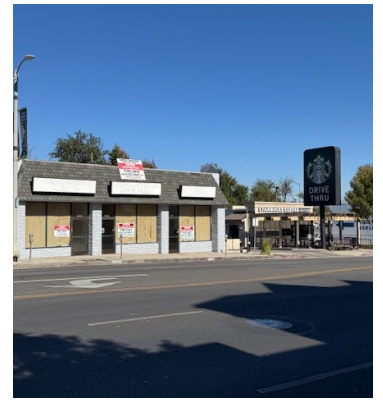


Rare OWNER USER Opportunity

4 UNIT RETAIL BUILDING

19445-19449.5 Ventura Boulevard
Tarzana, CA



SALE PRICE: \$2,050,000 (\$605/SF)

FOR MORE INFORMATION
PLEASE CONTACT:

GREG GREENE

Broker Associate

greg.greene.re@gmail.com

818-321-3424 (cell)

DRE #01396840

Greene Properties

19427 Olivos Drive

Tarzana, CA 91356

DRE #01396840

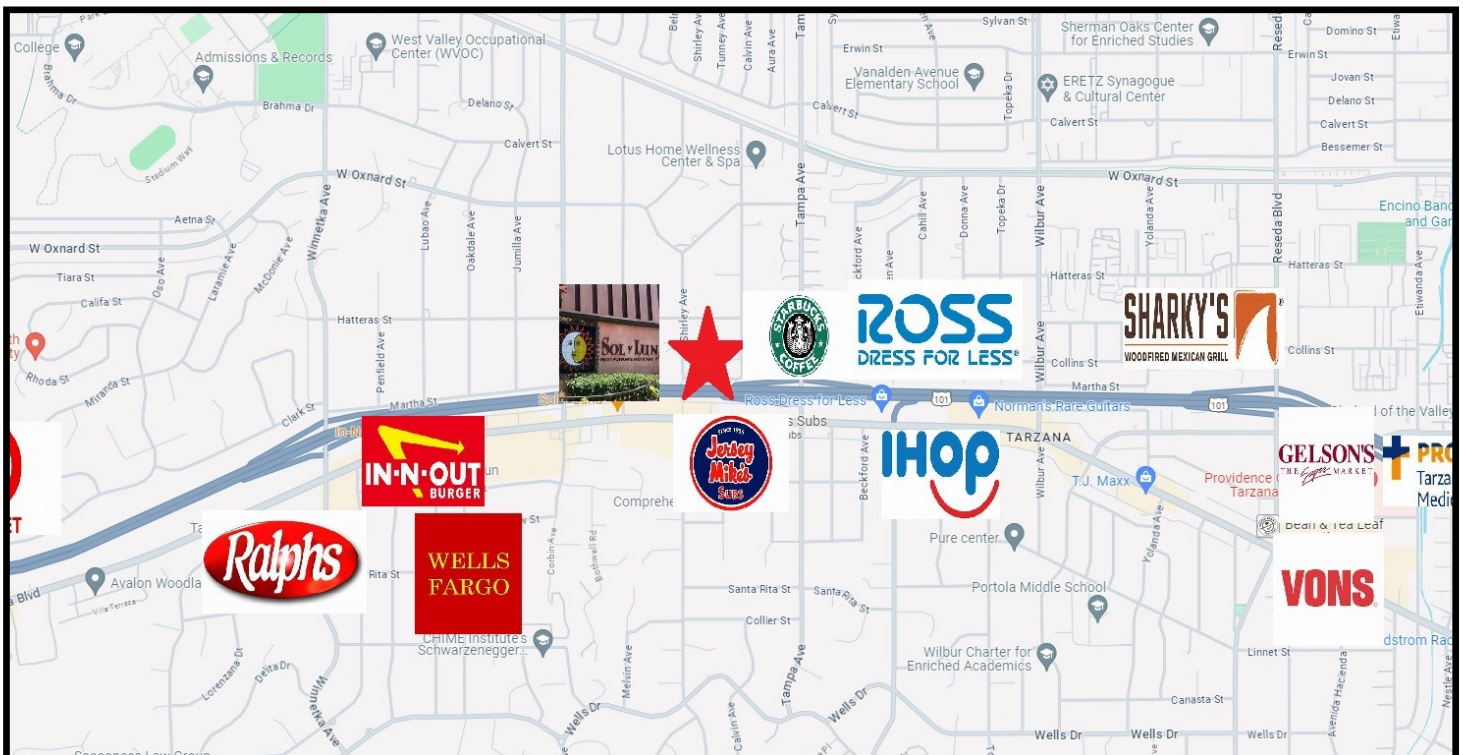
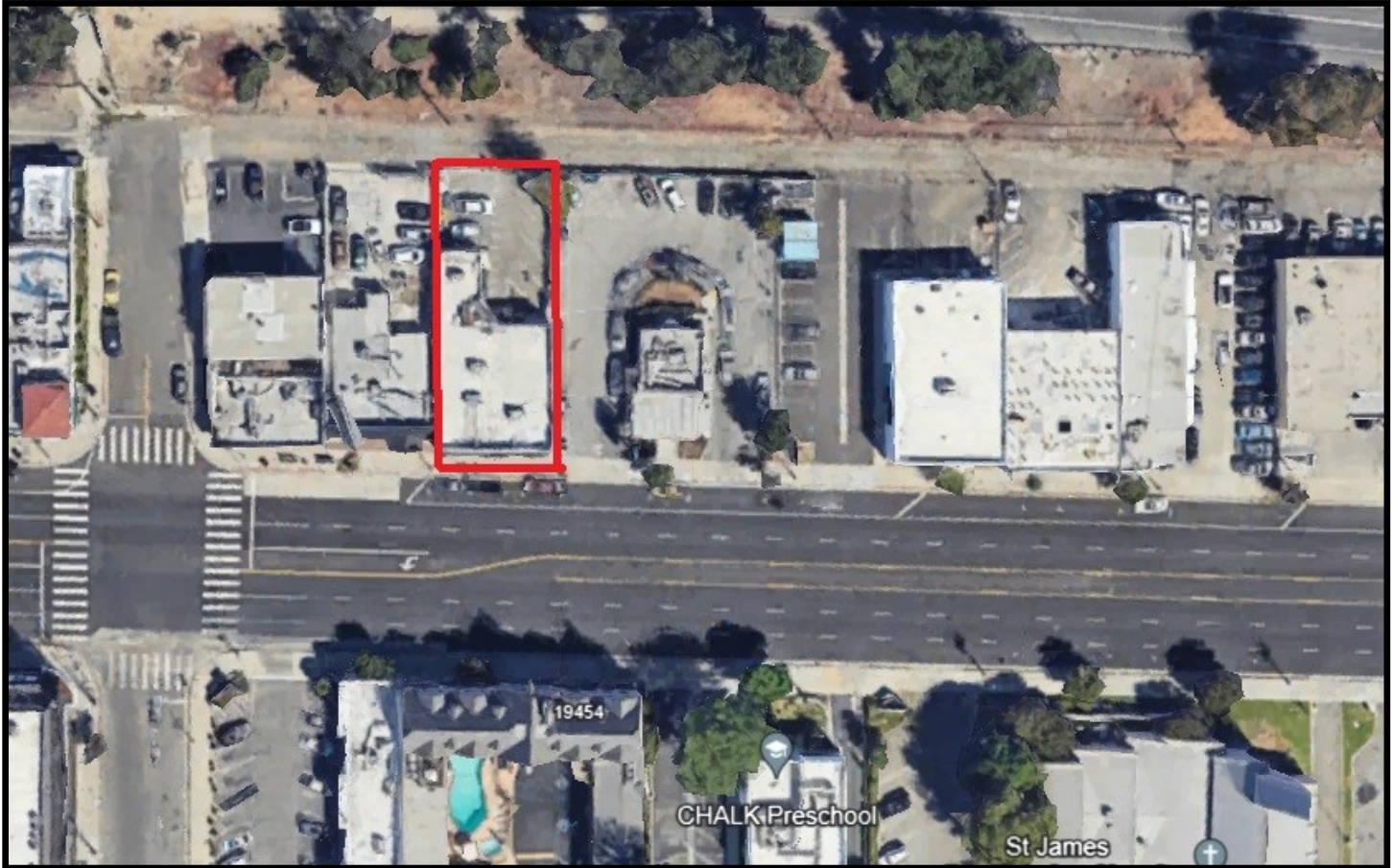
HIGHLIGHTS

