

FORMER PARTY STORE RETAIL SPACE AVAILABLE FOR LEASE

18849 Ventura Blvd., Tarzana, CA 91356



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PROPERTY FEATURES

- Excellent signage and visibility on Ventura Boulevard
- Lots of natural light
- Former party supply store

AREA AMENITIES

- Heavy pedestrian and automobile traffic
- Adjacent to Tarzana Village Walk
- Neighboring tenants include: Whole Foods, Von's, CVS, Starbucks, Coffee Bean, Walgreens, Brake Masters, Verizon, Ortho Mattress, ARCO, Winchell's Donuts
- Close proximity to the 101 Freeway



DEMOS	1 MILE	3 MILE	5 MILE
Population	26,764	183,167	471,067
Avg. HH Income	\$101,681	\$106,751	\$105,383
Daytime Pop	22,144	150,963	385,023
Traffic Count	± 40,512 cars per day		



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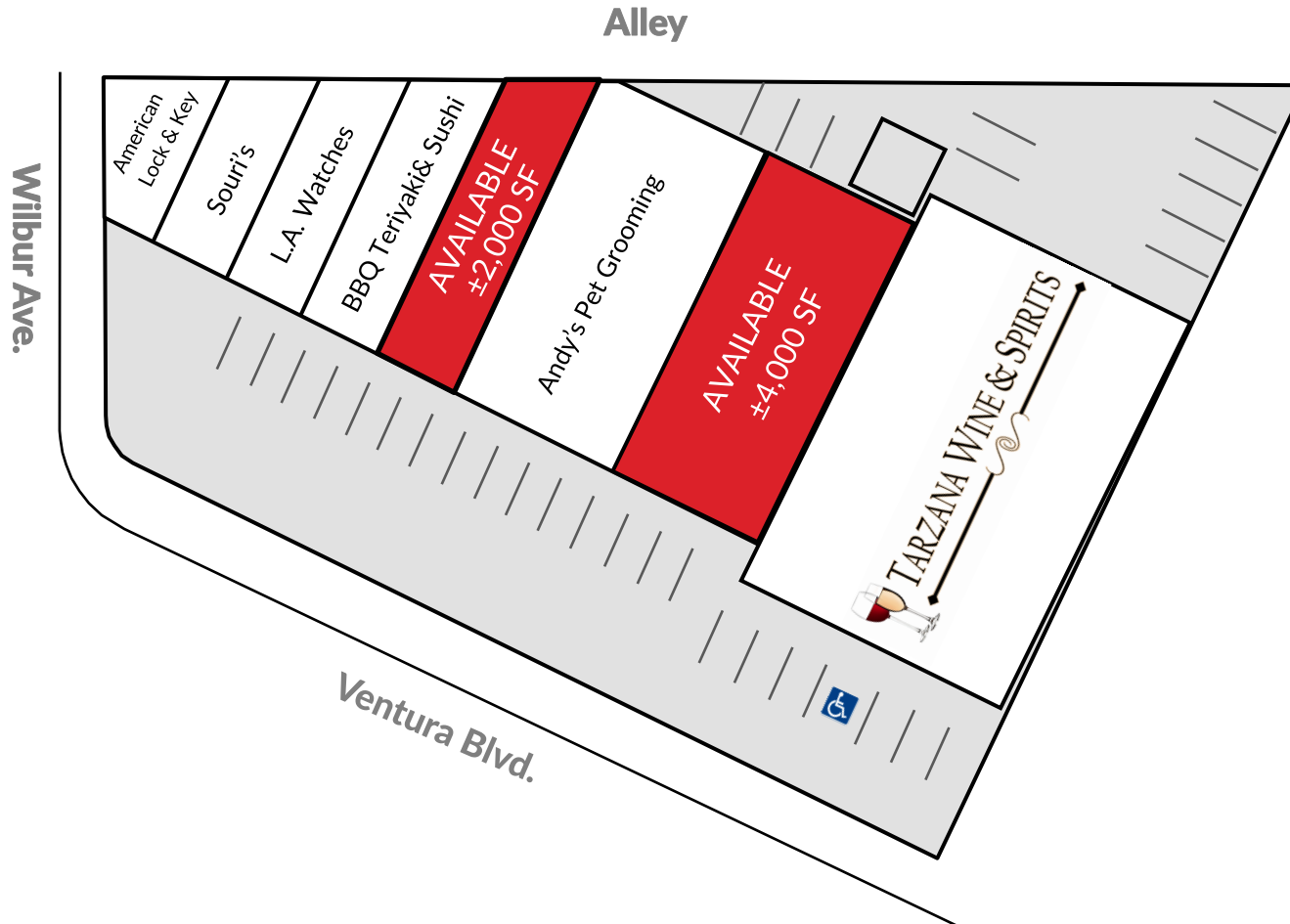
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Measurement are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



