

# FOR LEASE

LE PAVILLION

19626 VENTURA BLVD | TARZANA, CA 91356



**VENTURA BLVD.**

**DAVID GUARDADO**

CALDRE #1837493  
818.380.9972  
DAVIDG@CBM1.COM

**BRETT MERO**

CALDRE #01190225  
818.380.9970  
BRETT@CBM1.COM

[CBM1.COM](http://CBM1.COM)

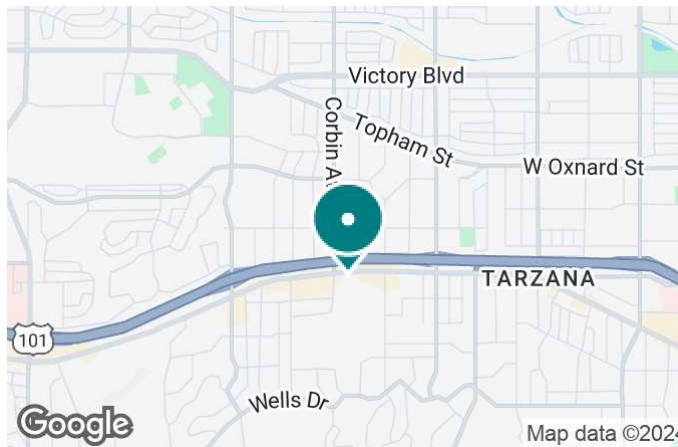
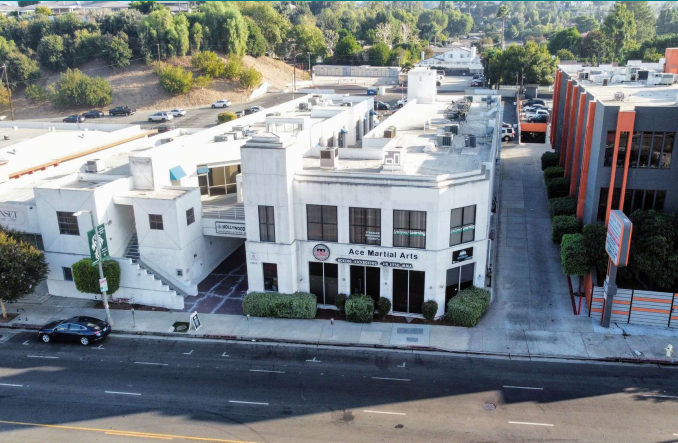
**CBM1**

LEASING  
BROKERAGE  
INVESTMENTS

## FEATURES & AMENITIES

LE PAVILLION | 19626 VENTURA BLVD, TARZANA, CA 91356

BROCHURE | PAGE 2



### FEATURES & AMENITIES

- Office Spaces Available Ranging From +/- 495 SF to +/- 2294 SF
- Plenty of Onsite Parking Available
- On-site Elevator
- Easy Access
- Pole Sign Available
- Front and Rear Access
- Traffic Counts: Approx. 43,558 CPD
- Visible from the 101 Freeway

### NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,958	77,314	156,203
Total Population	11,090	205,422	438,484
Average HH Income	\$188,344	\$125,403	\$129,130

EXCLUSIVELY REPRESENTED BY

**DAVID GUARDADO**

CALDRE #1837493  
818.380.9972  
DAVIDG@CBM1.COM

**BRETT MERO**

CALDRE #01190225  
818.380.9970  
BRETT@CBM1.COM

## PROPERTY SUMMARY

LE PAVILLION | 19626 VENTURA BLVD, TARZANA, CA 91356

BROCHURE | PAGE 3



### PROPERTY HIGHLIGHTS

- Plenty of Onsite Parking Available
- On-site Elevator
- Easy Access
- Pole Sign Available
- Front and Rear Access
- Traffic Counts: Approx. 43,558 CPD
- Visible from the 101 Freeway

### OFFERING SUMMARY

Lease Rate:	\$2.50 - 3.00 SF/month (Gross)
Number of Units:	40
Available SF:	387 - 2,294 SF
Lot Size:	36,177 SF
Building Size:	21,951 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,958	77,314	156,203
Total Population	11,090	205,422	438,484
Average HH Income	\$188,344	\$125,403	\$129,130

