

19100
VENTURA BLVD
TARZANA | CA

SPECTRUM
COMMERCIAL REAL ESTATE, INC.

FOR LEASE | OFFICE/MEDICAL & RETAIL COMPLEX

IHOP CENTER | OFFICE/MEDICAL 1,102-2,791 SF | TREMENDOUS SIGNAGE | FREE PARKING



OFFICE/MEDICAL
BUILDING TYPE



1,102-2,791 SF
OFFICE/MEDICAL
AVAILABLE



FREE AMPLE
PARKING SPACES



GREAT SIGNAGE
ALONG VENTURA BLVD



EXCELLENT
WALK SCORE



IMMEDIATE
FREEWAY ACCESS

YAIR HAIMOFF, SIOR

Executive Managing Director

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DRE License #01414758

ANDREW GHASSEMI

Senior Vice President

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PROPERTY FEATURES

- IHOP Anchored Center
- FREE and Abundant Parking Spaces
- TREMENDOUS SIGNAGE Along Ventura Blvd.
- Excellent Visibility
- Elevator Served
- Heavy Car & Foot Traffic

LOCATION HIGHLIGHTS

- Ventura Boulevard Frontage
- Immediate Freeway Access
- Excellent Walk & Bike Score
- Strong Demographics
- Minutes to Public Transportation
- Close Proximity to Shops, Banks, Supermarkets & Restaurants
- Immediate Access to 101 Freeway Onramp



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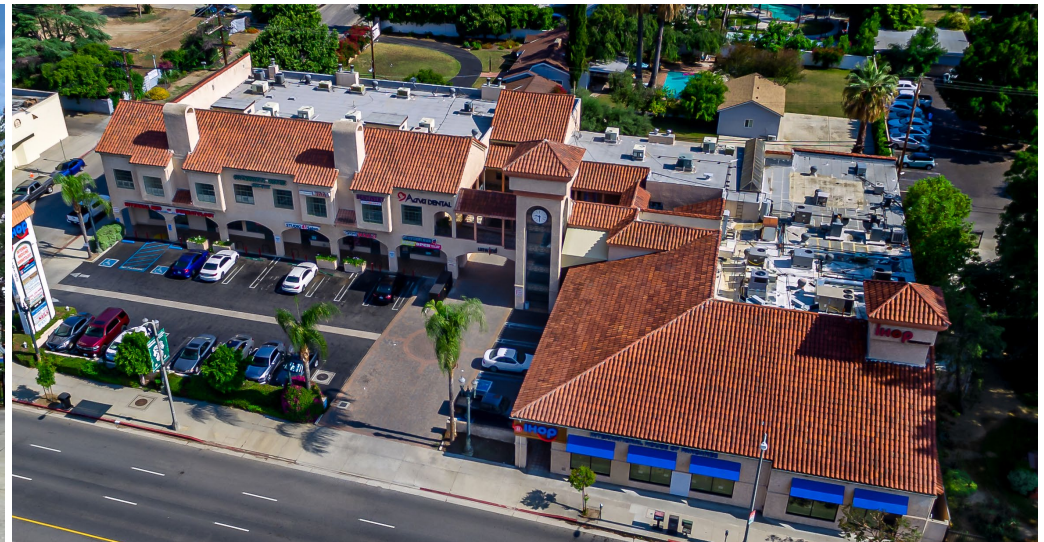
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2ND FLOOR - UNIT 3

1,556 SF



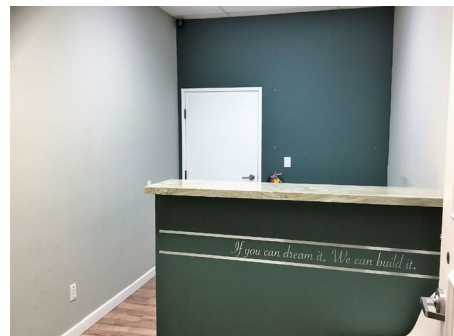
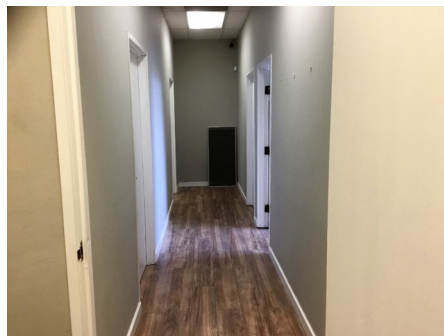
2ND FLOOR - UNIT 16

