

FOR LEASE

Shirley Plaza

TARZANA, CALIFORNIA



**AVISON
YOUNG**

DAVID MALING
Principal

License No: 01139115
Call or Text: 213.453.1770

PROPERTY DESCRIPTION

Shirley Plaza

Three Units Available for Lease!



19458 Ventura Blvd.
Tarzana, California



Highlights

- Located on the major thoroughfare of Ventura Boulevard (43,558 VPD), and at signalized intersection with Shirley Avenue
- Two pylon signs
- Located 0.25 miles from 101 Freeway (279,694 VPD) entrance/exit
- Area is very walkable (walk score of 79)
- 35 surface parking spaces (Ratio: 3.89/1,000 SF)



Traffic & Parking

Shirley Ave & Ventura Blvd - Approx. 37,653 VPD
35 Spaces - 3.89 spaces per thousand





VENTURA BLVD (37,653 VPD)

SHIRLEY AVE



SUBJECT PROPERTY

Unit #3 for Lease



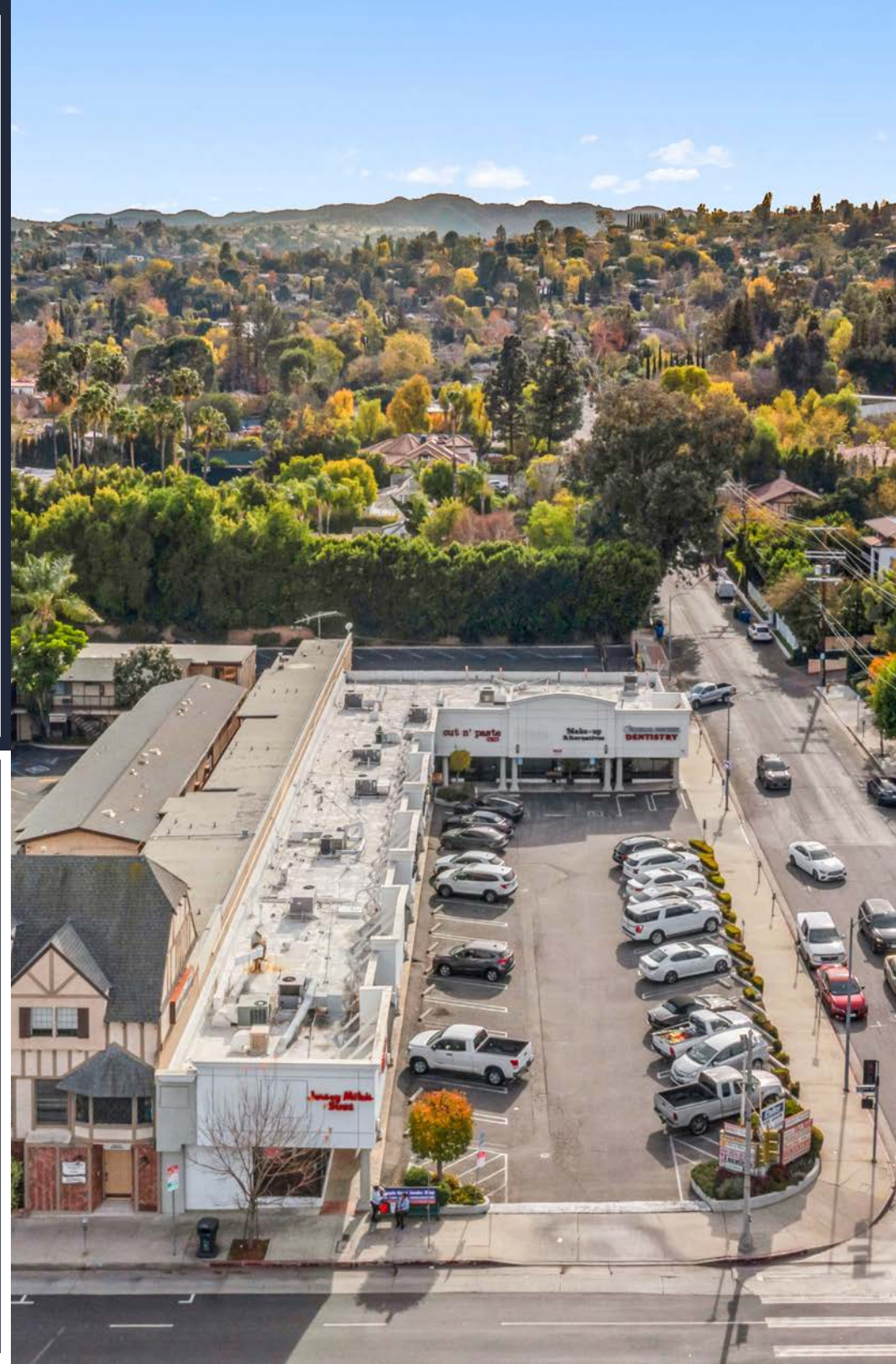
±442 SF
UNIT SIZE



\$1,800/Month
ASKING RENT (Nets Incl.)



