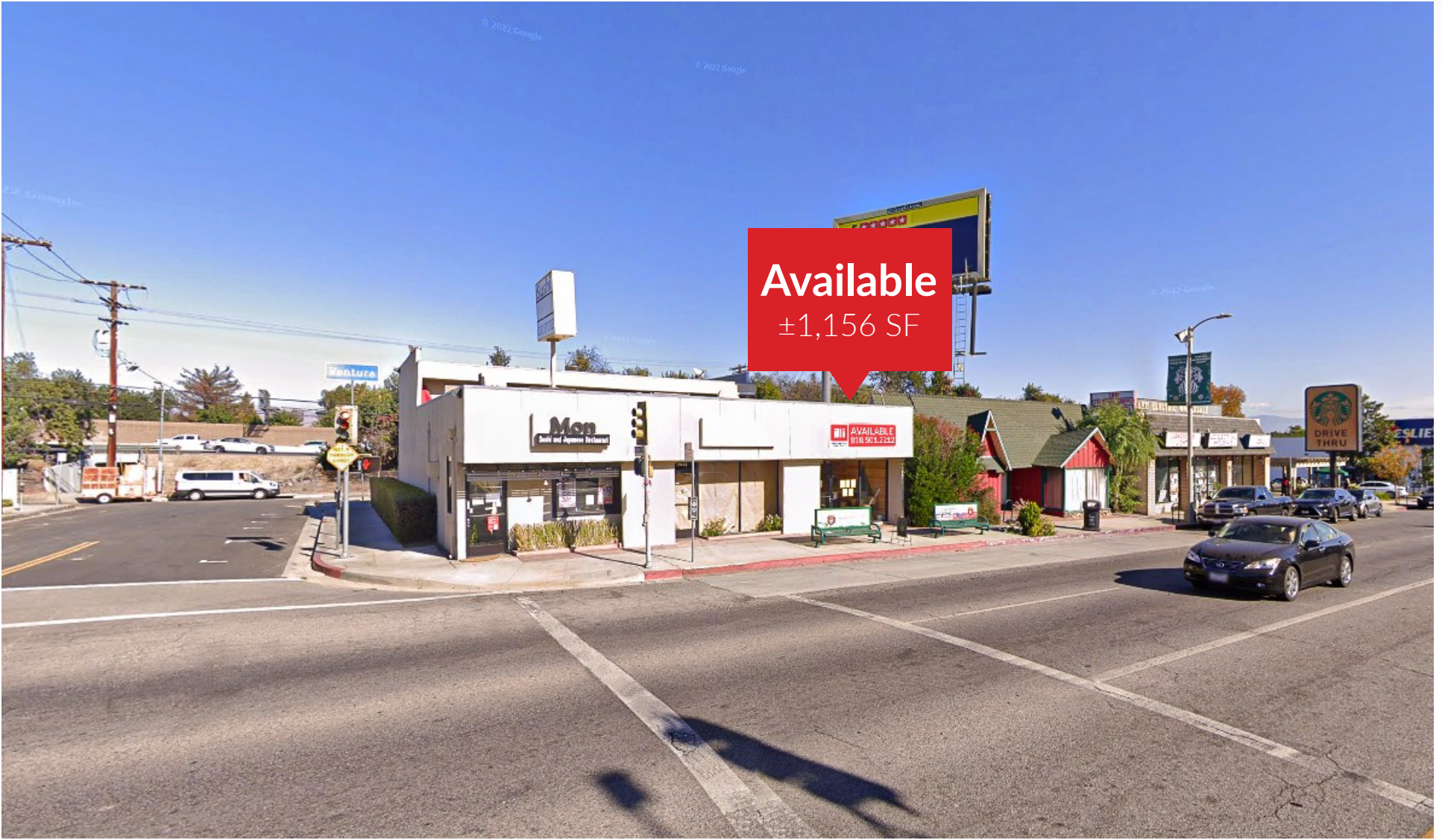


RETAIL SPACE AVAILABLE ON VENTURA BLVD

19459 VENTURA BOULEVARD, TARZANA, CA 91356



ARMEN TCHAPANIAN (818) 697-9362 | armen@illicre.com | DRE# 02041876
TODD NATHANSON (818) 514-2204 | todd@illicre.com | DRE# 00923779

