

19100 VENTURA BLVD | TARZANA, CA

FOR LEASE

1,102 - 3,143 SF



OFFICE/MEDICAL
& RETAIL COMPLEX

IHOP CENTER | TREMENDOUS SIGNAGE | FREE PARKING

YAIR HAIMOFF, SIOR
Executive Managing Director
818.203.5429
yhaimoff@spectrumcre.com
CA DRE Lic. #01414758

ANDREW GHASSEMI
Senior Vice President
661.212.3956
aghassemi@spectrumcre.com
CA DRE Lic. #01963548

DANIEL HAKIMPOUR
Associate
818.462.3753
dhakimpour@spectrumcre.com
DRE License #02162242

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805

SPECTRUM
COMMERCIAL REAL ESTATE, INC.
spectrumcre.com | 818.252.9900

FEATURES HIGHLIGHTS

FOR LEASE - OFFICE/MEDICAL

19100 Ventura Blvd | Tarzana, CA

PROPERTY FEATURES

IHOP Anchored Center

FREE & Abundant Parking Spaces

TREMENDOUS SIGNAGE Along Ventura Blvd.

Excellent Visibility

Elevator Served

Heavy Car & Foot Traffic



LOCATION HIGHLIGHTS

Ventura Boulevard Frontage

Immediate Freeway Access

Excellent Walk & Bike Score

Strong Demographics

Minutes to Public Transportation

Close Proximity to Shops, Banks, & Restaurants

Immediate Access to 101 Freeway Onramp



YAIR HAIMOFF, SIOR

Executive Managing Director
818.203.5429
yhaimoff@spectrumcre.com
CA DRE Lic. #01414758

ANDREW GHASSEMI

Senior Vice President
661.212.3956
aghassemi@spectrumcre.com
CA DRE Lic. #01963548

DANIEL HAKIMPOUR

Associate
818.462.3753
dhakimpour@spectrumcre.com
DRE License #02162242

SPECTRUM
COMMERCIAL REAL ESTATE, INC.

