

For Lease - Tarzana Retail Space in a Busy Shopping Center

18399-18409 Ventura Boulevard, Tarzana, CA 91356



MICHAEL SHARON (818) 572-4050

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PROPERTY FEATURES

- Approx. 900 Sf open floor plan with 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



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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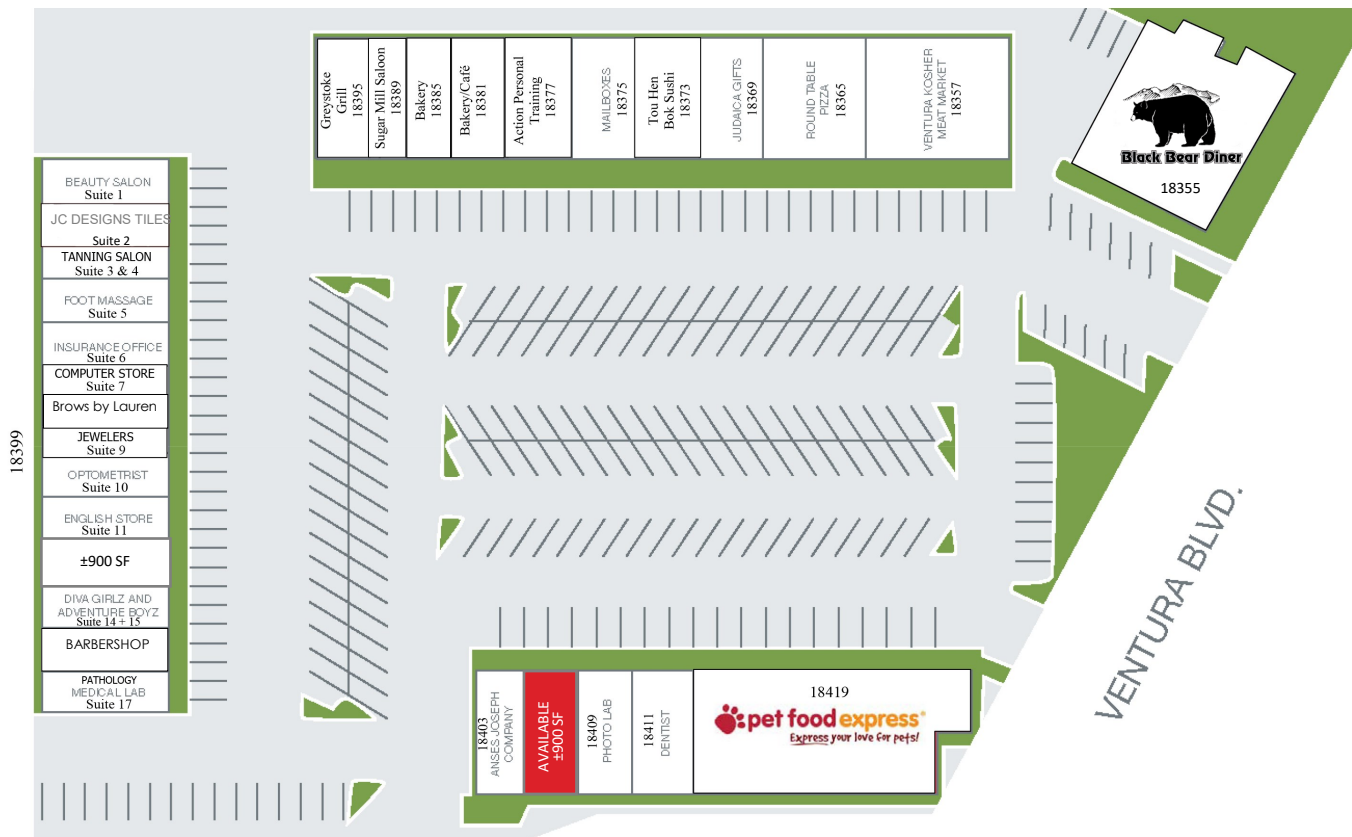
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SITE PLAN



Measurement are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



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