



**COMMERCIAL
REAL ESTATE**

the sign of a profitable property



HIGH PROFILE RETAIL ON VENTURA BOULEVARD

18955-18973 Ventura Blvd., Tarzana, CA 91356



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PROPERTY FEATURES

18955-18973 Ventura Blvd., Tarzana, CA 91356







APPROX. 1,550 SF

RETAIL SPACE AVAILABLE

- ✓ Diverse tenant mix
- ✓ High ceilings
- ✓ Join strong co-tenants Peet's Coffee, Magpies Softserve, Dominos, & SAS Shoes
- ✓ Monument signage
- ✓ Shared customer parking with multiple ingress & egress points

AREA AMENITIES

- ✓ Prime Ventura Blvd
- ✓ High profile retail
- ✓ Dense residential and retail trade area
- ✓ Convenient access to the 101 Freeway
- ✓ Neighboring tenants include Whole Foods, Gelsons, HomeGoods, TJ Maxx, Ross, and Starbucks
- ✓ Providence Tarzana Medical Center and Kaiser Permanente Medical located both east and west of Topeka Plaza

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	24,979	189,575	461,812
 Avg. HH Income	\$127,318	\$124,437	\$122,994
 Daytime Pop	24,739	186,539	451,360
 Traffic Count	± 39,872 CPD ON VENTURA BLVD		



AVAILABLE



AERIAL MAP



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ARMEN TCHAPANIAN

SENIOR ASSOCIATE

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