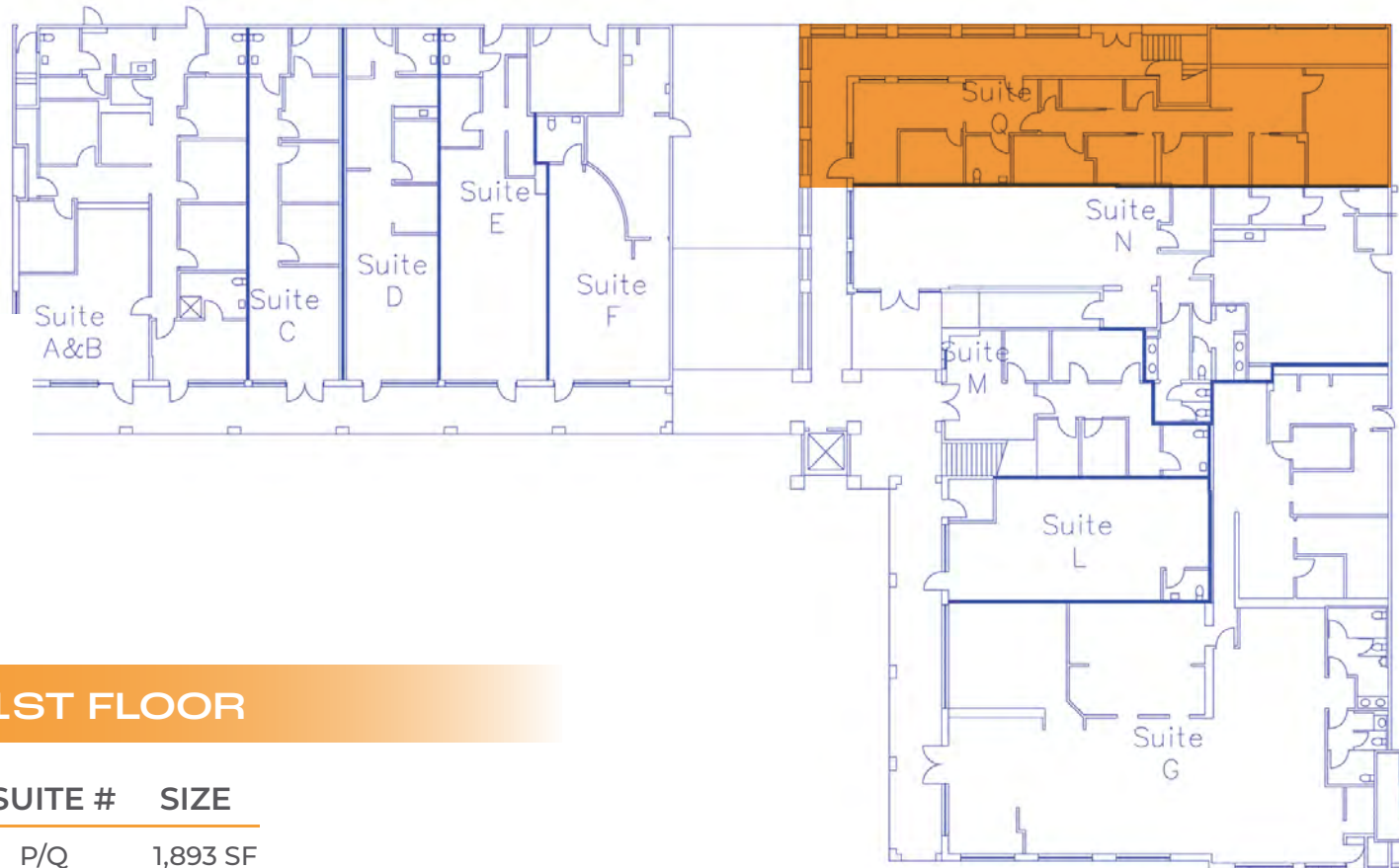
spectrumcre.com | 818.252.9900

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805

FLOOR PLATES

FOR LEASE - OFFICE/MEDICAL

19100 Ventura Blvd | Tarzana, CA



1ST FLOOR

SUITE #	SIZE
P/Q	1,893 SF

YAIR HAIMOFF, SIOR

Executive Managing Director
818.203.5429
yhaimoff@spectrumcre.com
CA DRE Lic. #01414758

ANDREW GHASSEMI

Senior Vice President
661.212.3956
aghassemi@spectrumcre.com
CA DRE Lic. #01963548

DANIEL HAKIMPOUR

Associate
818.462.3753
dhakimpour@spectrumcre.com
DRE License #02162242

SPECTRUM
COMMERCIAL REAL ESTATE, INC.

