

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

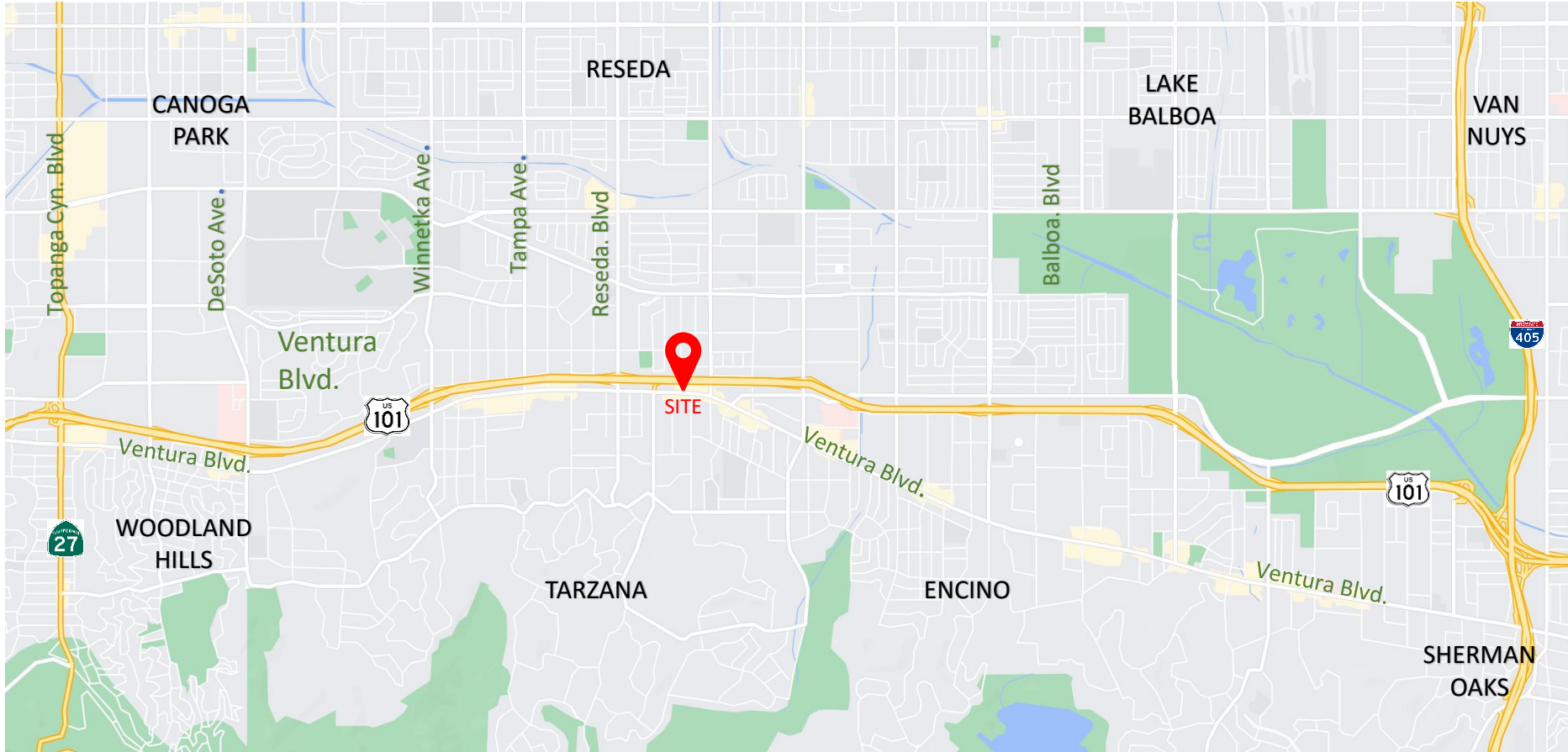
New
Ownership



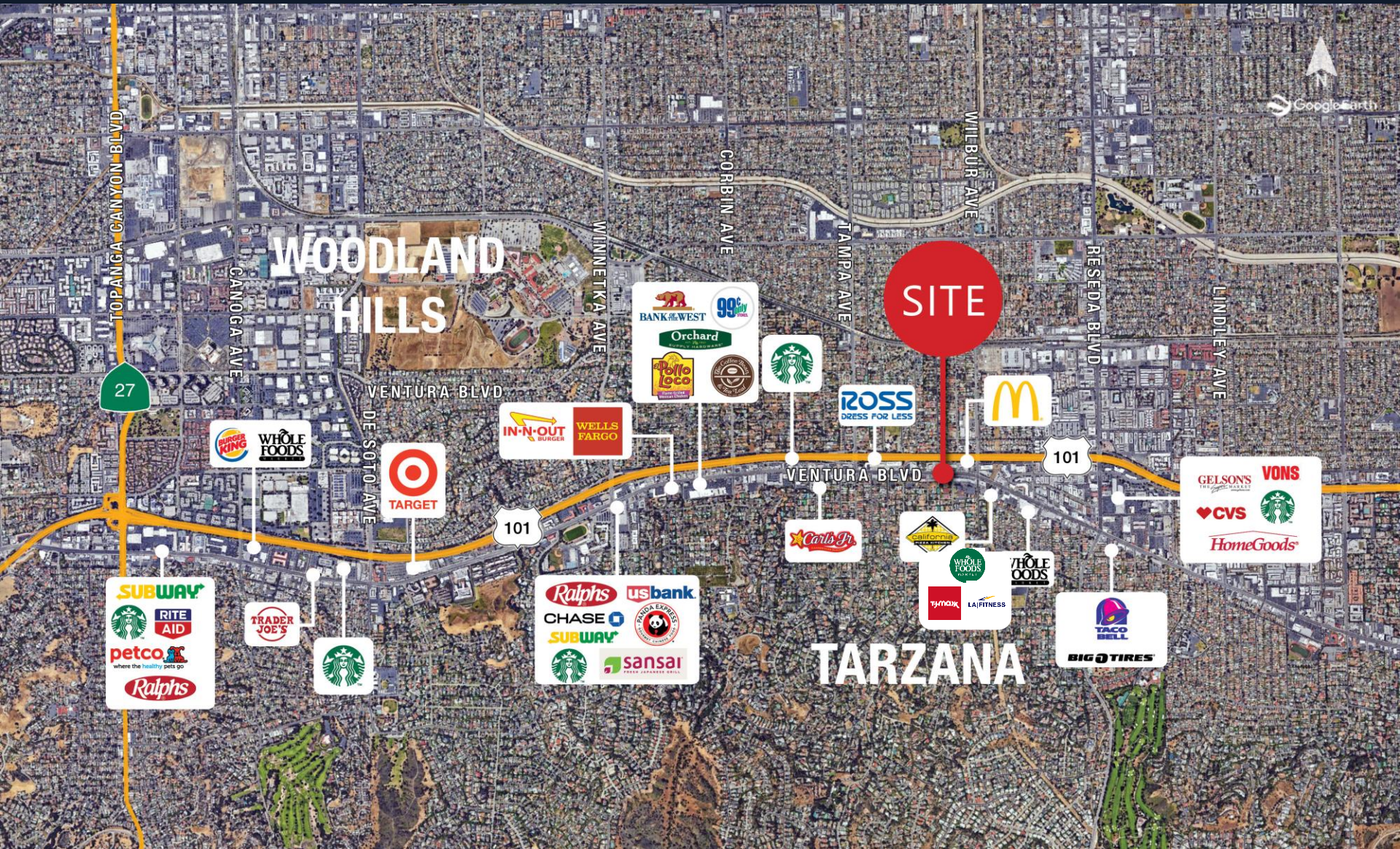
- Available: 1,000 – 2,000 SF retail storefronts
- Recently renovated; new roof, HVAC units, façade and pylon signage
- Well located between Reseda & Tampa Blvd's
- Busy stretch of Ventura Boulevard
- Balanced mix of neighborhood uses

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 **js realty co.**
COMMERCIAL BROKERAGE AND CONSULTING