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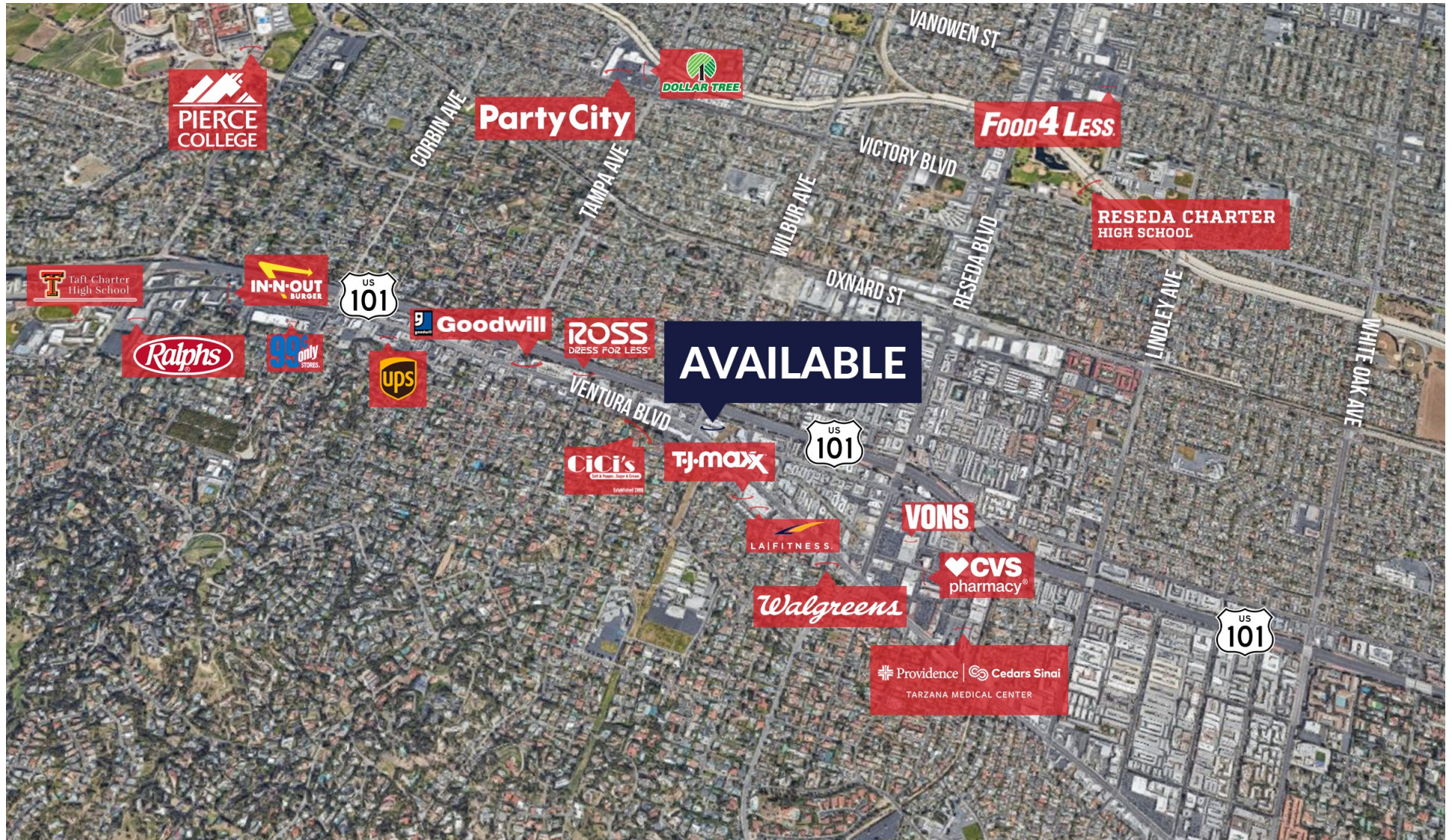
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