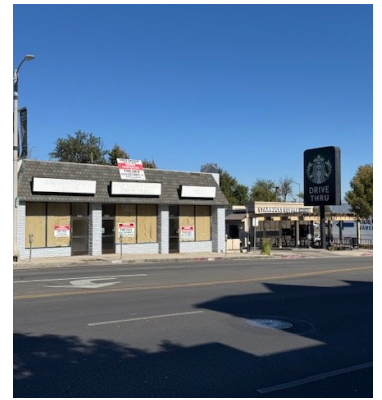


# Rare OWNER USER Opportunity

## 4 UNIT RETAIL BUILDING

19445-19449.5 Ventura Boulevard  
Tarzana, CA



**SALE PRICE: \$2,150,000 (\$635/SF)**

FOR MORE INFORMATION  
PLEASE CONTACT:

**GREG GREENE**

*Broker Associate*

[greg.greene.re@gmail.com](mailto:greg.greene.re@gmail.com)

818-321-3424 (cell)

DRE #01396840

**Rob Fullarton**

*Vice President*

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818-326-1858

DRE #00789446

**Gribin Properties**

22551 Ventura Blvd Suite 201

Woodland Hills, CA 91364

DRE #00450024

### HIGHLIGHTS

- Excellent Location! High Visibility
- Building 3,387 SF +/- / Land Size 6,245 SF +/-
- 100% Vacant Owner/User—Rare Opportunity to own
- Adjacent to Drive Thru Starbucks
- Great signage including East facing wall towards Starbucks
- Interior remodel 2024
- Traffic Counts—Over 35,000 vehicles daily
- Easy access to the Ventura (101) Freeway
- APN:2163-001-015
- Parking off of rear alley / Gated with approximately 8 spaces
- Close to business support and a variety of restaurants
- **RARE TARZANA OPPORTUNITY**
- **SHOWN BY APPOINTMENT ONLY**

