

19522-19598 Ventura Blvd.

FOR LEASE

Tarzana, CA 91356



AVAILABLE SPACE



SUITE	SIZE	RATE	USE
19522	3,056 SF	\$3.00 PSF/MO/NNN	Retail (End Cap; Zula Bed)
19554	1,400 SF	\$2.50 PSF/MO/NNN	Retail (Pharmacy)
19592	1,200 SF	\$2.50 PSF/MO/NNN	Retail (California Rugs)
230	750 SF	\$2.25 PSF/MO/MG	Office

Property Highlights:

- Recently Renovated
- 185 Parking Spaces; Ratio of 3.25/1,000
- Strong Demographics
- 45k/Vehicles Per Day
- Excellent Signage
- Diversified Tenant Mix

For more information, contact:

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PROPERTY PHOTOS



PROPERTY PHOTOS



THE BOULEVARD TEAM
LEASING AND SALES EXPERTS

AERIAL MAP



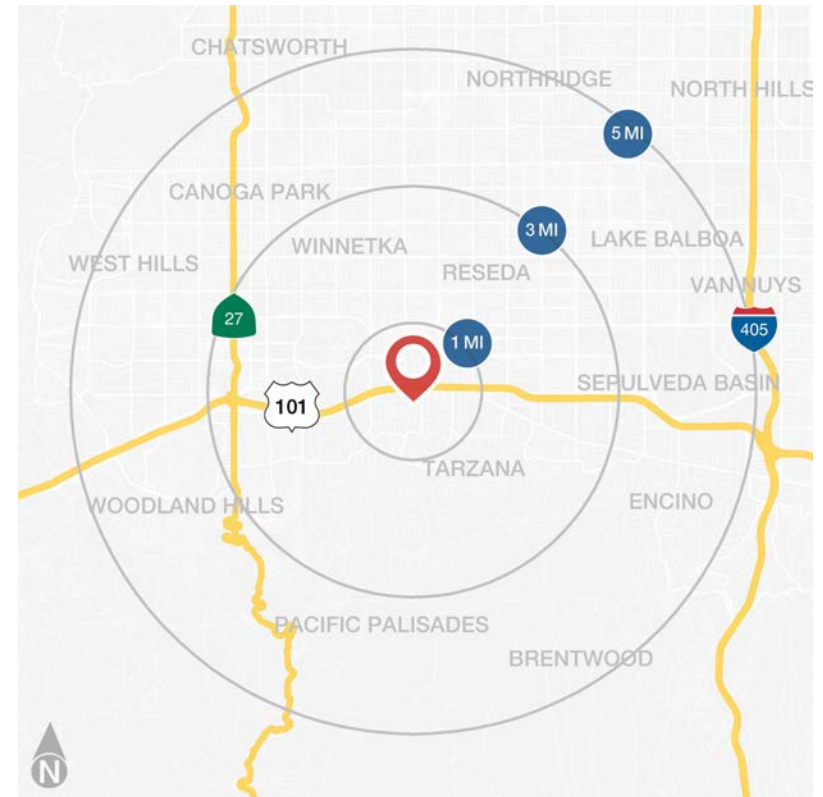
DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
Estimated Population (2019)	11,769	206,950	439,508
Projected Population (2024)	11,820	207,095	439,322
Census Population (2010)	11,417	192,609	413,577
Census Population (2000)	10,833	179,534	390,028

Households	1 Mile	3 Mile	5 Mile
Estimated Households (2019)	4,370	78,564	159,311
Projected Households (2024)	4,516	80,851	163,846
Census Households (2010)	4,123	70,389	144,938
Census Households (2000)	3,946	67,301	140,287

Race	1 Mile	3 Mile	5 Mile
Total Population (2019)	11,769	206,950	439,508
White (2019)	8,857	124,579	261,655
Black or African American (2019)	489	10,682	22,126
American Indian or Alaska Native (2019)	30	1,021	2,296
Asian (2019)	9.7%	10.2%	14.2%

Income	1 Mile	3 Mile	5 Mile
Projected Annual Change (2019-2024)	\$15,705	\$12,408	\$12,950
Historical Annual Change (2000-2019)	\$20,549	\$24,714	\$25,829



19592-19598 Ventura Blvd.

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