

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

New
Ownership

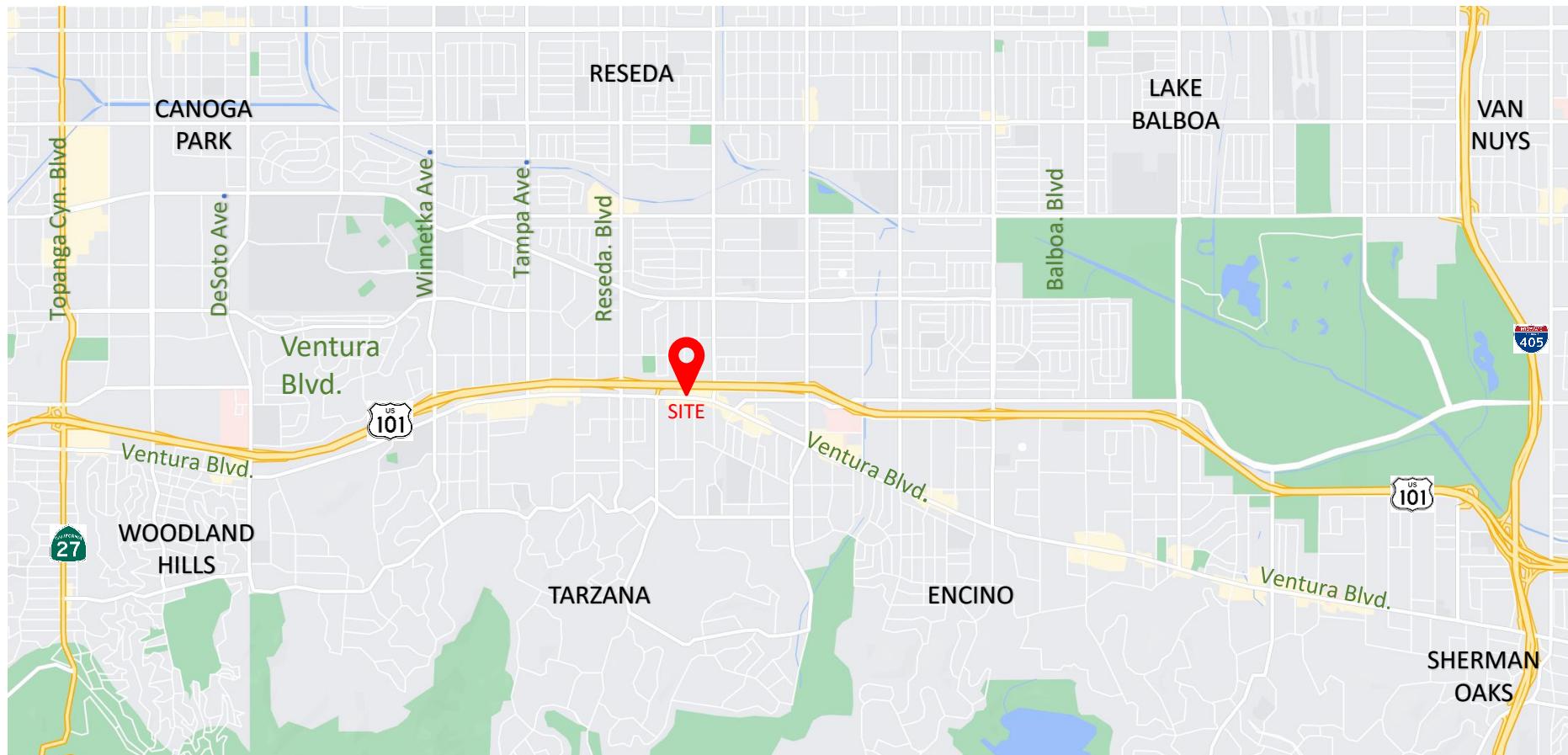


Ventura Boulevard

- Available: 1,000 – 2,000 SF retail storefronts
- Recently renovated; new roof, HVAC units, façade and pylon signage
- Well located between Reseda & Tampa Blvd's
- Busy stretch of Ventura Boulevard
- Balanced mix of neighborhood uses