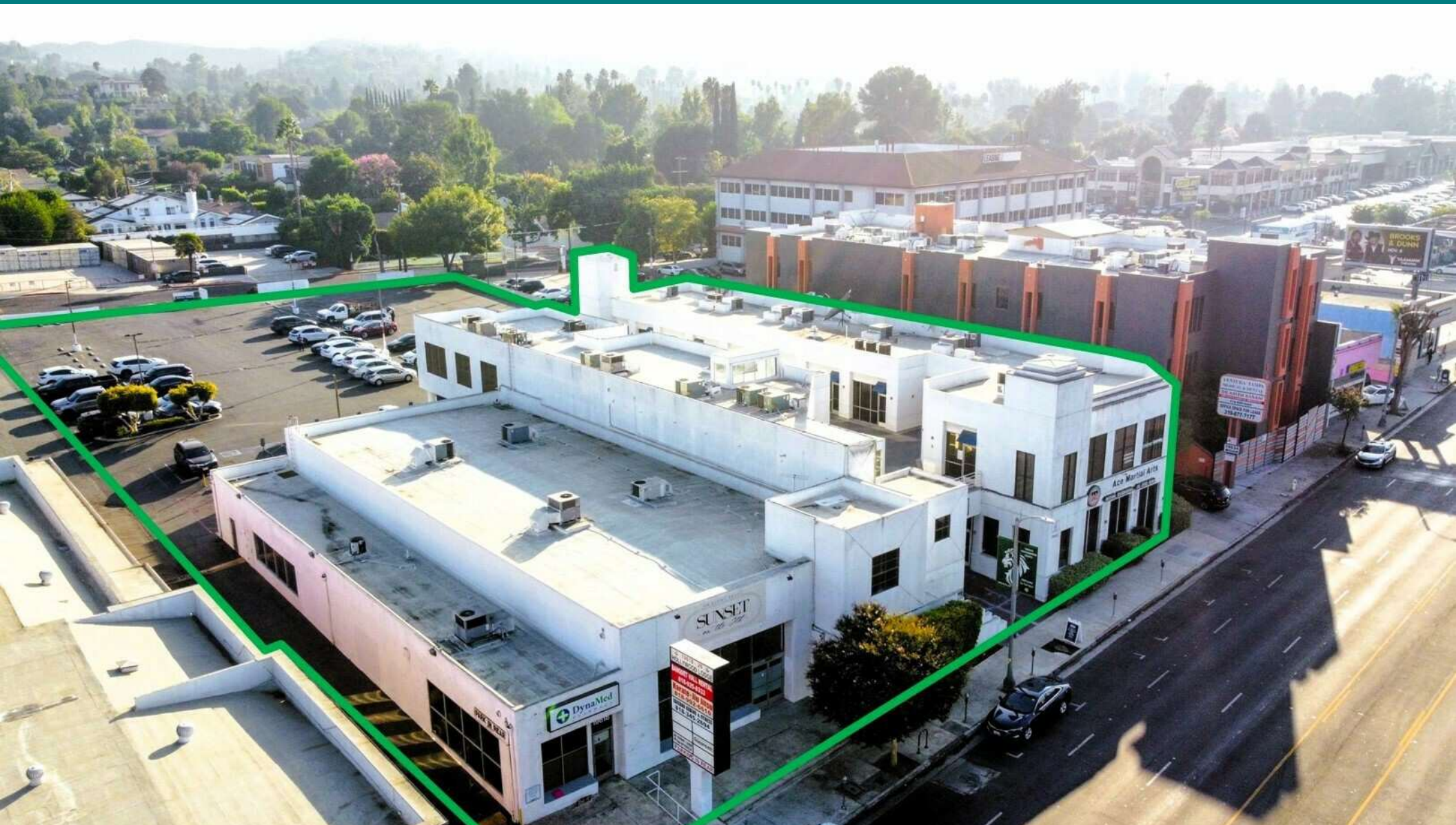
**DAVID GUARDADO**  
CALDRE #1837493  
818.380.9972  
DAVIDG@CBM1.COM