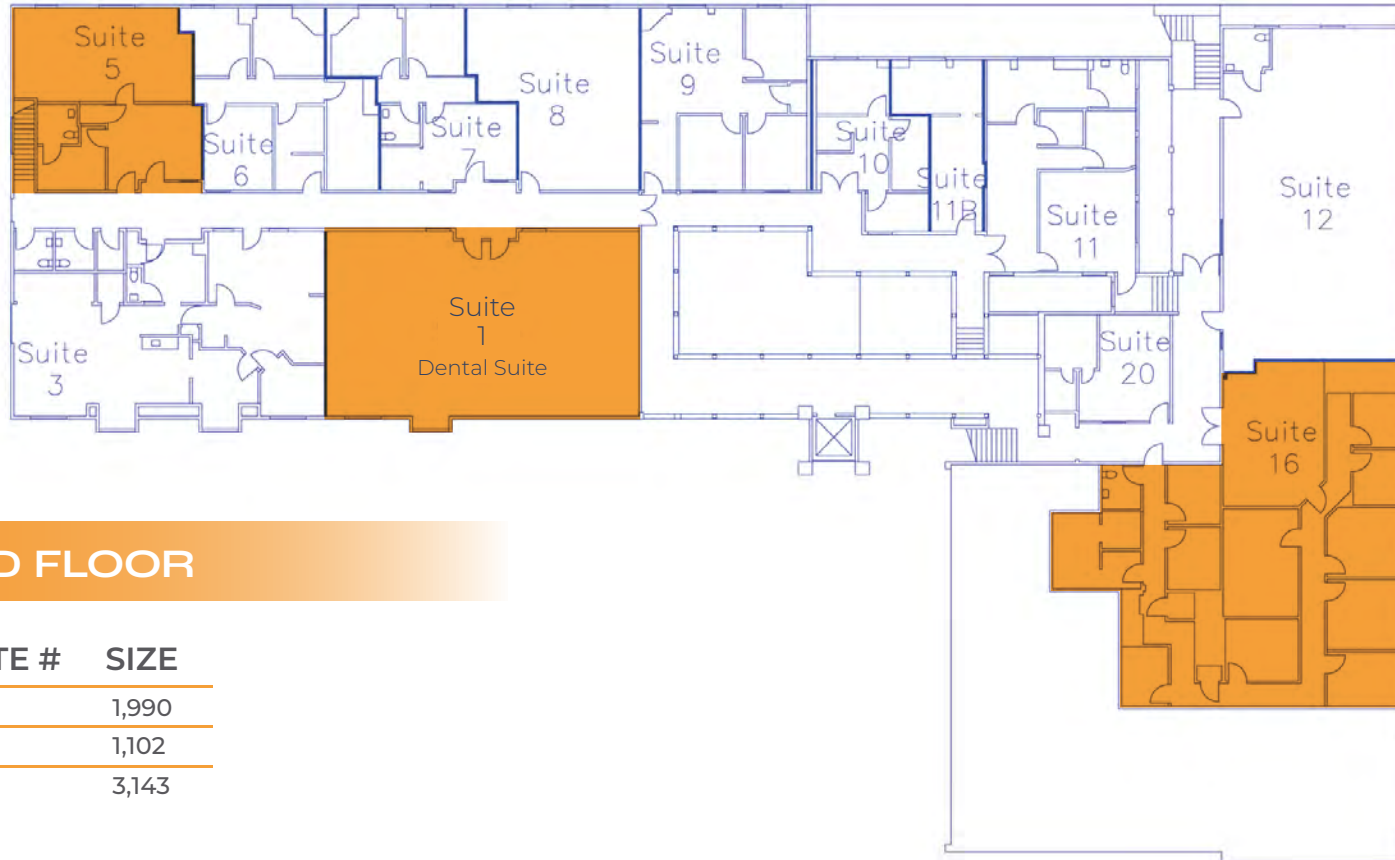
spectrumcre.com | 818.252.9900

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805

FLOOR PLATES

FOR LEASE - OFFICE/MEDICAL

19100 Ventura Blvd | Tarzana, CA



2ND FLOOR

SUITE #	SIZE
1	1,990
5	1,102
16	3,143

YAIR HAIMOFF, SIOR

Executive Managing Director
818.203.5429
yhaimoff@spectrumcre.com
CA DRE Lic. #01414758

ANDREW GHASSEMI

Senior Vice President
661.212.3956
aghassemi@spectrumcre.com
CA DRE Lic. #01963548

DANIEL HAKIMPOUR

Associate
818.462.3753
dhakimpour@spectrumcre.com
DRE License #02162242

SPECTRUM
COMMERCIAL REAL ESTATE, INC.