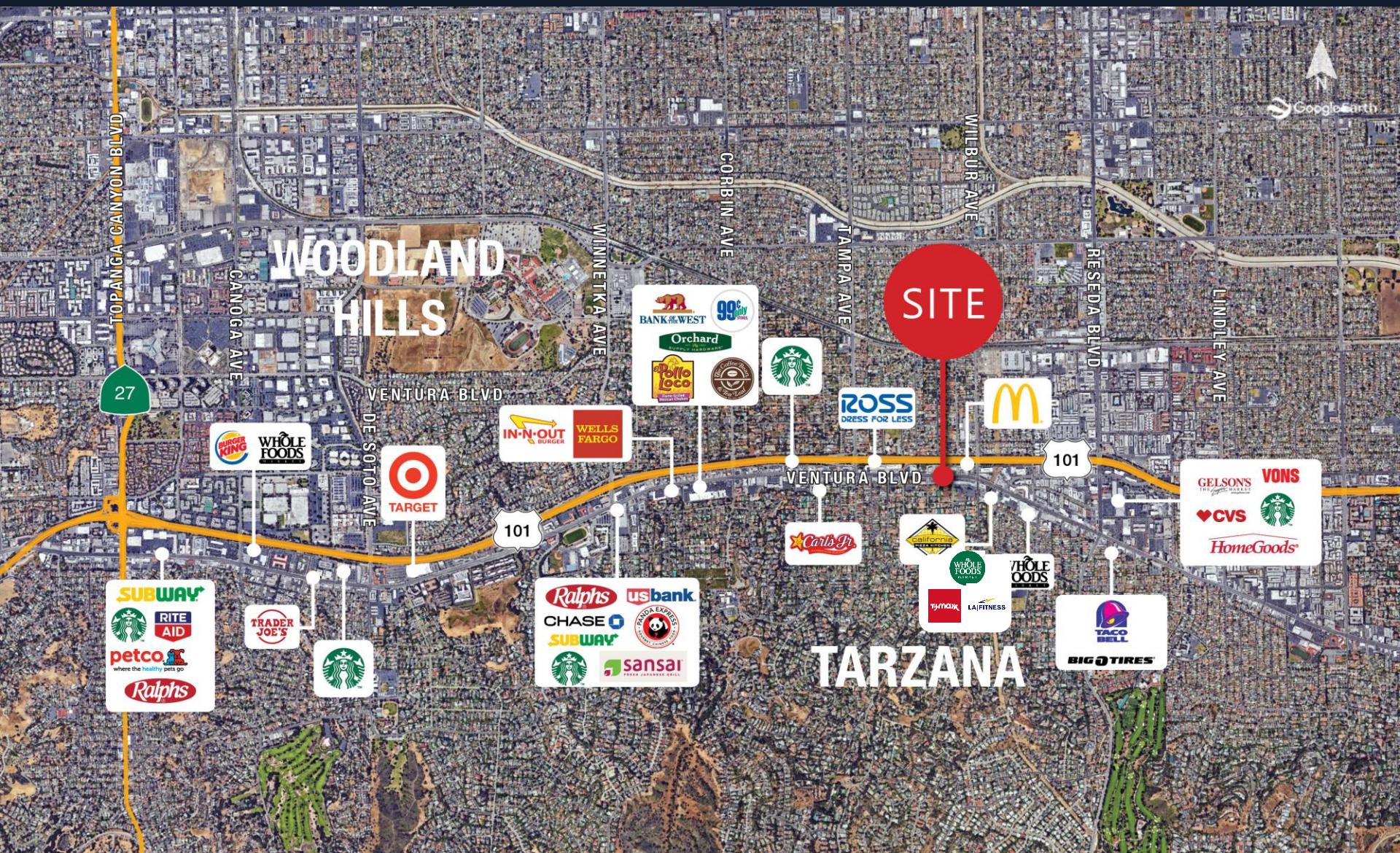
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COMMERCIAL BROKERAGE AND CONSULTING