- Excellent Location! High Visibility
- Building 3,387 SF +/- / Land Size 6,245 SF +/-
- 100% Vacant Owner/User—Rare Opportunity to own
- Adjacent to Drive Thru Starbucks
- Great signage including East facing wall towards Starbucks
- Interior remodel 2024
- Traffic Counts—Over 35,000 vehicles daily
- Easy access to the Ventura (101) Freeway
- APN:2163-001-015
- Parking off of rear alley / Gated with approximately 8 spaces
- Close to business support and a variety of restaurants
- **RARE TARZANA OPPORTUNITY**
- **SHOWN BY APPOINTMENT ONLY**



This information has been obtained from sources believed to be reliable. Greene Properties have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

19445-19449 VENTURA BOULEVARD / TARZANA / CA / 91356



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DEMOGRAPHICS

Population / Households

2010 Population	78,057	414,861	1,270,686
2023 Population	78,492	424,696	1,267,835
2028 Population Projection	76,995	418,037	1,242,064
Annual Growth 2010-2023	0%	0.20%	0%
Annual Growth 2023-2028	-0.40%	-0.30%	-0.40%
2010 Households	28,985	145,376	434,002
2023 Households	28,701	148,627	429,596
2028 Household Projection	28,039	146,110	419,738
Annual Growth 2010-2023	0.50%	0.70%	0.50%
Annual Growth 2023-2028	-0.50%	-0.30%	-0.50%
Owner Occupied Households	15,277	74,985	216,411
Renter Occupied Households	12,762	71,125	203,327
Avg Household Size	2.6	2.8	2.8
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$1.1B	\$5.5B	\$16.3B

Housing

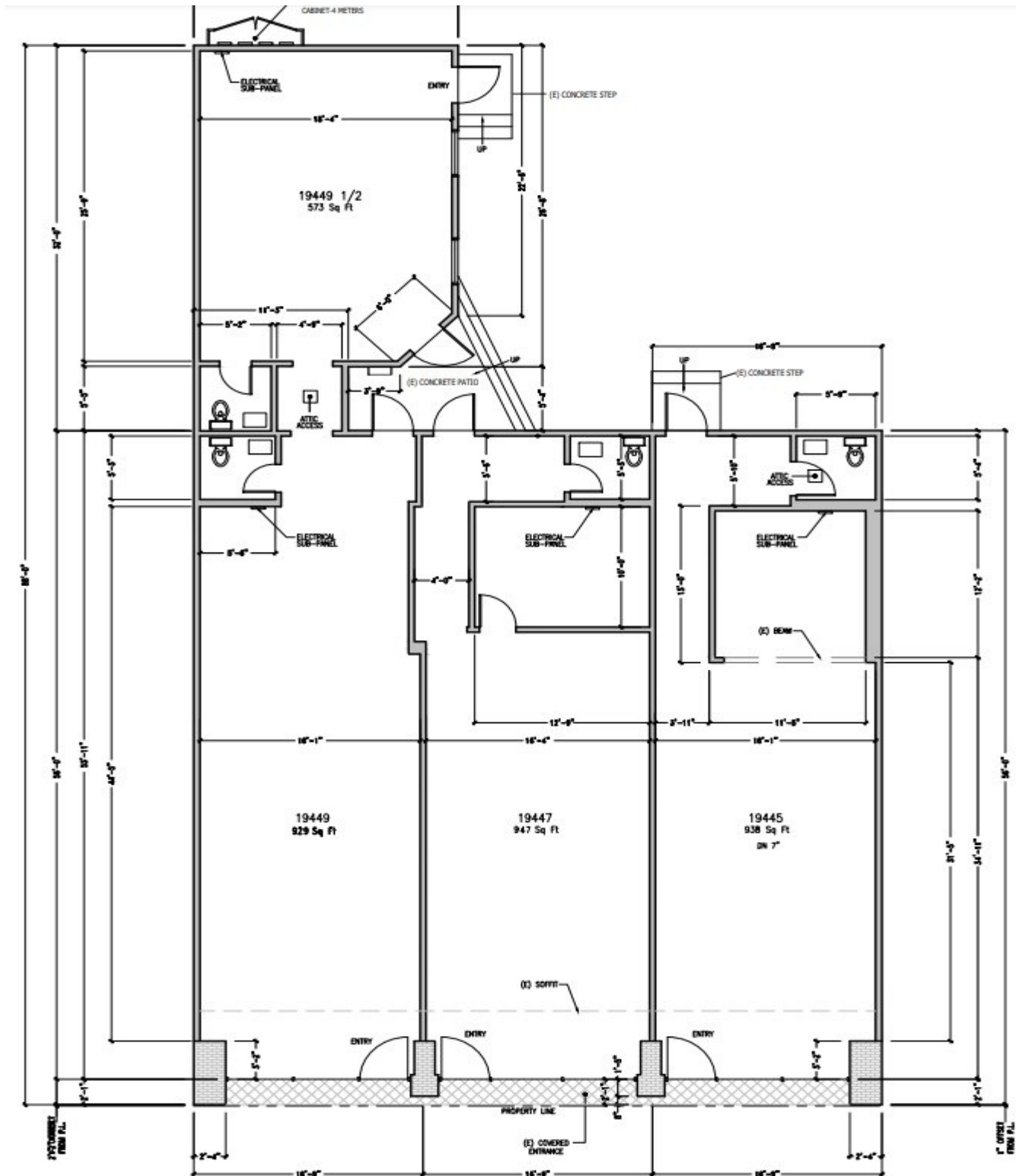
	2 mile	5 mile	10 mile
Median Home Value	\$789,853	\$770,301	\$780,447
Median Year Built	1968	1968	1967

