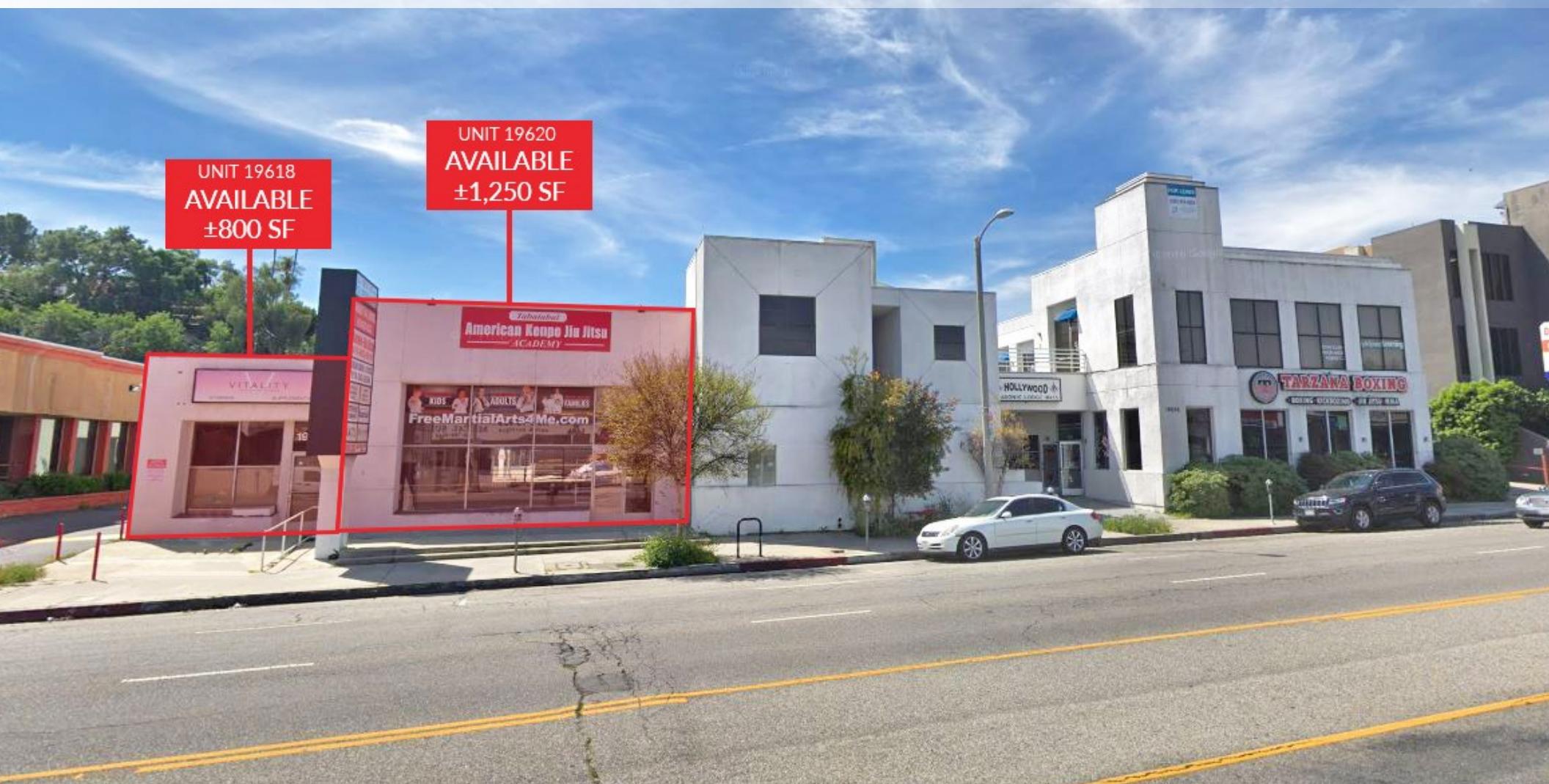


Office, Retail, Medical, & Fitness Space Available

19618-19620 Ventura Blvd., Tarzana, CA 91365



ARMEN TCHAPANIAN (818) 501-2212

armen@illicre.com · DRE#02041876

5990 Sepulveda Blvd., Ste. 600 · Sherman Oaks, CA 91411 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

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 are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

TODD NATHANSON (818) 501-2212

todd@illicre.com · DRE#00923779

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PROPERTY FEATURES

- Retail/office storefront facing Ventura Blvd.
- Convenient ingress and egress
- Plentiful parking in large rear lot

