

# 19301 Ventura Blvd

19301 Ventura, Tarzana CA 91356





Suite	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
202	2	1500	\$24.80	MG	Can Be Combined With Other Units
204	2	700	\$25.62	MG	Can Be Combined With Other Units
205	2	900	\$25.26	MG	Can Be Combined With Other Units

## THE SPACE

Location 19301 Ventura, Tarzana, CA, 91356

COUNTY Los Angeles

APN 2163-001-001

## PROPERTY FEATURES

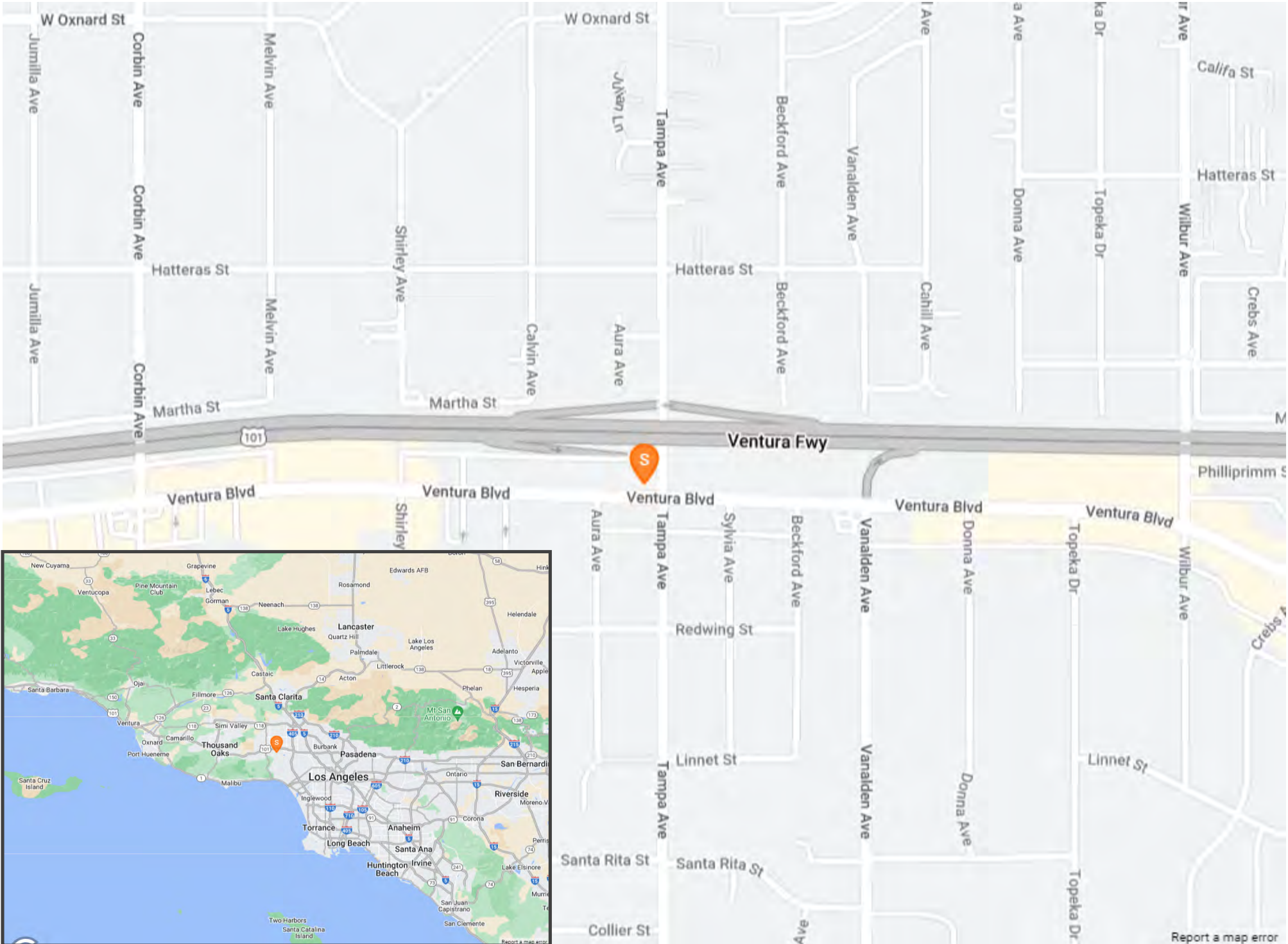
TOTAL TENANTS	8
BUILDING SF	10,185
LAND SF	7,841
LAND ACRES	0.18
YEAR BUILT	1981
ZONING TYPE	LAC2
BUILDING CLASS	C
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	20
PARKING RATIO	1.96/1000