5990 Sepulveda Blvd., Suite 600 - Sherman Oaks, CA 91411 - 818.501.2212 - www.illicre.com - BRE #01834124

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PROPERTY FEATURES

- Approx. 1,156 SF available
- Private rear parking
- Signalized intersection

AREA AMENITIES

- Quick & easy freeway access
- Centralized location



DEMOS	1 mile	3 mile	5 mile
Population	12,574	215,692	450,489
Avg. HH Income	\$129,686	\$97,692	\$102,256
Daytime Pop.	10,520	176,534	367,842
Traffic Count	±45,069 CPD on Ventura Blvd		

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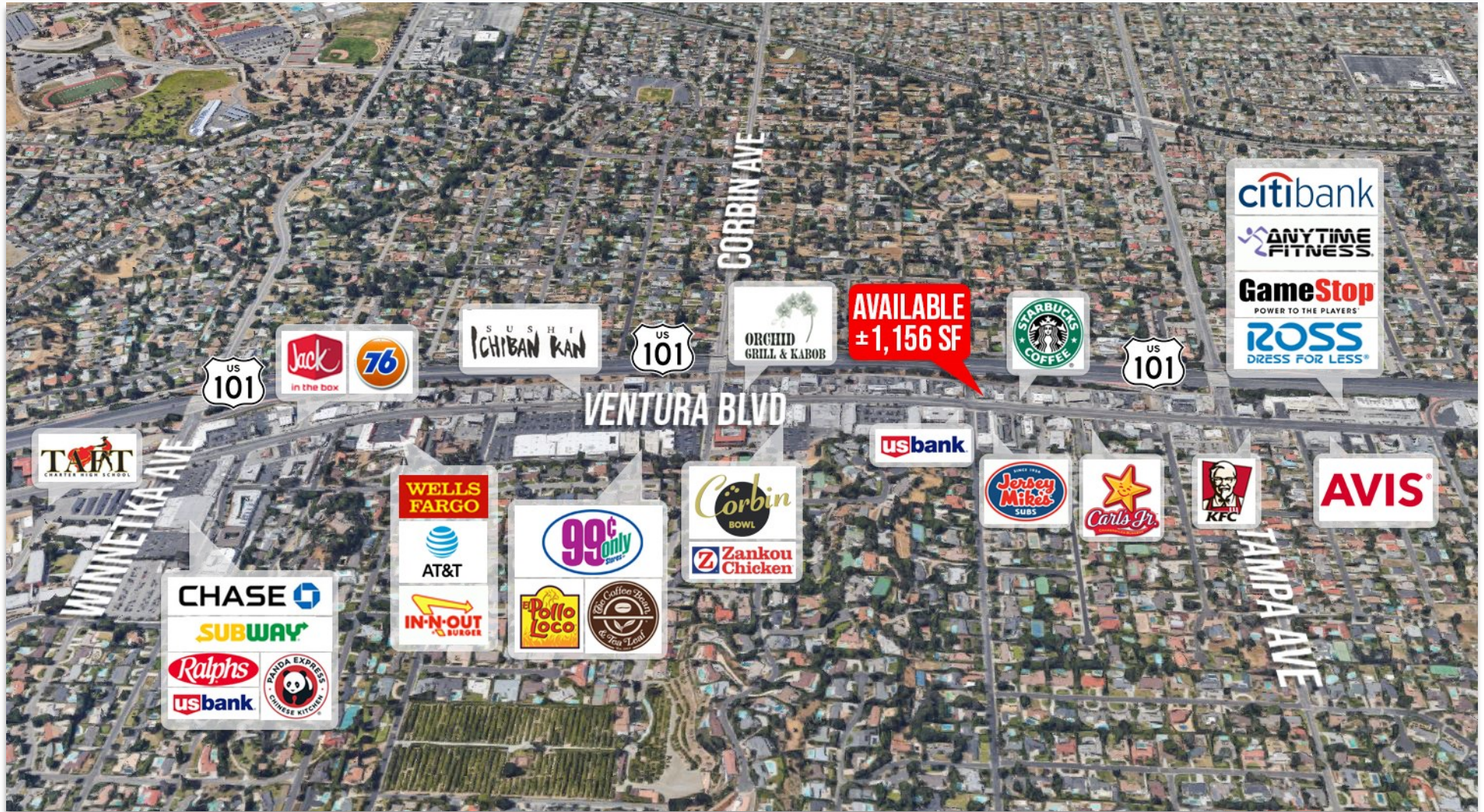
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