



AVAILABLE



COMMERCIAL REAL ESTATE  
the sign of a profitable property

# A HIGH-IMAGE, MOVE-IN-READY SPACE BUILT FOR A WIDE RANGE OF USES

18551 Ventura Boulevard, Tarzana, CA 91356



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DRE#01495419



# PROPERTY FEATURES

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## APPROX. 3,498 SF

RETAIL SPACE AVAILABLE

- ✓ Versatile, modern layout ideal for medical, wellness, therapy, professional office, or service-based operations
- ✓ Three oversized private rooms suitable for treatment, group sessions, or large offices
- ✓ Additional private offices with upgraded finishes, recessed lighting, and secure access
- ✓ Expansive open areas perfect for reception, lounge, group activities, or collaborative workspace
- ✓ Contemporary kitchen/breakroom with full cabinetry, appliances, bar seating, and a large communal dining area
- ✓ Updated restrooms, including a staff-only restroom and a larger unisex restroom
- ✓ High 15-foot ceilings with abundant natural light throughout
- ✓ Modern interior design featuring wood flooring, LED lighting, murals, and upgraded fixtures
- ✓ Four rear parking spaces plus truck delivery access
- ✓ Excellent Ventura Blvd signage and visibility, with roof signage available

## RENTAL RATE

\$2.75 PSF + \$0.40 PSF NNN

# AREA AMENITIES

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- ✓ Located along one of Ventura Boulevard's busiest retail corridors with heavy pedestrian and vehicle traffic
- ✓ Adjacent to Tarzana Village Walk
- ✓ Surrounded by national retailers including Trader Joe's, Vons, CVS, Starbucks, Coffee Bean, Walgreens, Jiffy Lube, Verizon, LA Fitness, ARCO, Winchell's Donuts
- ✓ Immediate access to the 101 Freeway
- ✓ Strong surrounding demographics and daytime population

## DEMOGRAPHICS



### POPULATION

1 MILE	3 MILE	5 MILE
34,425	162,129	461,712



### AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$113,215	\$128,904	\$122,177



### DAYTIME POPULATION

1 MILE	3 MILE	5 MILE
34,220	157,971	452,826



### TRAFFIC COUNT

± 62,071 CPD ON VENTURA BLVD  
& RESEDA BLVD



RETAIL SPACE  
TARZANA, CA

# INTERIOR PHOTOS

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RETAIL SPACE  
TARZANA, CA

# SITE PLAN

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



**AVAILABLE**



**AERIAL MAP**

PRISTINE RECOVERY



**COMMERCIAL**  
REAL ESTATE

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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 foot-age 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.