A must to see modern upgraded office suite on the desirable corner of Ventura Blvd and Tampa Ave in the city of Tarzana, CA. Each unit has been upgraded with new flooring and lighting with Central AC. This unit is currently built out with 6 offices and a reception area. The unit can be leased out individually or combined with the other continuous spaces attached. 24 Hours accessible to the building. Parking is an additional \$150 per month. Landlord is responsible for water. Showings by Appointment Only. Close to nice restaurants, shopping, and easy access to all major freeways (101, 405) Neighborhoods: Woodland Hills, Calabasas, Encino, Reseda.

## HIGHLIGHTS

- 3 - 5 Year Terms
- \$150 Per Parking Space





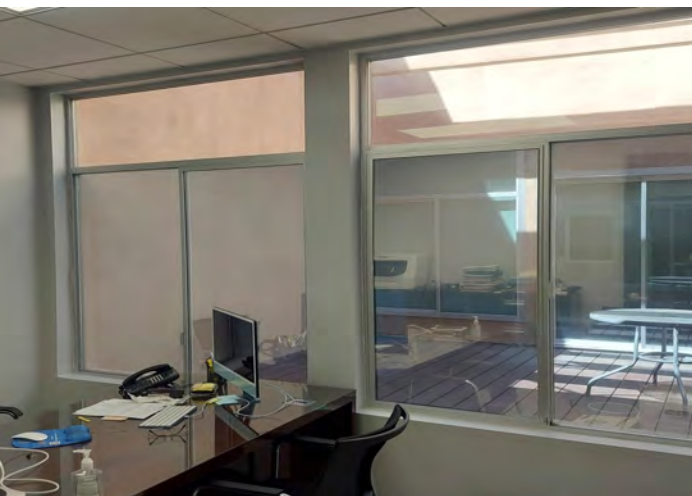
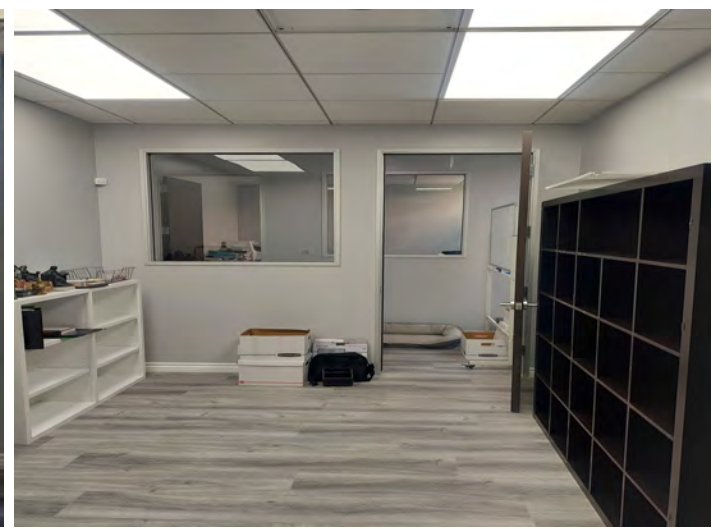
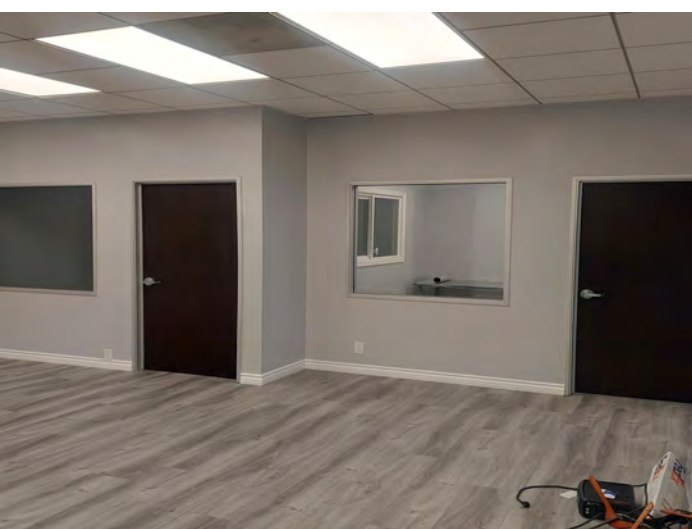


