

FOR LEASE

SPECTRUM
COMMERCIAL REAL ESTATE, INC.

1,059 - 1,893 SF | OFFICE/MEDICAL & RETAIL COMPLEX



IHOP CENTER | TREMENDOUS SIGNAGE | FREE PARKING

19100 VENTURA BLVD | TARZANA, CA

YAIR HAIMOFF, SIOR

Executive Managing Director

818.203.5429

yhaimoff@spectrumcre.com

DRE License #01414758

ANDREW GHASSEMI

Senior Vice President

661.212.3956

aghassemi@spectrumcre.com

DRE License #01963548

spectrumcre.com | 818 252 9900

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc., CA DRE #02042805

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PROPERTY FEATURES

- IHOP Anchored Center
- FREE and Abundant Parking Spaces
- TREMENDOUS SIGNAGE Along Ventura Blvd.
- Excellent Visibility
- Elevator Served
- Heavy Car & Foot Traffic

LOCATION HIGHLIGHTS

- Ventura Boulevard Frontage
- Immediate Freeway Access
- Excellent Walk & Bike Score
- Strong Demographics
- Minutes to Public Transportation
- Close Proximity to Shops, Banks, Supermarkets & Restaurants
- Immediate Access to 101 Freeway Onramp



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1ST FLOOR - UNITS P & Q
1,893 SF



2ND FLOOR - UNIT 5
1,059



2ND FLOOR - UNIT 9
1,064 SF



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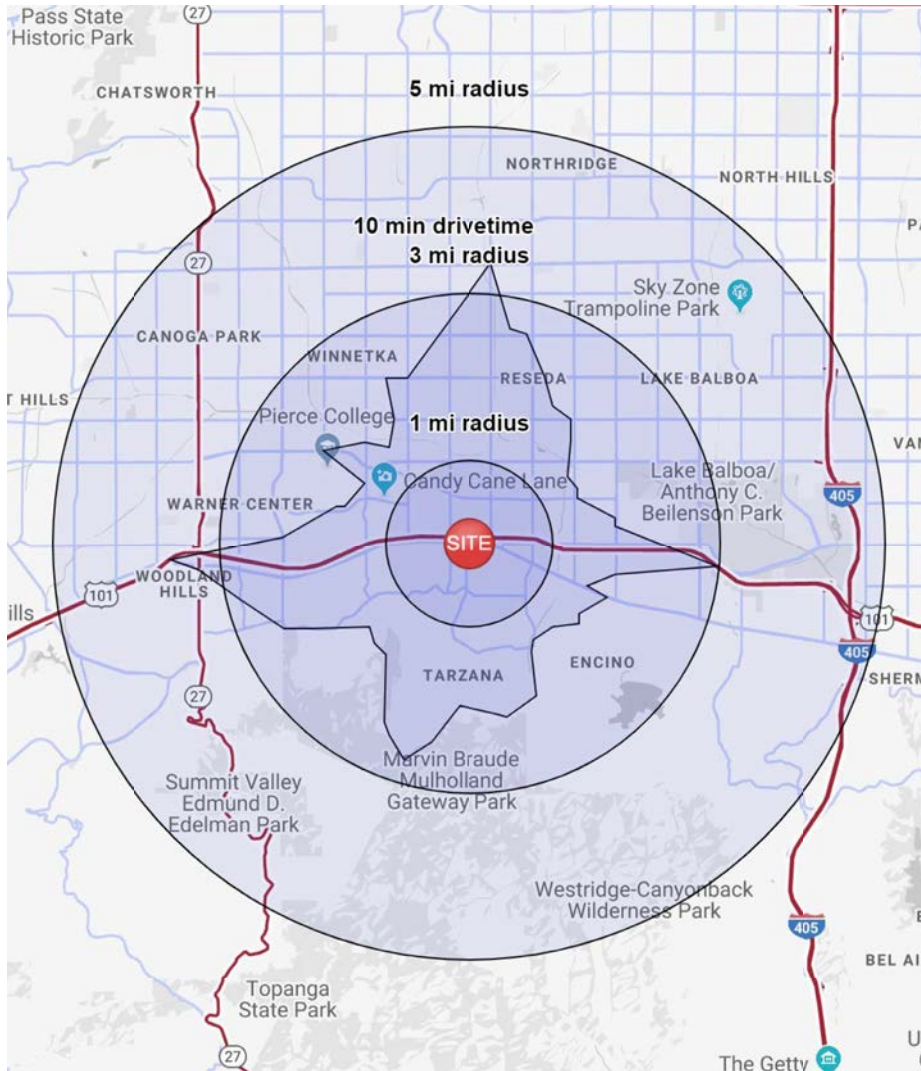
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Google



POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population (2020)	22,783	188,526	440,104
Median Age	40.0	38.8	37.9



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Estimated Average Household Income (2020)	\$118,267	\$112,935	\$115,520
Projected Average Household Income (2025)	\$143,248	\$138,081	\$140,062
Estimated Households	9,336	72,398	162,384



DAYTIME DEMOGRAPHICS (2020)

	1 MILE	3 MILES	5 MILES
Total Businesses	2,686	12,443	32,108
Total Employees	15,366	93,155	257,800

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