NEGOTIABLE
LEASE TERM



3-MILE RADIUS DEMOGRAPHICS



189,907
POPULATION



\$143,557
AVERAGE HOUSEHOLD INCOME

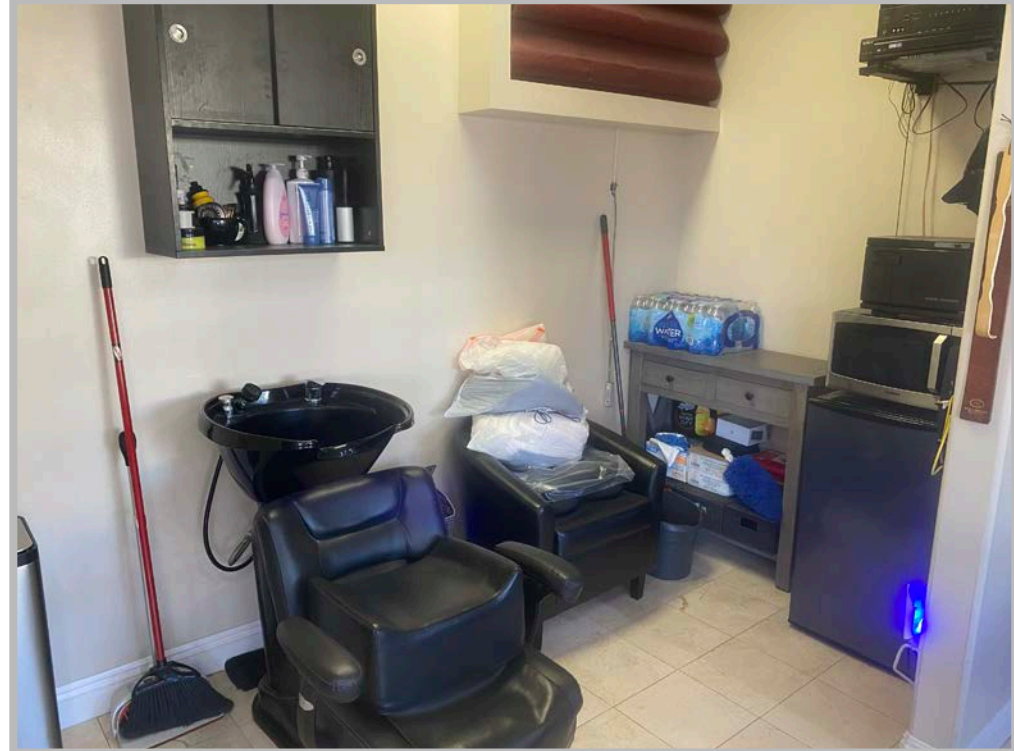
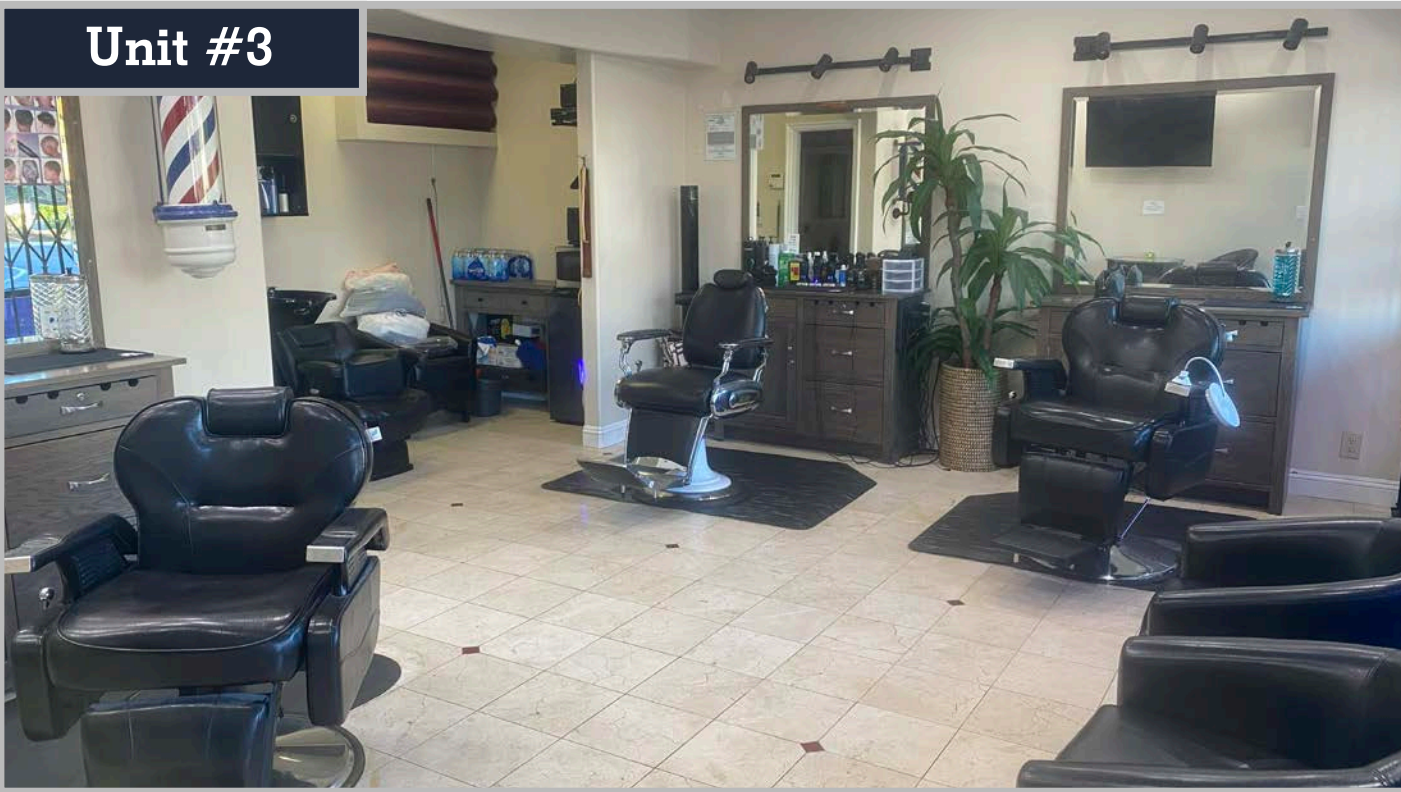
0.70%
GROWTH OVER 12 YEARS

