



COMMERCIAL REAL ESTATE
the sign of a profitable property

SECOND FLOOR OFFICE AVAILABLE

18400 Ventura Blvd, Tarzana, CA 91356



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PROPERTY FEATURES

18400 Ventura Blvd, Tarzana, CA 91356







APPROX. 1,300 SF

SECOND FLOOR SPACE AVAILABLE

- ✓ Four private rooms
- ✓ Private office with sink and shower
- ✓ Reception area
- ✓ Two restrooms

AREA AMENITIES

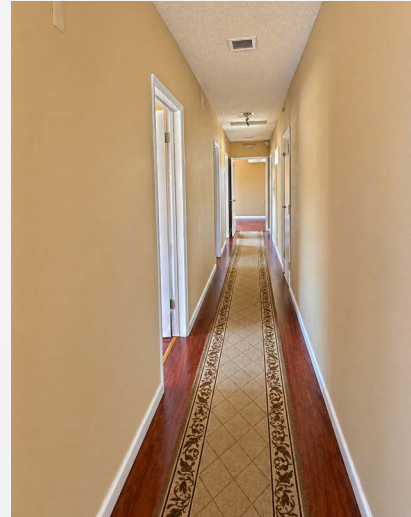
- ✓ Located just steps south of Reseda Blvd., in a highly affluent and well-educated neighborhood
- ✓ Excellent street frontage
- ✓ Close proximity to the 101 Freeway
- ✓ Rear parking available
- ✓ Surrounded by restaurants and daily-needs retailers

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	36,620	154,902	446,436
 Avg. HH Income	\$100,219	\$116,610	\$110,656
 Daytime Pop	36,732	151,982	447,285
 Traffic Count	± 38,016 CPD ON VENTURA BLVD		

OFFICE SPACE
TARZANA, CA

INTERIOR PHOTOS

18400 Ventura Blvd, Tarzana, CA 91356





AVAILABLE



AERIAL MAP



COMMERCIAL
REAL ESTATE

ARMEN TCHAPANIAN

ASSOCIATE

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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.