2,792 SF



2ND FLOOR - UNIT 5

1,102 SF



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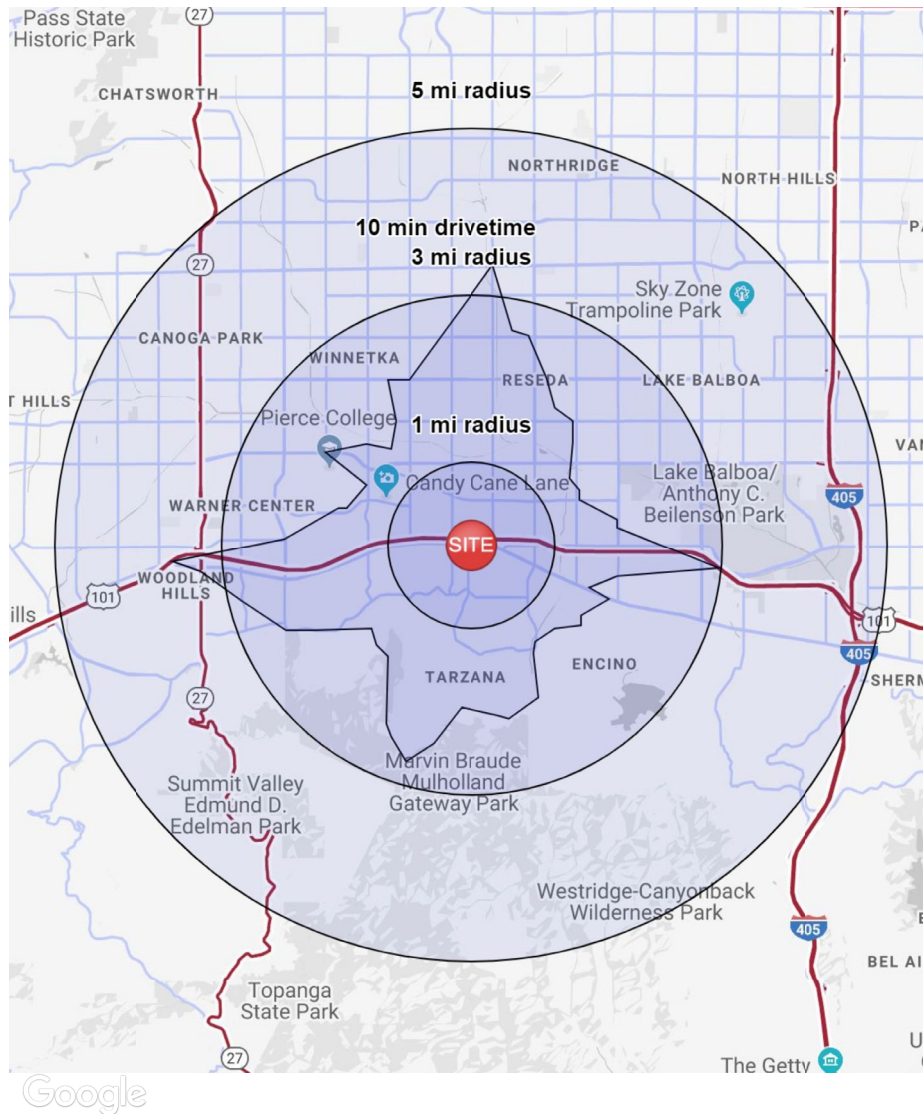
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POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population (2019)	23,162	191,615	445,455
Median Age	40.0	38.8	37.9



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Estimated Average Household Income (2019)	\$108,657	\$104,639	\$107,396
Projected Average Household Income (2024)	\$131,071	\$126,849	\$129,770
Estimated Households	9,392	72,684	162,442



DAYTIME DEMOGRAPHICS (2019)

	1 MILE	3 MILES	5 MILES
Total Businesses	2,884	12,178	31,595
Total Employees	14,910	80,451	227,434

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