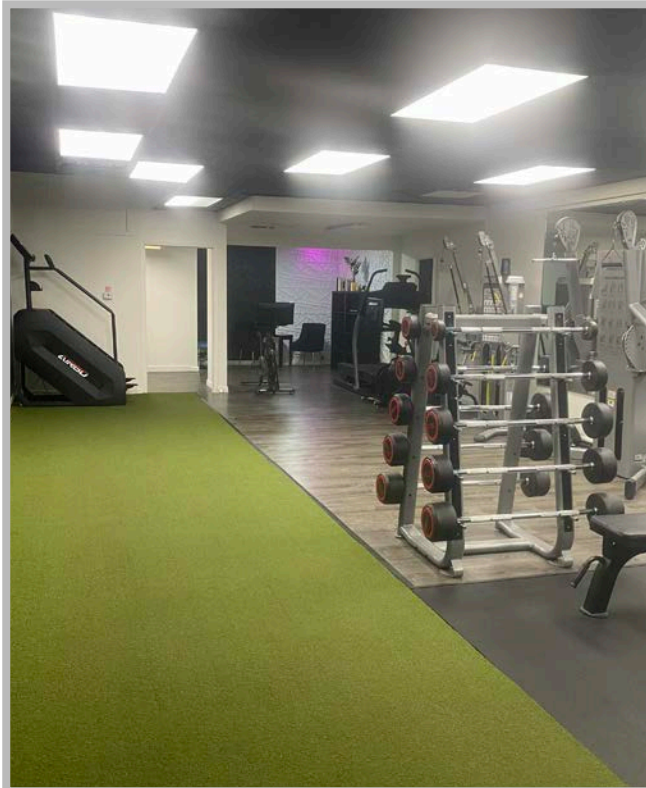
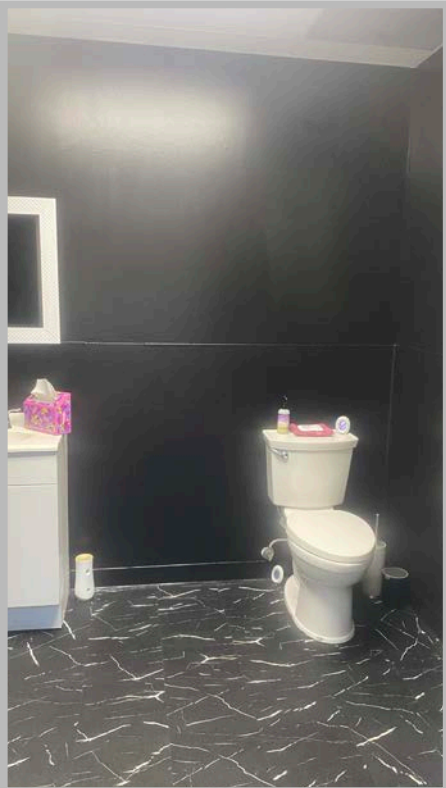
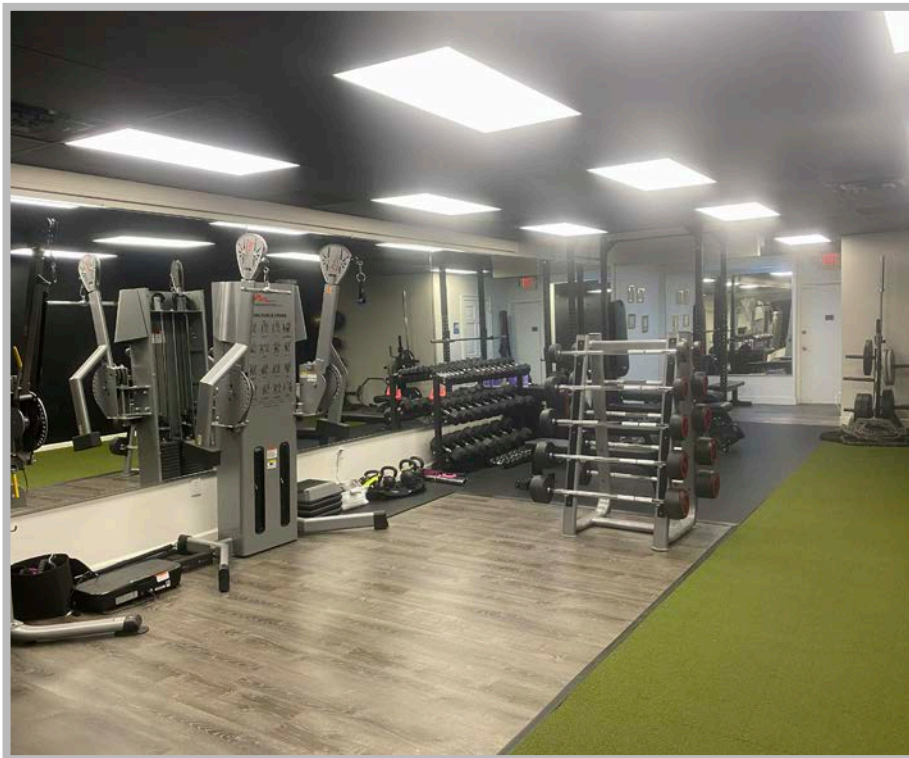
69,236
HOUSEHOLDS

