

SHIRLEY PLAZA

19458 Ventura Boulevard | Tarzana, CA | 91356



Suite 7 - 1,005 sq.ft. Available

NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



PROPERTY DESCRIPTION

Welcome to 19458 Ventura Boulevard, an exceptional commercial property offering a prime location and high visibility with two pylon signs. Conveniently positioned with easy access to the 101 Freeway, this property boasts 35 surface parking spaces, making it ideal for businesses with high walk-in traffic. The strategic location at a signalized intersection, paired with a high walk score, presents an outstanding opportunity for your business to thrive. With flexible lease terms available and a modern, well-maintained building, this space is ready to accommodate your unique needs and elevate your business presence.

PROPERTY HIGHLIGHTS

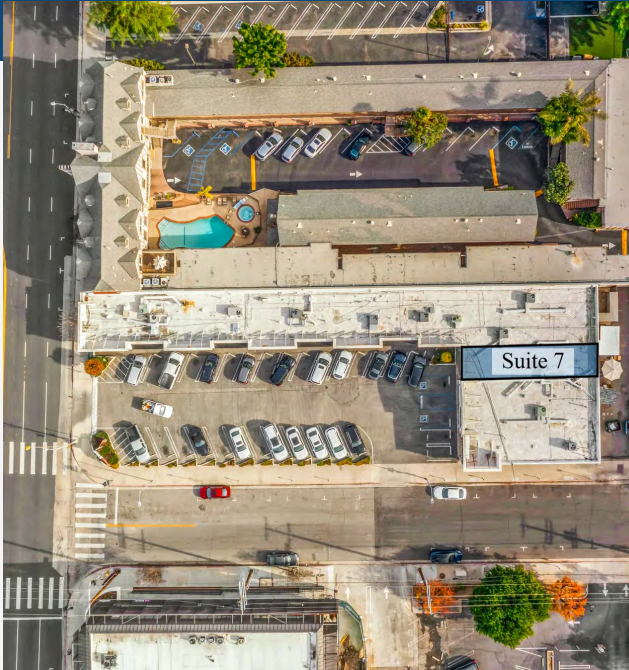
- Prime location on Ventura Boulevard.
- High visibility with two pylon signs.
- Convenient access to the 101 Freeway.
- Ample surface parking with 35 spaces.
- Ideal for walk-in traffic with a high walk score.

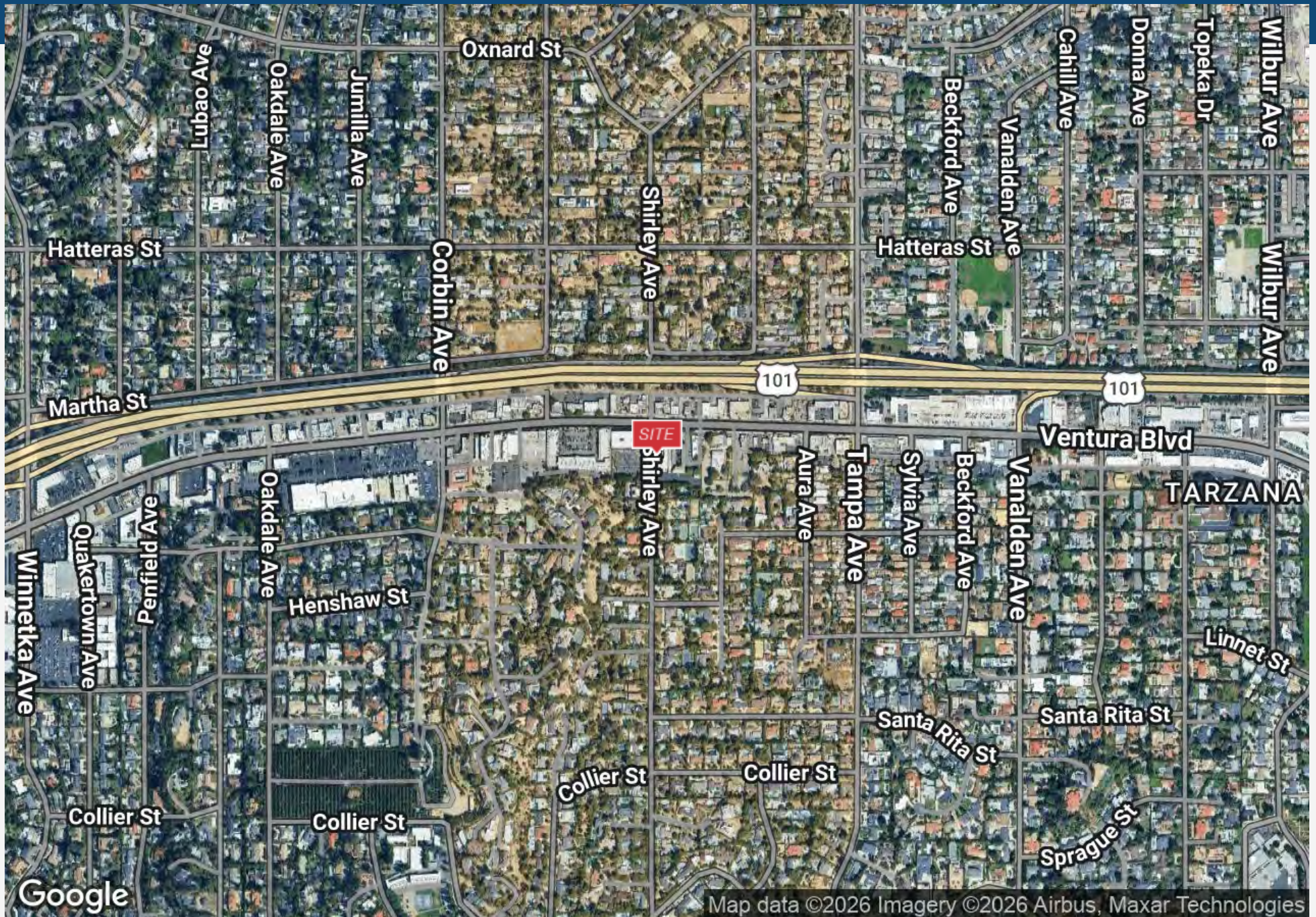
OFFERING SUMMARY

LEASE RATE:	\$3,618 SF/month (NNN)
AVAILABLE SF:	1,005 SF
BUILDING SIZE:	8,492 SF

DEMOGRAPHICS	1MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,708	75,642	155,949
TOTAL POPULATION	12,791	199,738	436,912
AVERAGE HH INCOME	\$174,218	\$125,325	\$133,840







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David Maling

Executive Vice President

626.204.1506

dmaling@naicapital.com

CalDRE #01139115

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