# FOR LEASE 19000-30 Ventura Blvd. Tarzana, CA 91356





COMMERCIAL BROKERAGE AND CONSULTING

### SHOPPING CENTER FEATURES | 19000-30 Ventura Blvd. Tarzana, CA 91356

JS

- Pride of ownership building
- Well located between Reseda & Tampa Blvds.
- Tampa Blvds.High Traffic and Visibility along Ventura Blvd.
- along Ventura Blvd.Excellent daytime and income demographics

- Ideal Tenants include:
  - Take out food concept's i.e. sandwich, bakery, ice cream, dessert
  - Retail services
  - Real Estate, Insurance, office



#### Jonathan Steier | 310.592.6674 | jonathan@jsrealtyco.com

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

#### AREA RETAILERS | 19000-30 Ventura Blvd. Tarzana, CA 91356

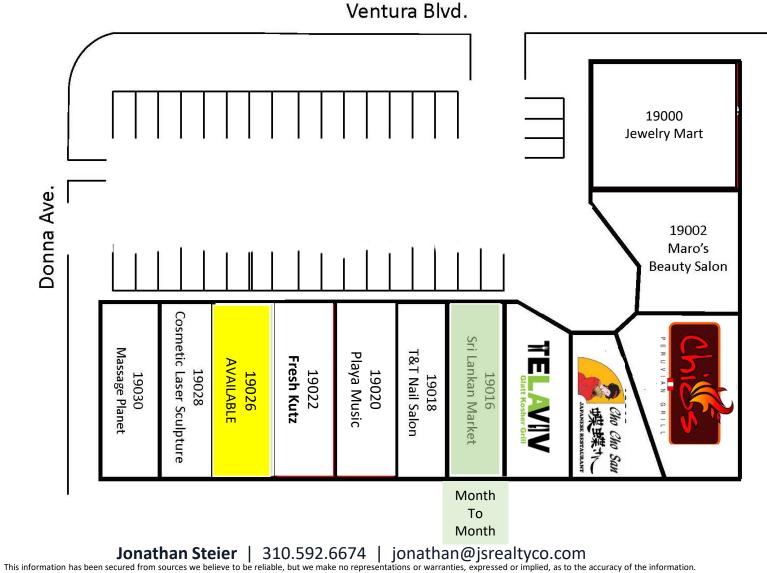




**Jonathan Steier** | 310.592.6674 | jonathan@jsrealtyco.com This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

#### SITE PLAN 19000-30 Ventura Blvd. Tarzana, CA 91356





References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



Population	1 mile	2 mile	3 mile
2021 Population	23,284	93,332	189,650
Households	9,089	34,748	68,414
Avg. HH Income	\$104,325	\$107,153	\$105,903
Employee's	16,353	38,998	81,858
Consumer Spending	\$35,273	\$37,053	\$36,742

## Traffic Counts: Ventura Blvd @ Vanalden Ave.: 44,073 CPD

**Jonathan Steier** | 310.592.6674 | jonathan@jsrealtyco.com This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Exclusive Agent: JONATHAN STEIER Principal | CADRE #01224917 310.592.6674 jonathan@jsrealtyco.com www.jsrealtyco.com

This Marketing Brochure has been prepared to provide summary, information to prospective tenants, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. is realty co. has not made any investigation, and makes no warranty or representation, regarding the future projected financial performance of the tenants, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, js realty co. makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential lessees must take appropriate measures to verify all of the information set forth herein.