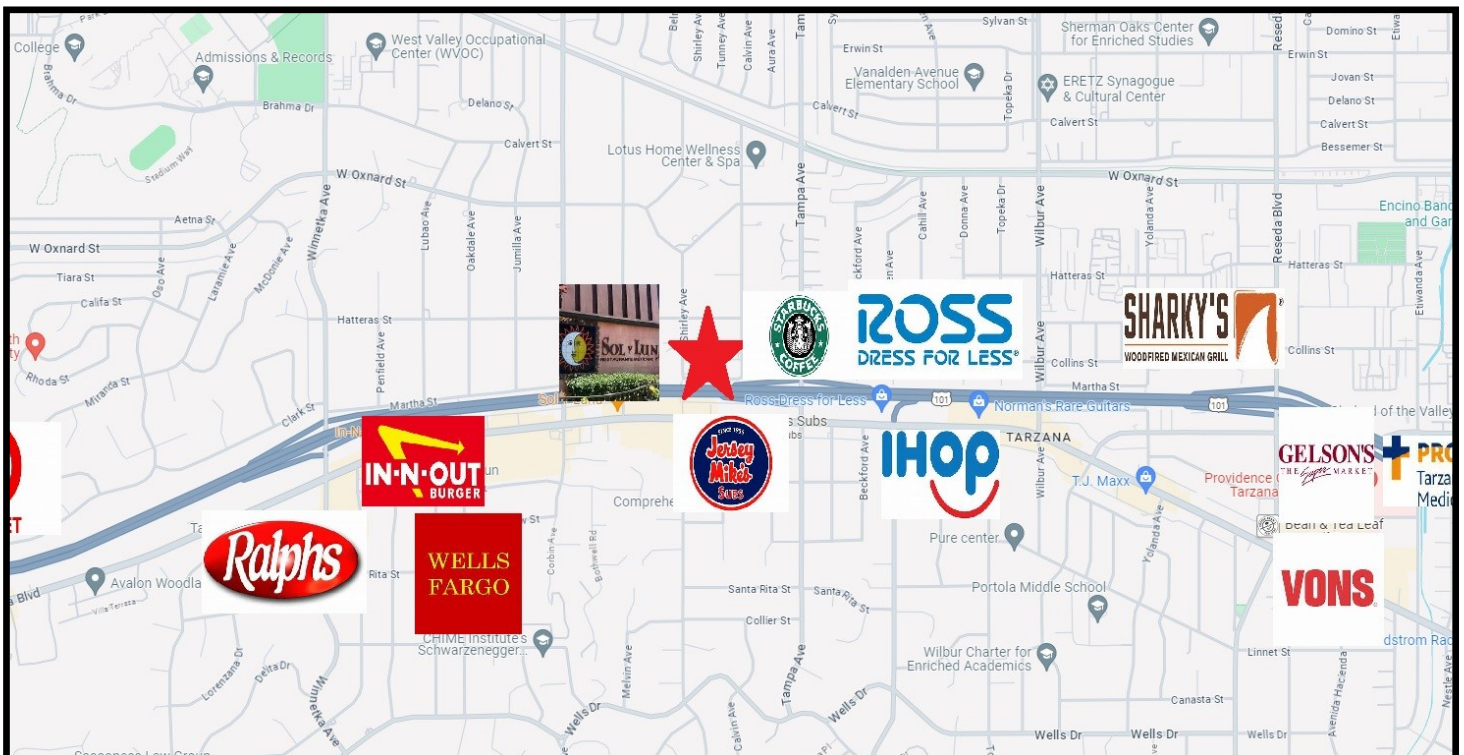
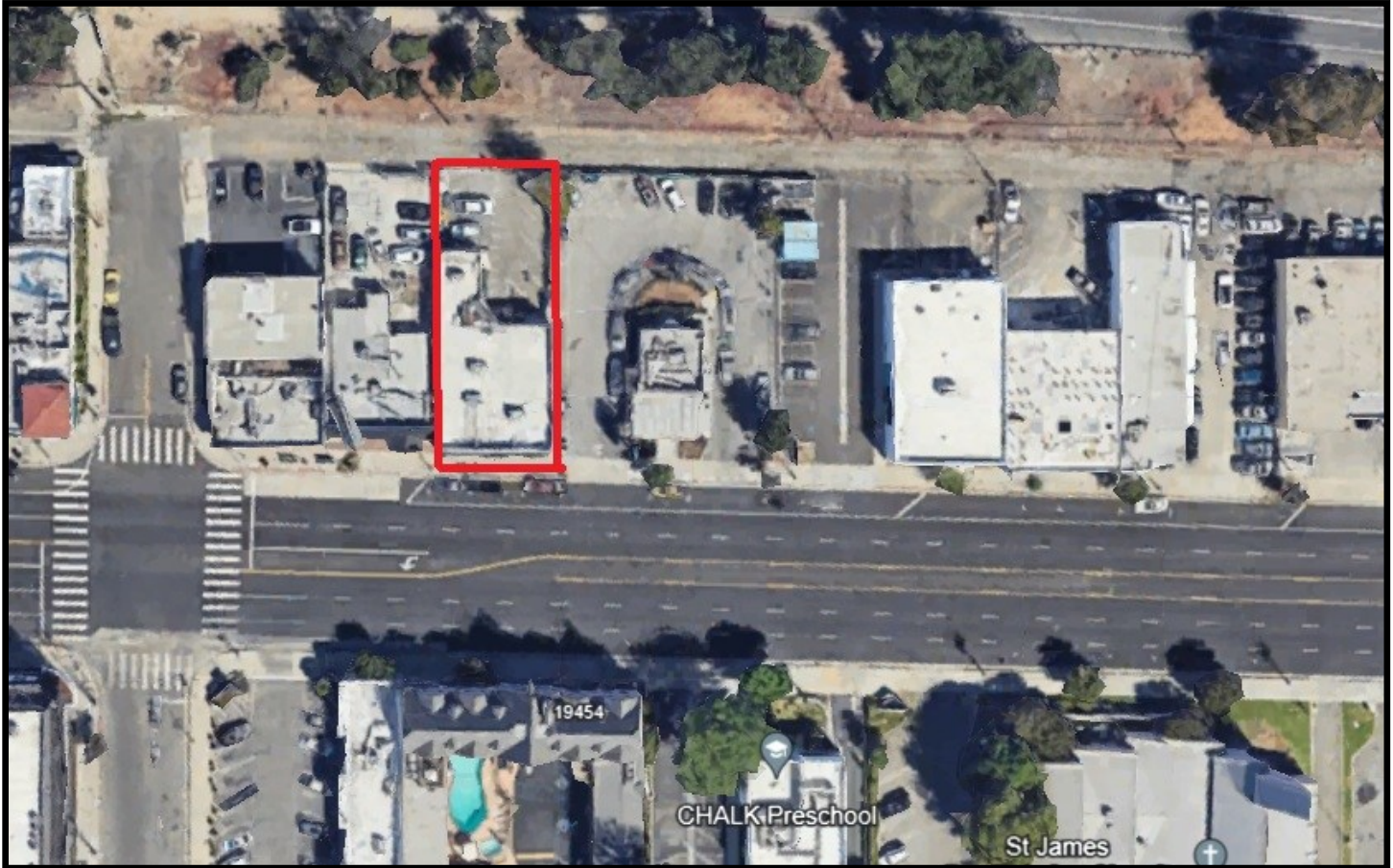


