

FOR LEASE

AVAILABLE
APPROX. 1,080 SQ FT

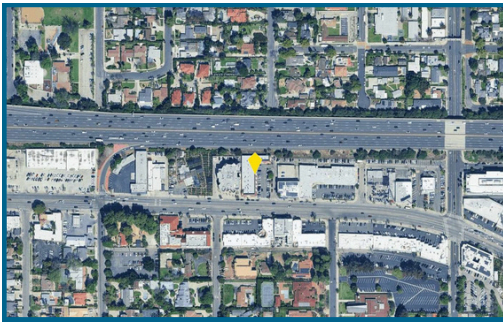
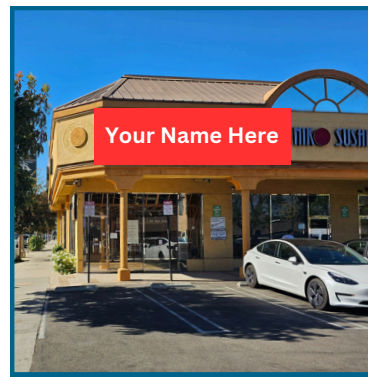
19001 VENTURA BOULEVARD
TARZANA, CA 91356



\$3.30/SF/MO – NNN

SUMMARY

Property Type:	Modified Gross
Terms:	Negotiable
Available SQ.FT.:	Approx. 1,080
Total Building SQ.FT.:	Approx. 12,964
Zoning:	LAC2
Year Built:	Built 1965, Renov 1996
Heat/Cool:	Heating and AC Ventilation
Specific Use:	Retail
Restrooms:	1
Electrical:	TBD



WALK SCORE
47



TRANSIT SCORE
86

FEATURES:

- In a High-Traffic Commercial Corridor
- In a Strip Center
- Diversified Tenant Mix
- Ample Parking
- Pylon Sign
- In the Heart of Tarzana
- Adjacent to the 101 Freeway

Airport	Drive	Distance	Commuter Rail	Drive	Distance
Bop Hope	21 min	14.6 mi	Northridge	10 min	4.2 mi
LAX	31 min	22.8 mi	Chatsworth	16 min	8.5 mi

TRAFFIC COUNT - 2022

Street	Cross Street	Cross Street Dist.	Avg. Daily Volume	Miles from Subject Property
Ventura Blvd.	Vanalden Ave.	0.05 W	39,708	0.08
Ventura Fwy	Wilbur Ave.	0.07 E	294,361	0.12
Ventura Blvd.	Wilbur Ave.	0.04 E	38,929	0.15

2024	1 MILE	3 MILES	5 MILES
POPULATION	23,596	190,598	455,607
AVG HOUSEHOLD INCOME	\$113,782	\$110,306	\$110,867
MED HOUSEHOLD INCOME	\$81,119	\$83,403	\$83,238

Lessee to verify power and all information contained on brochure.

FOR MORE DETAILS:

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