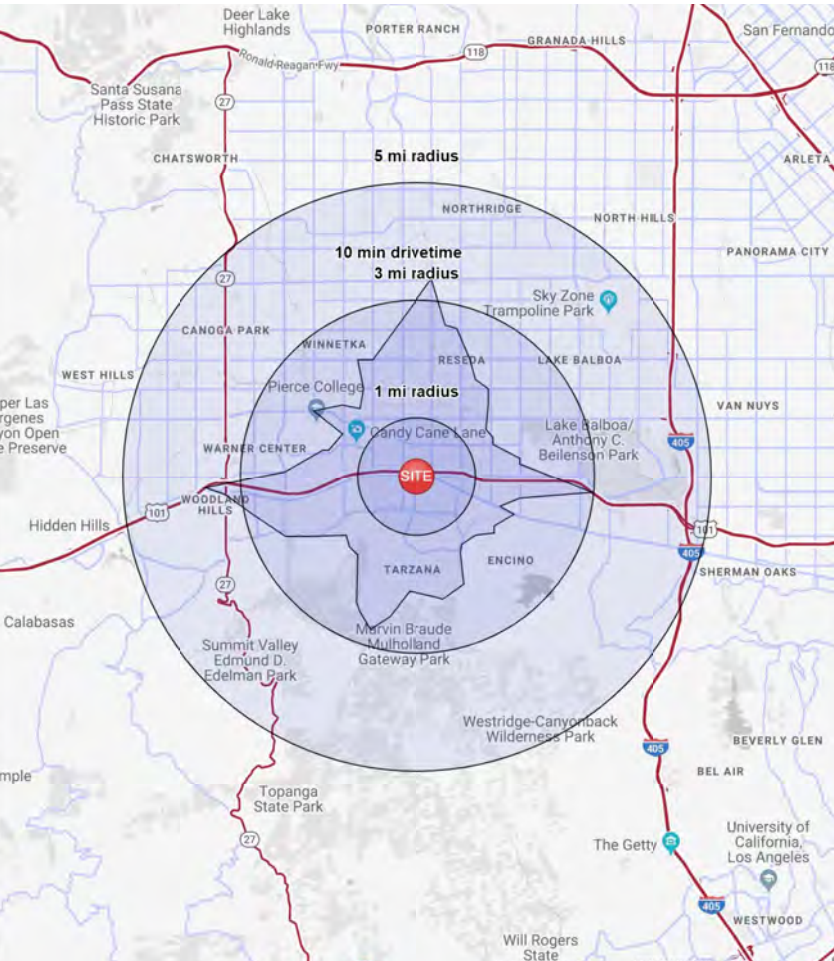
spectrumcre.com | 818.252.9900

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805

DEMOGRAPHICS

FOR LEASE - OFFICE/MEDICAL

19100 Ventura Blvd | Tarzana, CA



POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	22,783	188,526	440,104
Median Age	40.0	38.8	37.9



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Average Household Income (2020)	\$118,267	\$112,935	\$115,520
Projected Household Income (2025)	\$143,248	\$138,081	\$140,062
Estimated Households	9,336	72,398	162,384



DAYTIME POPULATION

	1 MILE	3 MILES	5 MILES
Total Businesses	2,686	12,443	32,108
Total Employees	15,366	93,155	257,800

YAIR HAIMOFF, SIOR

Executive Managing Director
818.203.5429
yhaimoff@spectrumcre.com
CA DRE Lic. #01414758

ANDREW GHASSEMI

Senior Vice President
661.212.3956
aghassemi@spectrumcre.com
CA DRE Lic. #01963548

DANIEL HAKIMPOUR

Associate
818.462.3753
dhakimpour@spectrumcre.com
DRE License #02162242

SPECTRUM
COMMERCIAL REAL ESTATE, INC.

spectrumcre.com | 818.252.9900

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805

AMENITIES

FOR LEASE - OFFICE/MEDICAL

19100 Ventura Blvd | Tarzana, CA



YAIR HAIMOFF, SIOR

Executive Managing Director
818.203.5429
yhaimoff@spectrumcre.com
CA DRE Lic. #01414758

ANDREW GHASSEMI

Senior Vice President
661.212.3956
aghassemi@spectrumcre.com
CA DRE Lic. #01963548

DANIEL HAKIMPOUR

Associate
818.462.3753
dhakimpour@spectrumcre.com
DRE License #02162242

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805

SPECTRUM
COMMERCIAL REAL ESTATE, INC.

spectrumcre.com | 818.252.9900