FOR MORE INFORMATION PLEASE
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GREG GREENE



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FLOOR PLAN



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WHY RENT WHEN YOU CAN OWN

OWNER/USER OPPORTUNITY

**PRIME RETAIL BUILDING!
REMODELED INTERIOR 2024
EXCELLENT VISIBILITY!**

LOCATED ADJACENT TO DRIVE THRU STARBUCKS

PLEASE CALL TO DISCUSS SHOWING

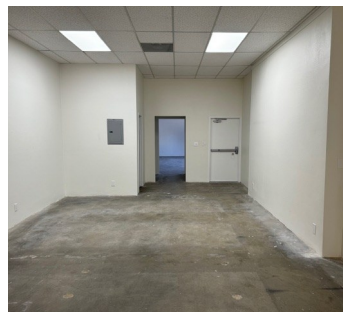


THIS BUILDING WON'T LAST LONG!

GREG GREENE / 818-321-3424

DRE #01396840

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Front of Building



Front and east side of property



Adjacent to drive-thru Starbucks



East side of building



Rear of building / Entrance to unit 19445



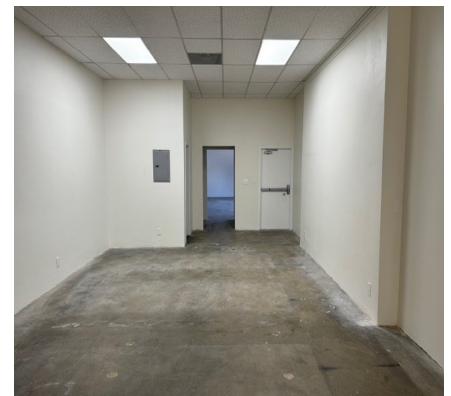
19445 Ventura



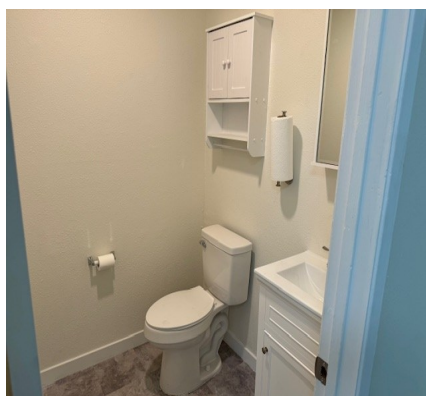
Rear entrance to units 19447 & 19449



Unit 19447 Ventura



Unit 19449 Ventura



19449 Ventura Restroom



Rear entrance to unit 19449.5



19449.5 Ventura

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