**GRIBIN PROPERTIES**  
*Commercial Real Estate*

This information has been obtained from sources believed to be reliable. Gribin Properties have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



# 19445-19449 VENTURA BOULEVARD / TARZANA / CA / 91356



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Commercial Real Estate

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**DEMOGRAPHICS****Population / Households**

2010 Population	78,057	414,861	1,270,686
2023 Population	78,492	424,696	1,267,835
2028 Population Projection	76,995	418,037	1,242,064
Annual Growth 2010-2023	0%	0.20%	0%
Annual Growth 2023-2028	-0.40%	-0.30%	-0.40%
2010 Households	28,985	145,376	434,002
2023 Households	28,701	148,627	429,596
2028 Household Projection	28,039	146,110	419,738
Annual Growth 2010-2023	0.50%	0.70%	0.50%
Annual Growth 2023-2028	-0.50%	-0.30%	-0.50%
Owner Occupied Households	15,277	74,985	216,411
Renter Occupied Households	12,762	71,125	203,327
Avg Household Size	2.6	2.8	2.8
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$1.1B	\$5.5B	\$16.3B

**Housing**

	<b>2 mile</b>	<b>5 mile</b>	<b>10 mile</b>
Median Home Value	\$789,853	\$770,301	\$780,447
Median Year Built	1968	1968	1967

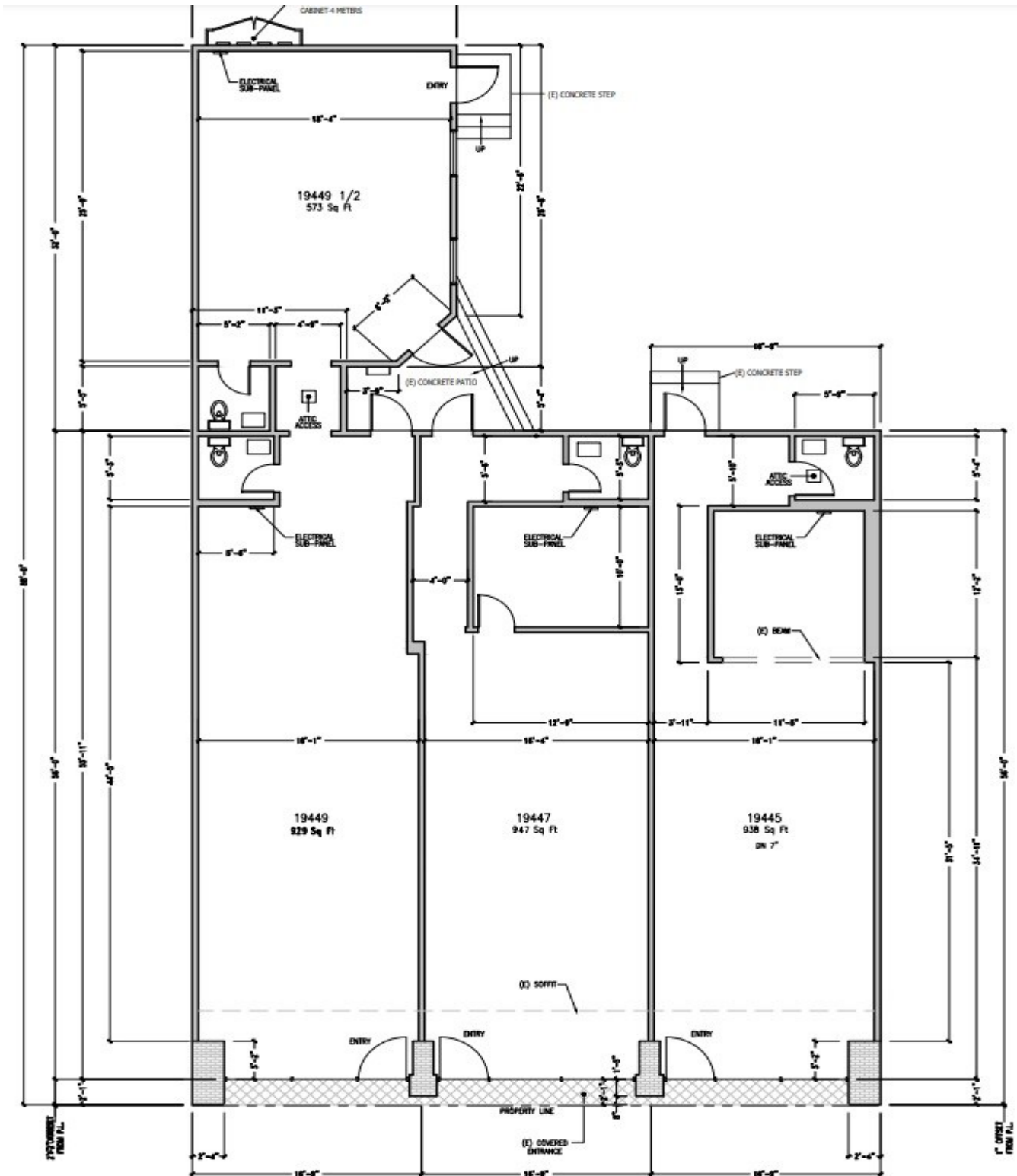
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## FLOOR PLAN



