

FOR LEASE

Shirley Plaza

TARZANA, CALIFORNIA



NAI Capital
Commercial Real Estate Services, Worldwide.

DAVID MALING
Executive Vice President
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 #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

Just Leased to Shoe Repair
Unit #3

Just Lease to a new private
Gym - Unit #6

Unit #7





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