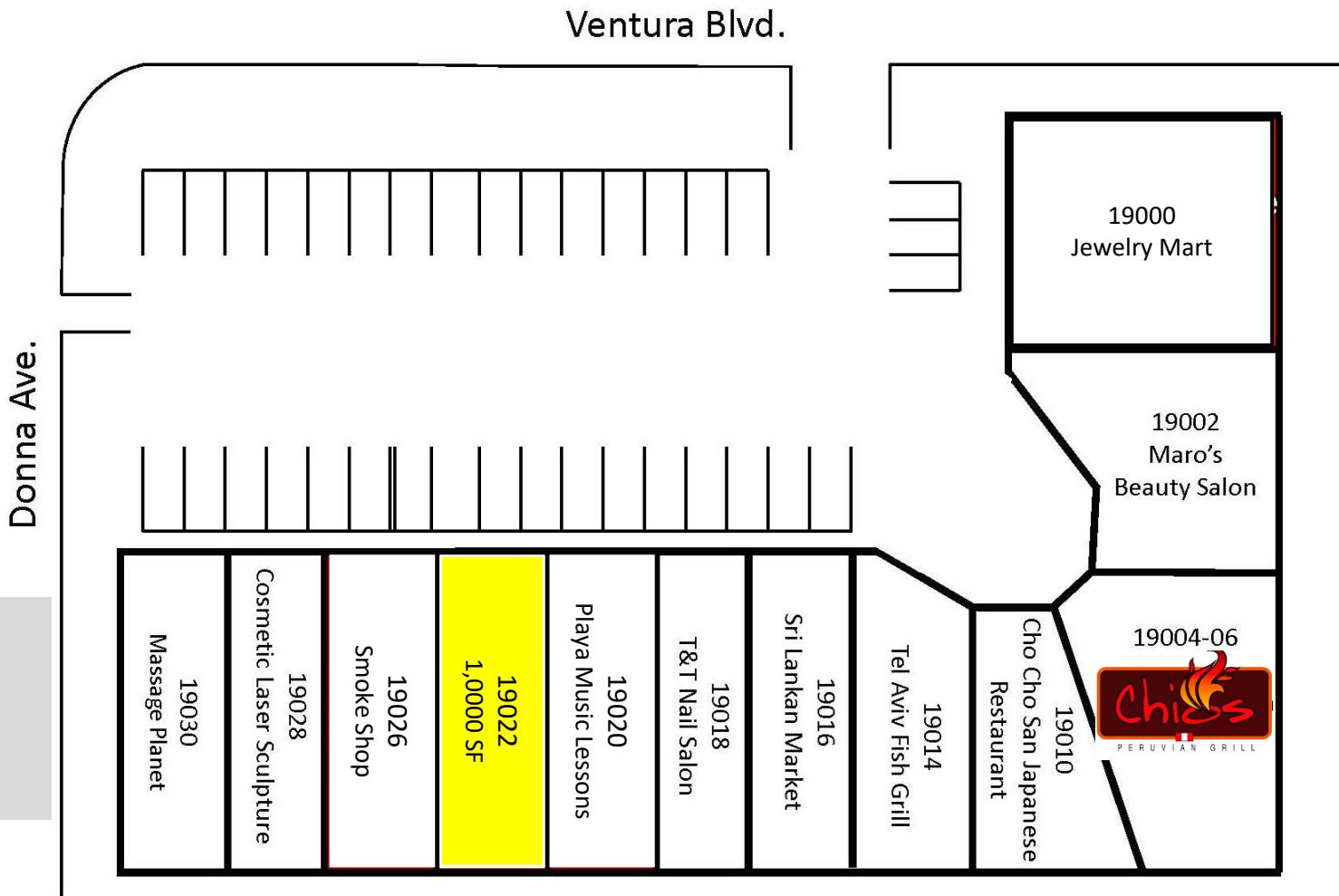
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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify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



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Available:

