

RETAIL FOR LEASE ON MAJOR VENTURA BOULEVARD INTERSECTION

18471 - 18477 VENTURA BLVD, TARZANA, CA 91356



ARMEN TCHAPANIAN

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DRE #02041876

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DRE #01837719

17547 Ventura Blvd, Suite 304 - Encino, CA 91316 - (818) 501-2212 - www.illicre.com - DRE #01834124

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 are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.



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PROPERTY FEATURES

- + Approx. 2,640 SF available
- + Street front retail exposure & signage on main intersection
- + On-site parking lot in rear

AREA AMENITIES

- + Strong local demographics
- + NEC of Ventura Blvd. & Reseda Blvd.
- + Convenient access to 101 Freeway
- + Local retailers include: Whole Foods Market, CVS Pharmacy, Vons Market, Gelson's Market, Home Goods, Coffee Bean & Tea Leaf, and many more

DEMOS	1 mile	3 mile	5 mile
Population	36,624	164,006	468,165
Avg HH Income	\$89,293	\$106,040	\$100,644
Daytime Pop	30,425	135,020	381,462
Traffic Count	±55,500 CPD on Intersection		



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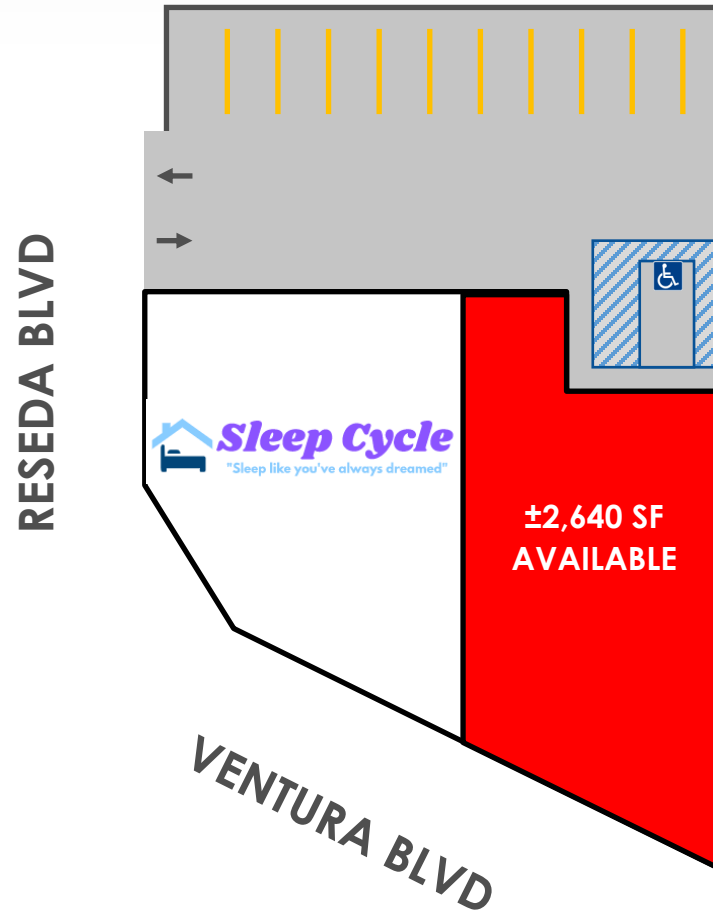
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