98,692 **14,604**
EMPLOYEES BUSINESSES
DAYTIME EMPLOYMENT

48% **51%**
OWNER RENTER
OCCUPIED HOUSING UNITS

Unit #3





Unit #6 for Lease



±1,555 SF

UNIT SIZE



\$3,887.50/Month

ASKING RENT (Nets Incl.)



NEGOTIABLE

LEASE TERM

Unit #7 for Lease



±1,005 SF

UNIT SIZE



\$3,618/Month

ASKING RENT (Nets Incl.)



NEGOTIABLE

LEASE TERM



SHIRLEY PLAZA BIRDSEYE

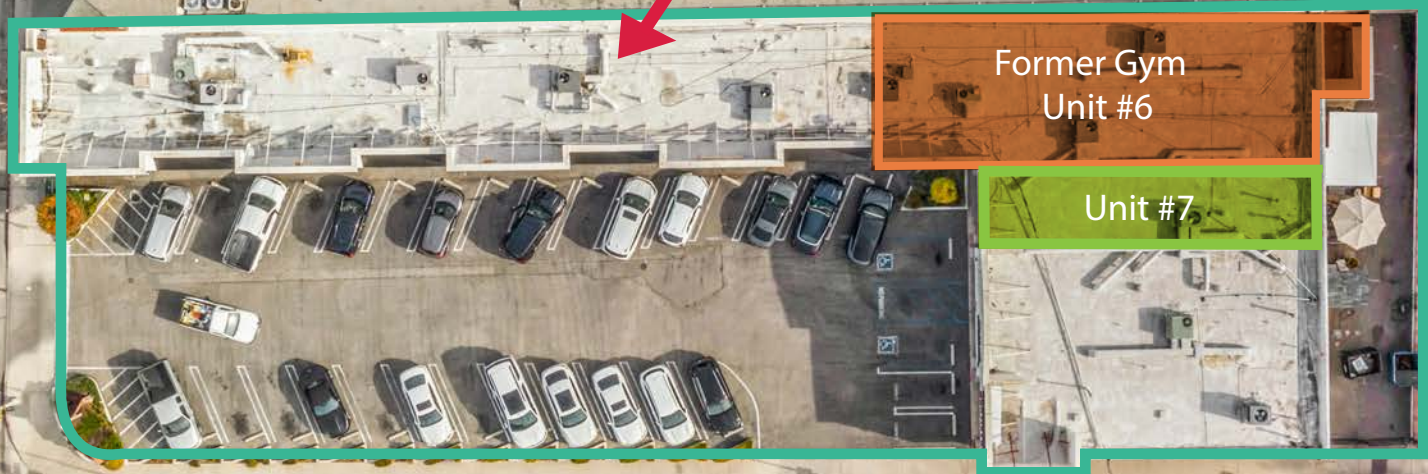
VENTURA BLVD

SHIRLEY AVE

Former Barbershop Space
Unit #3

Former Gym
Unit #6

Unit #7





AVISON
YOUNG

We look forward to
speaking to you!



DAVID MALING

Principal

License No: 01139115

Call or Text: 213.453.1770

david.maling@avisonyoung.com