AREA AMENITIES

- Located on Ventura Blvd. adjacent to Corbin Bowl
- Nearby access to the 101 Freeway
- Close proximity to major retailers and schools such as Ralphs, In-N-Out Burger, Chick-fil-A, Taft High School, Zankou Chicken, The UPS Store, Soy Y Luna, 99 Cents Only Store, Wells Fargo, AT&T Store, Pierce College, and more

DEMOS	1 MILE	3 MILE	5 MILE
Population	11,018	202,832	431,050
Avg. HH Income	\$147,350	\$102,816	\$109,447
Daytime Pop	6,551	93,332	216,349
Traffic Count	± 62,354 cars per day		



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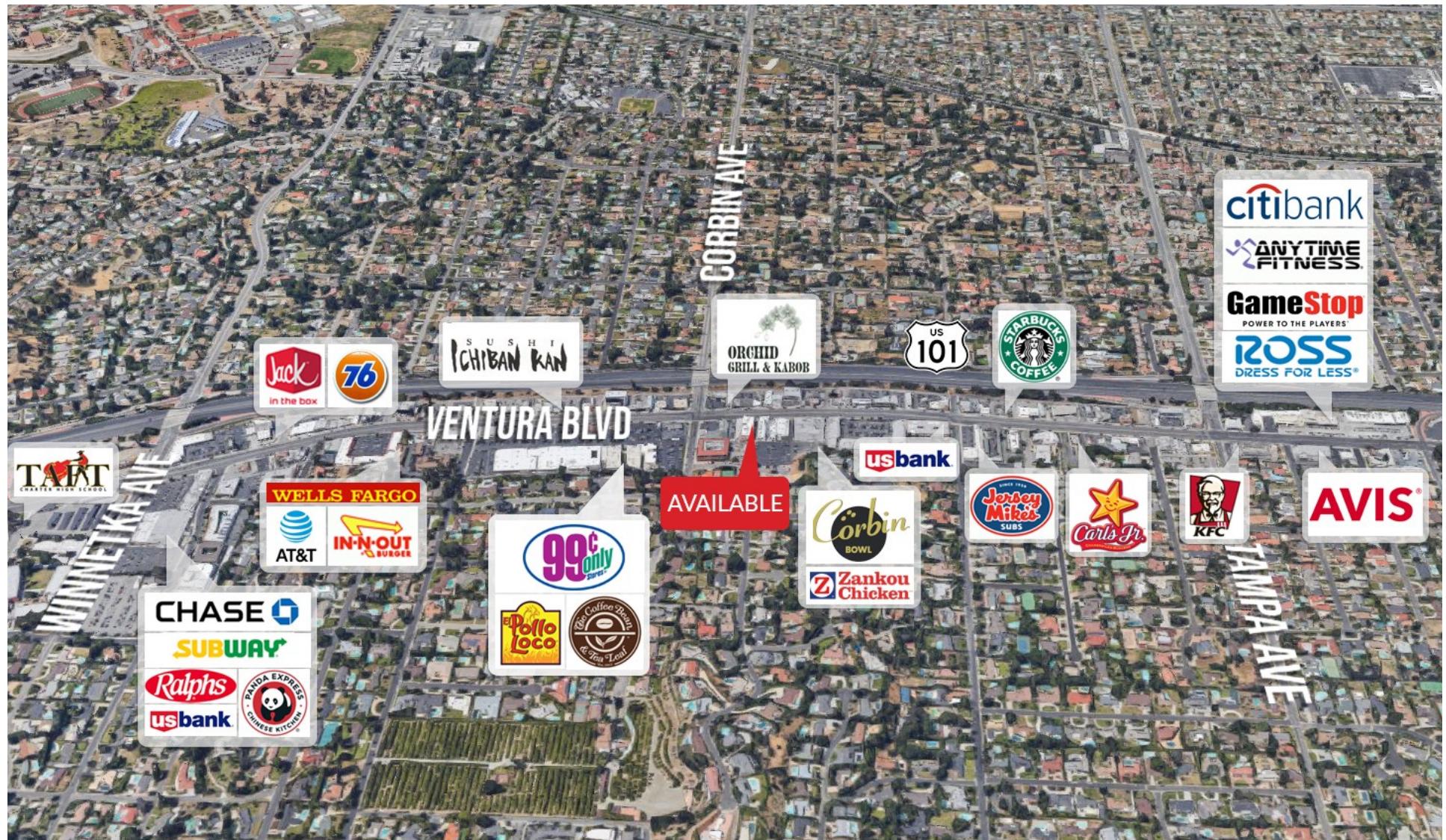
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