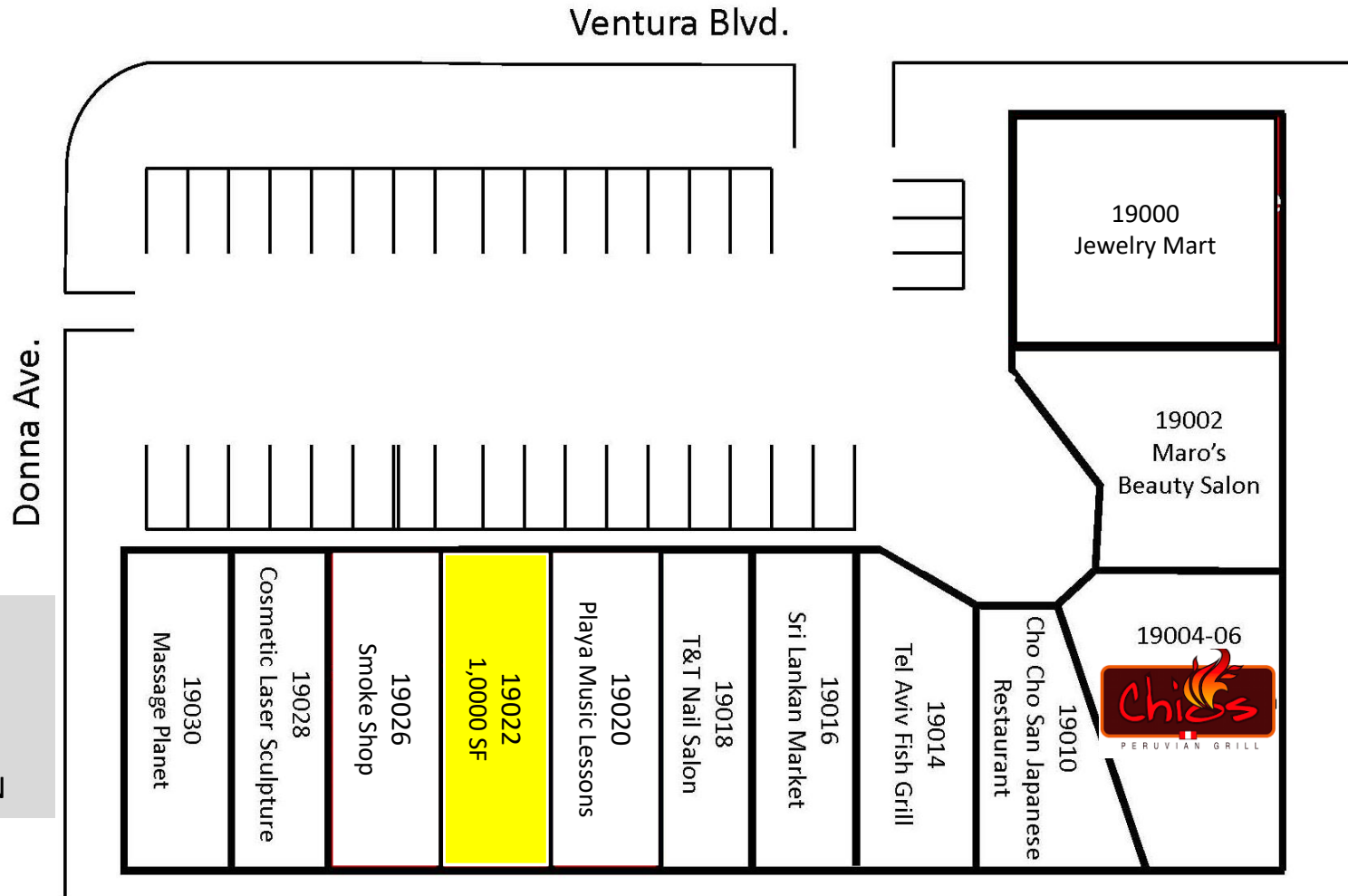


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Available:

