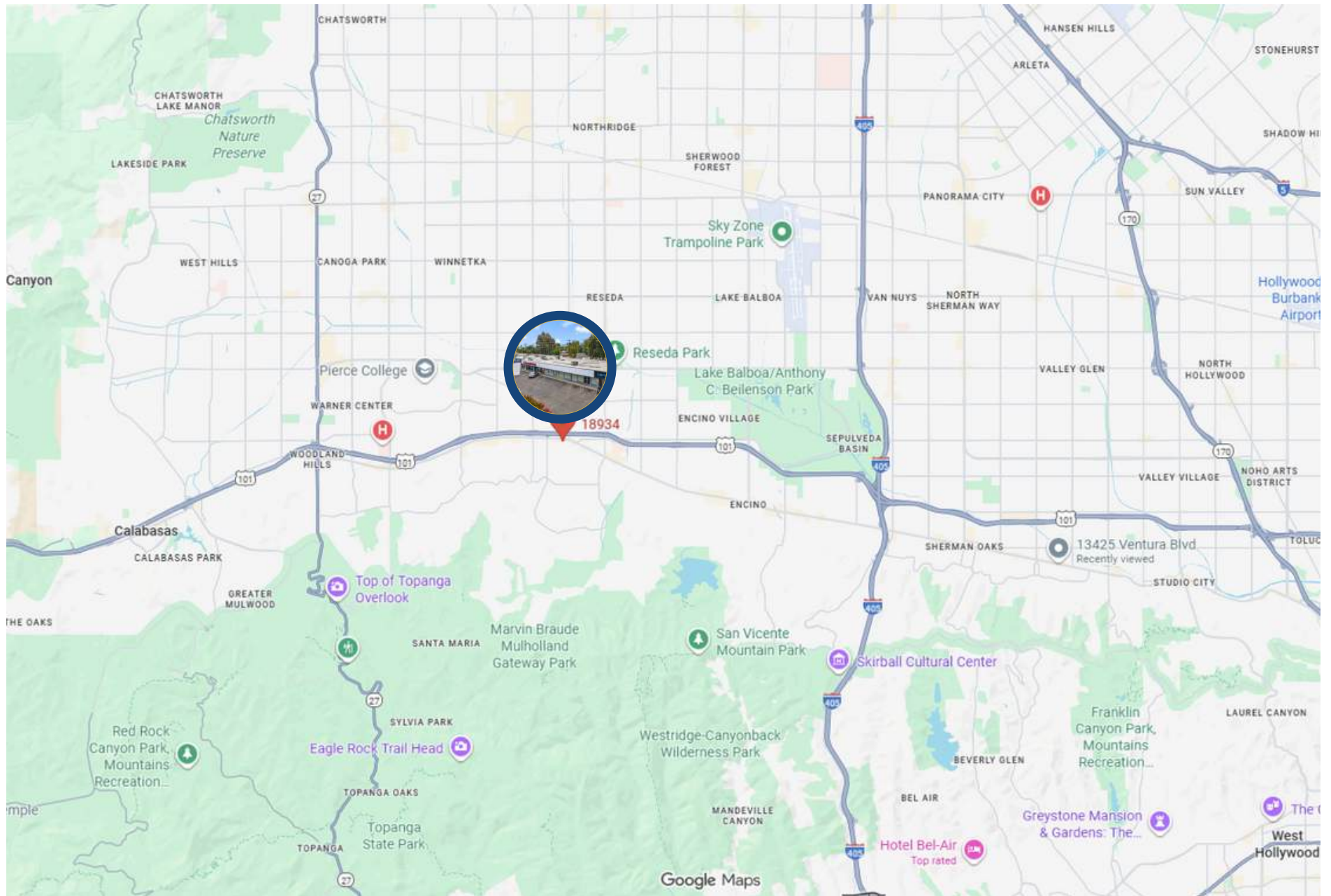
PROPERTY PHOTOS



RETAIL MAP



LOCATION MAP



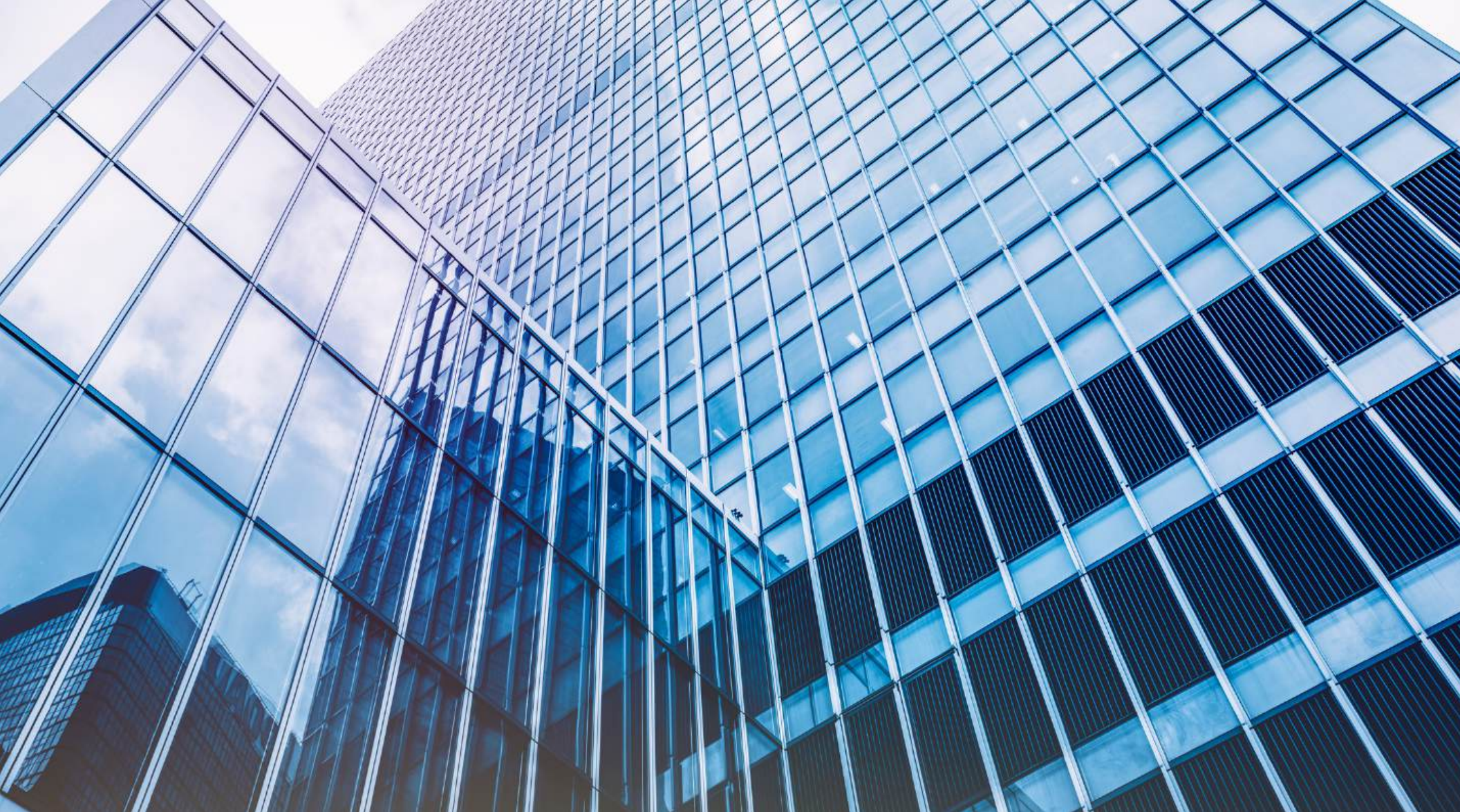


Category	1 Mile	3 Mile	5 Mile
2024 Total Population	24,546	181,462	452,911
2029 Population	23,945	176,663	441,906
Pop Growth 2024-2029	-2.45%	-2.45%	-2.43%
Average Age	41.90	41.30	40.20
2024 Total Households	9,533	66,181	160,896
HH Growth 2024-2029	-2.67%	-2.79%	-2.55%
Median Household Income	\$81,432	\$84,272	\$83,315
Avg Household Size	2.40	2.60	2.70
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$885,590	\$820,048	\$816,971
Median Year Built	1972	1969	1970



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