

FOR LEASE

PRIME VENTURA BLVD. RETAILSPACE

19239 & 19241 Ventura Boulevard, Tarzana, CA 91356



AVAILABILITY:

Size: 19239 = ±1,350 SF Retail Space
 19241 = ±1,180 SF Retail Space **LEASED**

Lease Rate: **\$2.60 PSF MG***
 Lease Term: 3-5 Years
 Possession: Immediate
 Adjustment: 4% annual increase
 Signage: Excellent building signage

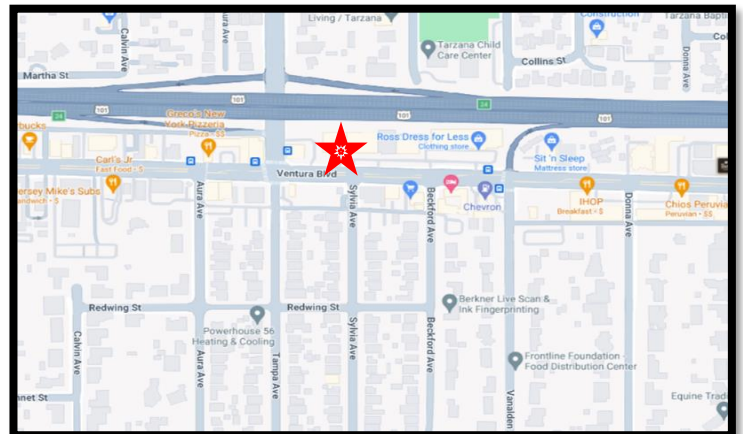
*MG (modified gross): Tenant shall pay for own utilities and above standard water & sewer usage.

DEMOGRAPHICS (2023)	1 Mile	3 Miles	5 Miles
Population	18,375	197,610	443,784
Average Household Income (\$)	128,675	109,116	112,063
Number of Employees (daytime)	12,896	94,796	240,063
Traffic Volume (2022)	36,771 cars per day		

*Source: CoStar Analytical

PROPERTY FEATURES:

- Great for Retail, Service or Takeout Restaurant
- Excellent Exposure and Signage on Ventura Blvd.
- Located by Tampa Avenue and 101 Freeway
- High Travelled Commercial and Residential Area
- Strong Demographics with Heavy Traffic Count
- Near Local and National Retailers, Restaurants & Banks
- No Massage, Nail or Cannabis related uses



FOR FURTHER INFORMATION
 PLEASE CONTACT:

Jack Mikail
 Senior Partner
 DRE #: 00969374
 (818) 466-0240 Office
 (818) 203-8968 Mobile
JackM@TOLD.com