

RETAIL/OFFICE AVAILABLE W/ ABUNDANT PARKING

19626 Ventura Blvd., Tarzana, CA 91365



EXCLUSIVE AGENTS:

Armen Tchapanian
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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.

17547 Ventura Blvd, Suite 304 - Encino, CA 91316 - 818.501.2212 - www.illicre.com - DRE #01834124

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PROPERTY FEATURES

- Facing Ventura Blvd.
- Easy ingress + egress
- Huge parking lot

AREA AMENITIES

- On Ventura Blvd., adjacent to Corbin Bowl
- Easy access to 101 Freeway
- Just down the street from Tarzana Village Walk

DEMOS	1 mile	3 mile	5 mile
Population	11,018	202,832	431,050
Avg. HH Income	\$147,350	\$102,816	\$109,447
Daytime Pop.	6,551	93,332	216,349
Traffic Count	62,354 cars per day		



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