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

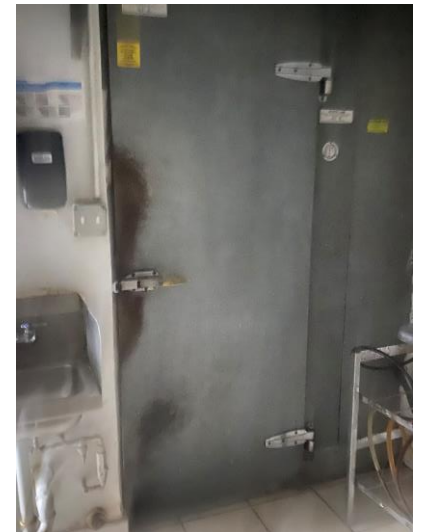
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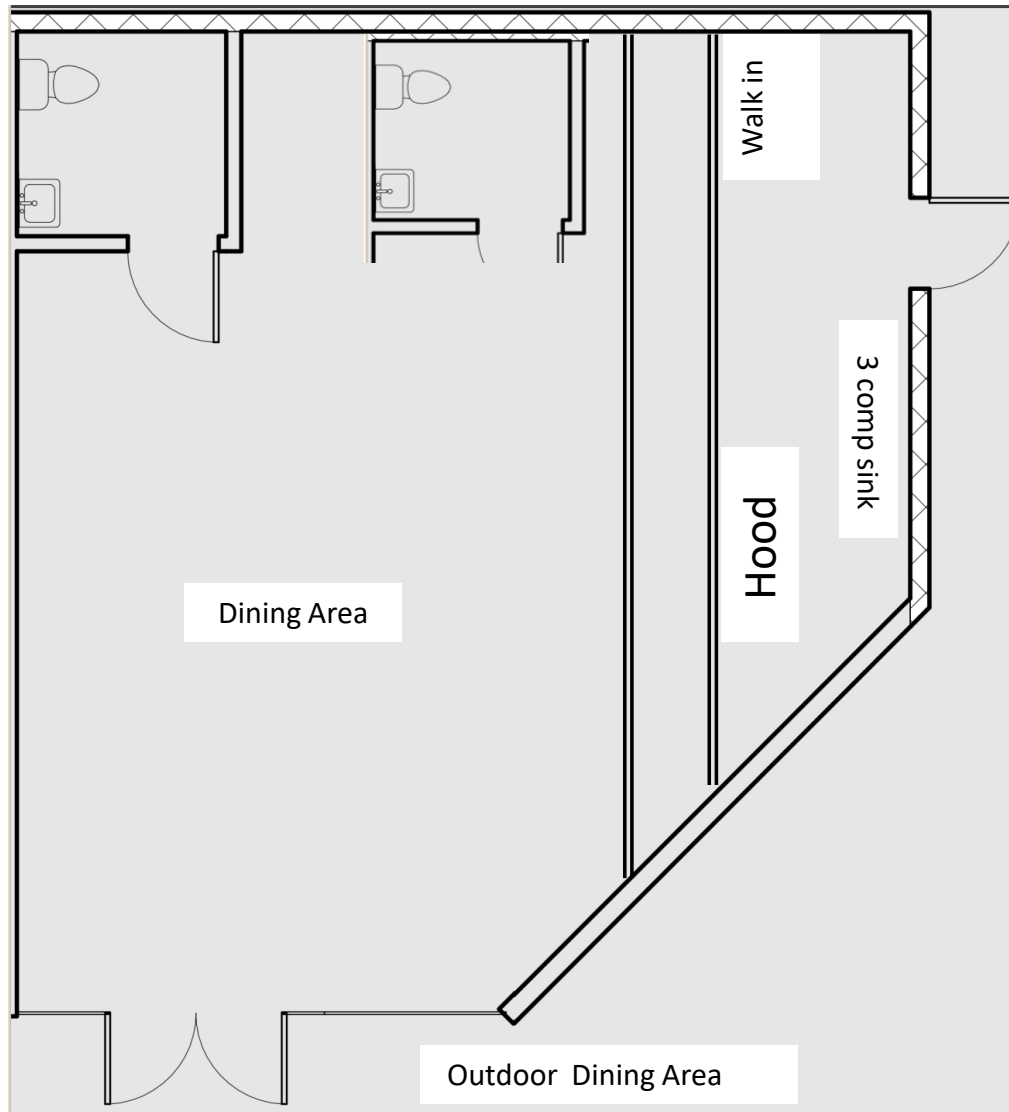


IMPROVEMETS INCLUDE:

- 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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An aerial photograph of a commercial property, likely a shopping center or strip mall. The property features a large parking lot filled with various cars. Several businesses are visible, including a Starbucks, a sushi restaurant, and a dish cafe. A large sign in the foreground lists the businesses: WINDSOR CENTER, TELAVIV, WISH DISH CAFE, SUSHI, and others. The property is surrounded by trees and other commercial buildings in the background.

This Marketing Brochure has been prepared to provide summary, information to prospective tenants, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. js realty co. has not made any investigation, and makes no warranty or representation, regarding the future projected financial performance of the tenants, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, js realty co. makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential lessees must take appropriate measures to verify all of the information set forth herein.