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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,363	173,167	392,484
2010 Population	17,192	185,941	416,142
2021 Population	17,340	194,894	433,871
2026 Population	17,304	199,587	443,659
2021 African American	853	8,277	18,582
2021 American Indian	66	895	2,235
2021 Asian	1,488	23,779	56,068
2021 Hispanic	3,560	68,553	163,606
2021 Other Race	1,618	31,420	73,890
2021 White	12,106	118,234	256,862
2021 Multiracial	1,173	12,044	25,636
2021-2026: Population: Growth Rate	-0.20 %	2.40 %	2.25 %

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	626	6,270	12,251
\$15,000-\$24,999	233	4,292	9,236
\$25,000-\$34,999	475	4,730	10,160
\$35,000-\$49,999	511	6,452	13,842
\$50,000-\$74,999	1,131	11,673	24,009
\$75,000-\$99,999	859	8,741	18,559
\$100,000-\$149,999	1,086	13,049	28,297
\$150,000-\$199,999	630	6,889	14,804
\$200,000 or greater	1,055	8,660	20,204
Median HH Income	\$82,935	\$79,494	\$81,889
Average HH Income	\$124,515	\$111,962	\$115,314

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,526	66,941	146,731
2010 Total Households	6,562	67,758	146,364
2021 Total Households	6,605	70,756	151,362
2026 Total Households	6,575	72,372	154,647
2021 Average Household Size	2.60	2.73	2.84
2000 Owner Occupied Housing	3,553	34,182	76,849
2000 Renter Occupied Housing	2,740	30,568	64,957
2021 Owner Occupied Housing	3,436	34,983	77,339
2021 Renter Occupied Housing	3,169	35,772	74,023
2021 Vacant Housing	438	6,954	12,802
2021 Total Housing	7,043	77,710	164,164
2026 Owner Occupied Housing	3,411	35,072	77,679
2026 Renter Occupied Housing	3,164	37,300	76,968
2026 Vacant Housing	483	7,089	13,333
2026 Total Housing	7,058	79,461	167,980
2021-2026: Households: Growth Rate	-0.45 %	2.25 %	2.15 %



2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	1,177	14,684	32,724
2021 Population Age 35-39	1,213	15,041	32,226
2021 Population Age 40-44	1,141	13,232	28,609
2021 Population Age 45-49	1,152	12,909	28,121
2021 Population Age 50-54	1,191	12,713	28,192
2021 Population Age 55-59	1,263	12,598	27,864
2021 Population Age 60-64	1,127	11,477	25,755
2021 Population Age 65-69	1,015	9,883	21,879
2021 Population Age 70-74	869	8,492	18,298
2021 Population Age 75-79	538	5,723	12,295
2021 Population Age 80-84	360	3,958	8,508
2021 Population Age 85+	485	4,944	10,104
2021 Population Age 18+	14,024	155,593	343,026
2021 Median Age	42	40	39