- 19022
- 1,000 SF
- Asking Rent:
\$3.25 PSF NNN

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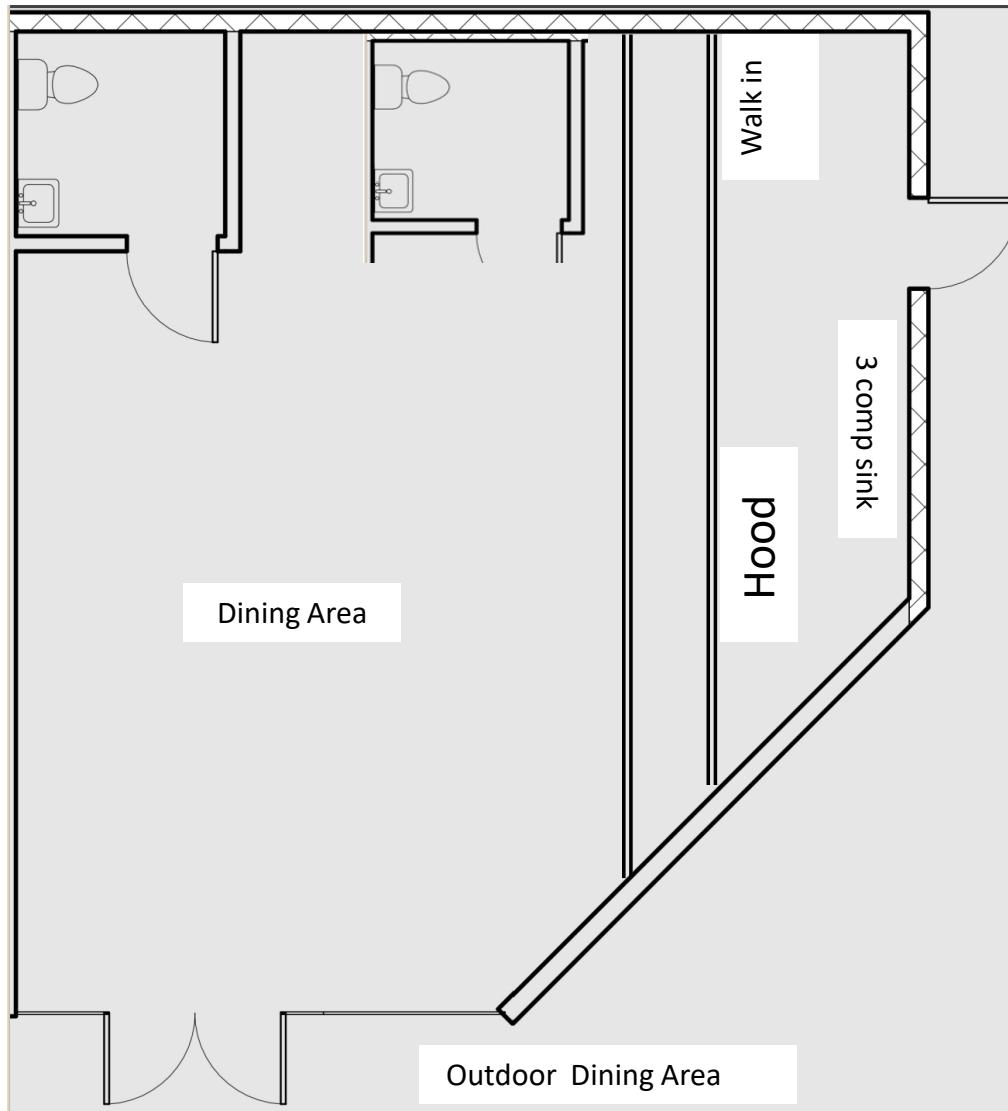
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IMPROVEMETS INCLUDE:

- Approx. 1,750 SF
- Hood
- 3 comp sink
- Walk in cooler
- Hot water heater
- 2 ADA restrooms
- Outdoor patio



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Not drawn to scale. Tenant shall be responsible to verify all measurements and layout

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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: 44,073 CPD

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Exclusive Agent:

JONATHAN STEIER

Principal | CADRE #01224917

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