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**WHY RENT WHEN YOU CAN OWN**

**OWNER/USER OPPORTUNITY**

**PRIME RETAIL BUILDING!  
REMODELED INTERIOR 2024  
EXCELLENT VISIBILITY!**

**LOCATED ADJACENT TO DRIVE THRU STARBUCKS**

**PLEASE CALL TO DISCUSS SHOWING**

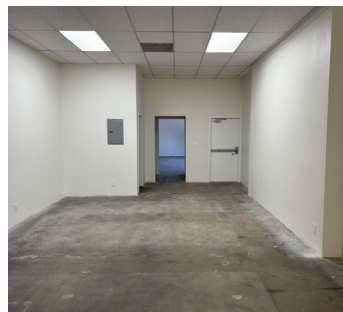


**GRIBIN PROPERTIES**  
*Commercial Real Estate*

**THIS BUILDING WON'T LAST LONG!**

**GREG GREENE / 818-321-3424  
DRE #01396840**

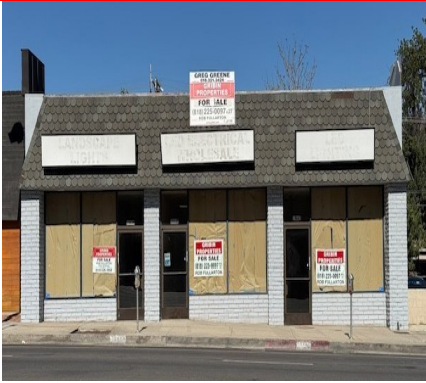
**[greg.greene.re@gmail.com](mailto:greg.greene.re@gmail.com)**



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# 19445-19449 VENTURA BOULEVARD / TARZANA / CA / 91356



Front of Building



Front and east side of property



Adjacent to drive-thru Starbucks



East side of building



Rear of building / Entrance to unit 19445



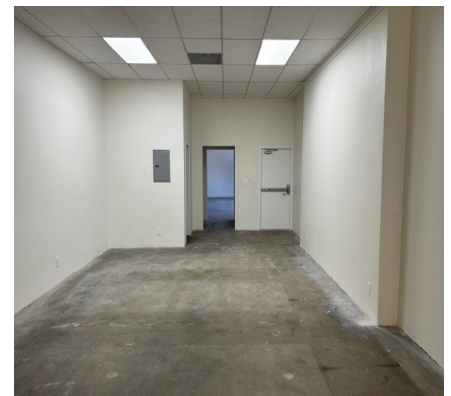
19445 Ventura



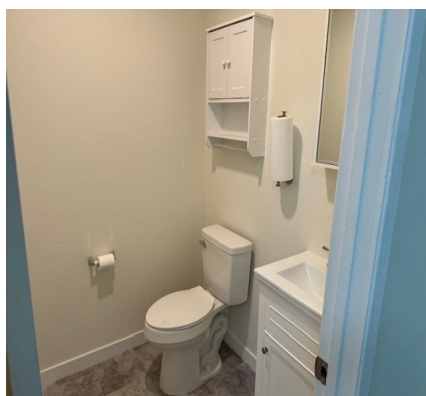
Rear entrance to units 19447 & 19449



Unit 19447 Ventura



Unit 19449 Ventura



19449 Ventura Restroom



Rear entrance to unit 19449.5



19449.5 Ventura

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