**BRETT MERO**  
CalDRE #01190225  
818.380.9970  
BRETT@CBM1.COM

## ADDITIONAL PHOTOS

LE PAVILLION | 19626 VENTURA BLVD, TARZANA, CA 91356

BROCHURE | PAGE 4



**DAVID GUARDADO**

CALDRE #1837493  
818.380.9972  
DAVIDG@CBM1.COM

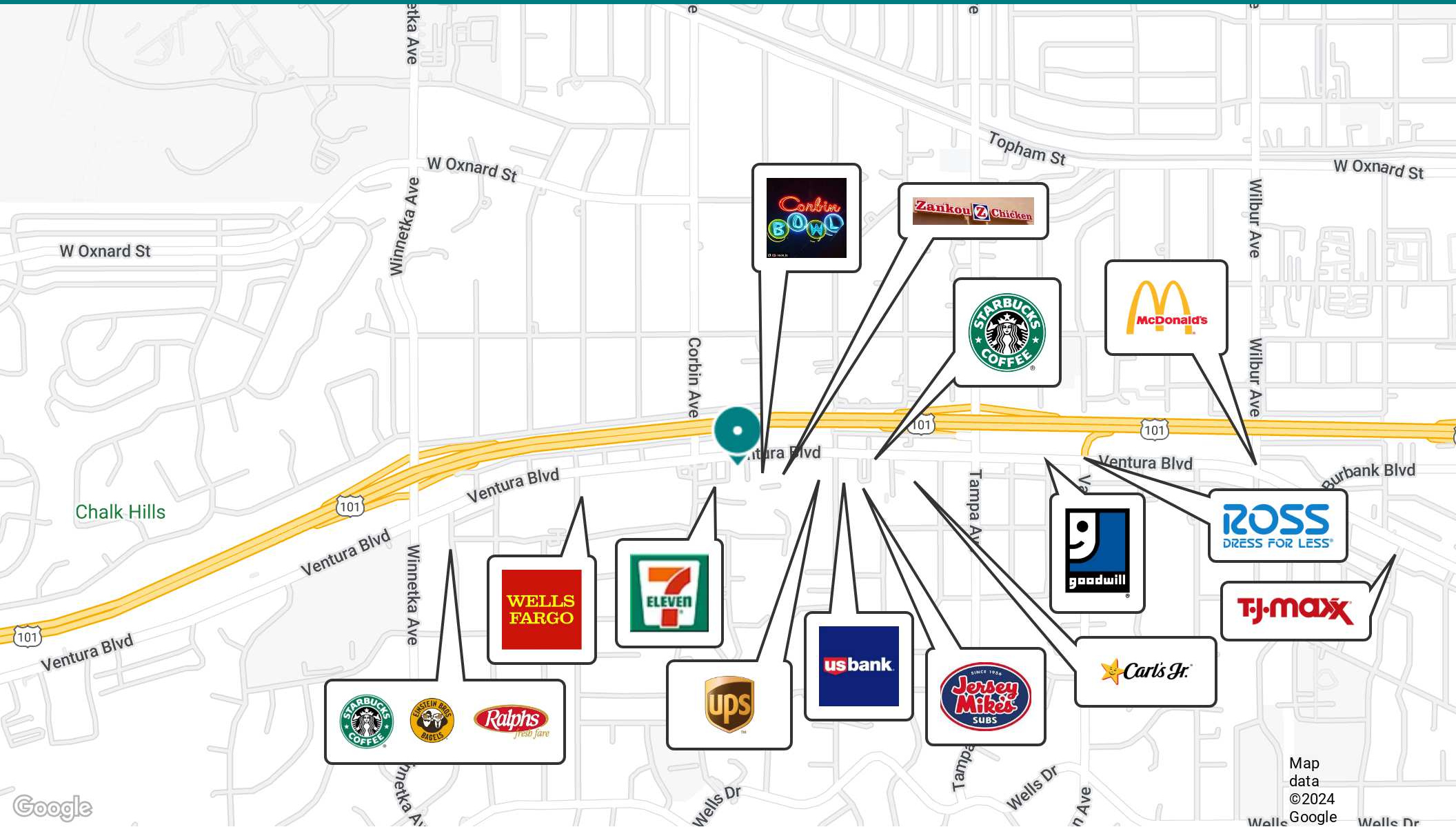
**BRETT MERO**

CalDRE #01190225  
818.380.9970  
BRETT@CBM1.COM

## LOCATION MAP

LE PAVILLION | 19626 VENTURA BLVD, TARZANA, CA 91356

BROCHURE | PAGE 5



**DAVID GUARDADO**  
CALDRE #1837493  
818.380.9972  
DAVIDG@CBM1.COM

**BRETT MERO**  
CALDRE #01190225  
818.380.9970  
BRETT@CBM1.COM

## DEMOGRAPHICS MAP & REPORT

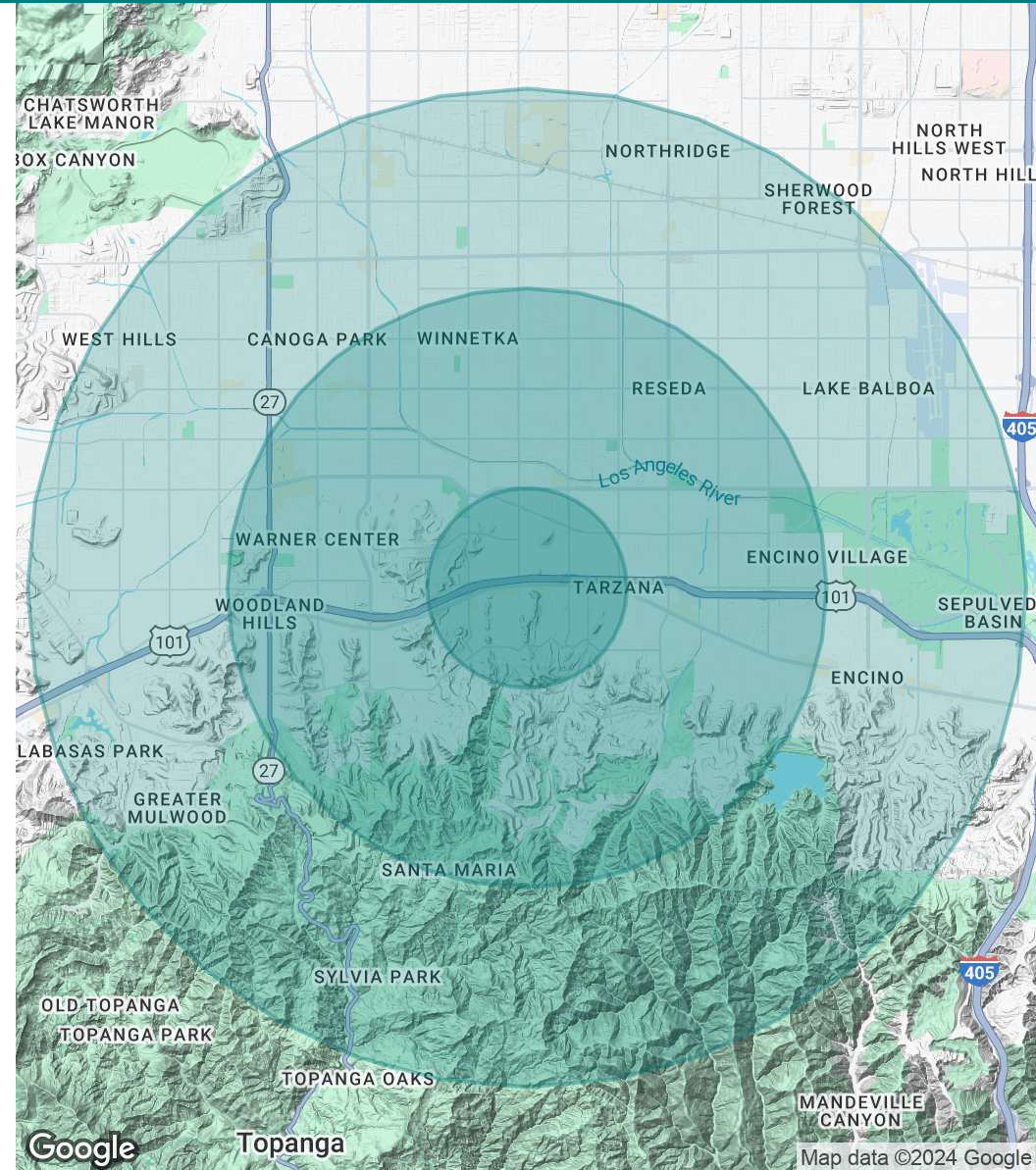
LE PAVILLION | 19626 VENTURA BLVD, TARZANA, CA 91356

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,090	205,422	438,484
Average Age	45	42	41
Average Age (Male)	44	40	40
Average Age (Female)	45	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,958	77,314	156,203
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$188,344	\$125,403	\$129,130
Average House Value	\$1,415,864	\$942,073	\$946,518

Demographics data derived from AlphaMap



**DAVID GUARDADO**  
CALDRE #1837493  
818.380.9972  
DAVIDG@CBM1.COM

**BRETT MERO**  
CalDRE #01190225  
818.380.9970  
BRETT@CBM1.COM