

# FORMER PARTY STORE RETAIL SPACE AVAILABLE FOR LEASE

18851 Ventura Blvd., Tarzana, CA 91356



**ARMEN TCHAPANIAN (818) 697-9362**

armen@illicre.com · DRE#02041876

5990 Sepulveda Blvd., Ste. 600 · Sherman Oaks, CA 91411 · 818.501.2212/Phone · 818.501.2202/Fax · [www.illicre.com](http://www.illicre.com) · DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

**TODD NATHANSON (818) 514-2204**

todd@illicre.com · DRE#00923779

**FOLLOW US**



# FORMER PARTY STORE RETAIL SPACE AVAILABLE FOR LEASE

18851 Ventura Blvd., Tarzana, CA 91356

## 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		



**ARMEN TCHAPANIAN (818) 697-9362**

armen@illicre.com · DRE#02041876

5990 Sepulveda Blvd., Ste. 600 · Sherman Oaks, CA 91411 · 818.501.2212/Phone · 818.501.2202/Fax · [www.illicre.com](http://www.illicre.com) · DRE #01834124

**TODD NATHANSON (818) 514-2204**

todd@illicre.com · DRE#00923779

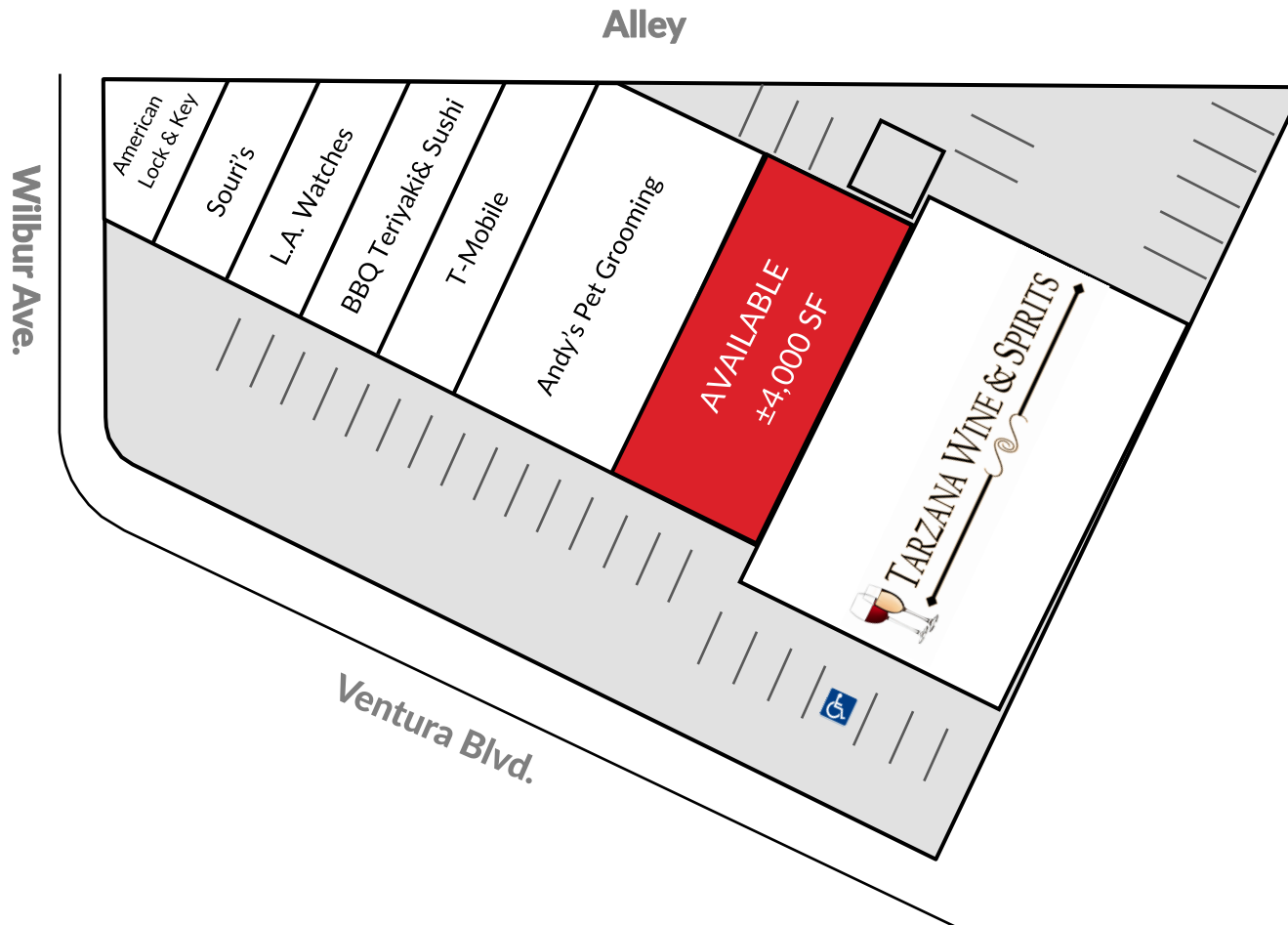
**FOLLOW US**



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

# FORMER PARTY STORE RETAIL SPACE AVAILABLE FOR LEASE

18851 Ventura Blvd., Tarzana, CA 91356



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.



**ARMEN TCHAPANIAN (818) 697-9362**

armen@illicre.com · DRE#02041876

**TODD NATHANSON (818) 514-2204**

todd@illicre.com · DRE#00923779

5990 Sepulveda Blvd., Ste. 600 · Sherman Oaks, CA 91411 · 818.501.2212/Phone · 818.501.2202/Fax · [www.illicre.com](http://www.illicre.com) · DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

**FOLLOW US**



# FORMER PARTY STORE RETAIL SPACE AVAILABLE FOR LEASE

18851 Ventura Blvd., 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., Ste. 600 · Sherman Oaks, CA 91411 · 818.501.2212/Phone · 818.501.2202/Fax · [www.illicre.com](http://www.illicre.com) · DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

**FOLLOW US**