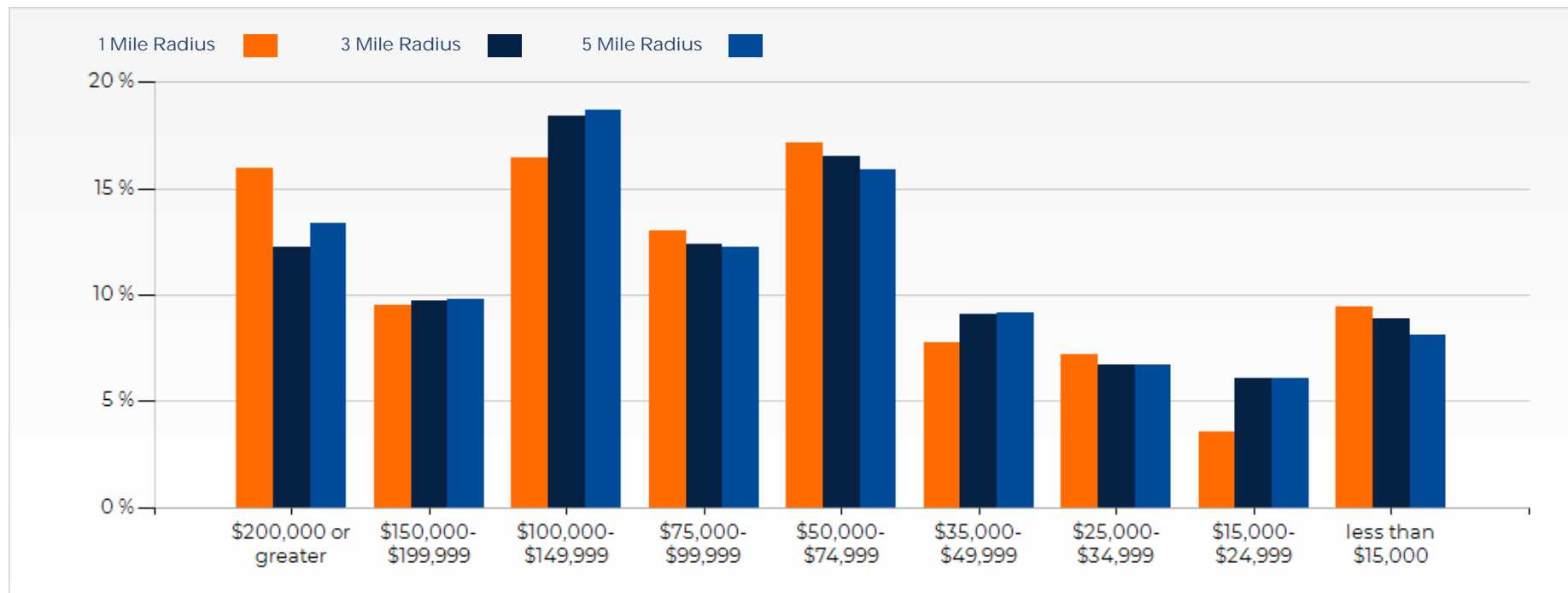
2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$76,788	\$76,874	\$75,813
Average Household Income 25-34	\$93,016	\$93,152	\$93,761
Median Household Income 35-44	\$92,491	\$91,077	\$93,060
Average Household Income 35-44	\$136,519	\$121,330	\$123,609
Median Household Income 45-54	\$112,054	\$104,475	\$106,353
Average Household Income 45-54	\$165,058	\$139,933	\$141,915
Median Household Income 55-64	\$101,612	\$92,371	\$98,117
Average Household Income 55-64	\$152,385	\$131,857	\$136,702
Median Household Income 65-74	\$77,998	\$69,308	\$74,943
Average Household Income 65-74	\$105,452	\$100,806	\$107,740
Average Household Income 75+	\$74,281	\$70,186	\$74,453

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,177	14,527	32,887
2026 Population Age 35-39	1,231	14,984	33,437
2026 Population Age 40-44	1,263	14,936	32,259
2026 Population Age 45-49	1,170	13,139	28,393
2026 Population Age 50-54	1,128	12,637	27,618
2026 Population Age 55-59	1,172	12,449	27,550
2026 Population Age 60-64	1,138	11,623	25,855
2026 Population Age 65-69	1,019	10,433	23,415
2026 Population Age 70-74	877	8,955	19,735
2026 Population Age 75-79	713	7,413	15,780
2026 Population Age 80-84	429	4,656	9,937
2026 Population Age 85+	465	5,157	10,539
2026 Population Age 18+	14,175	160,986	354,838
2026 Median Age	43	41	40

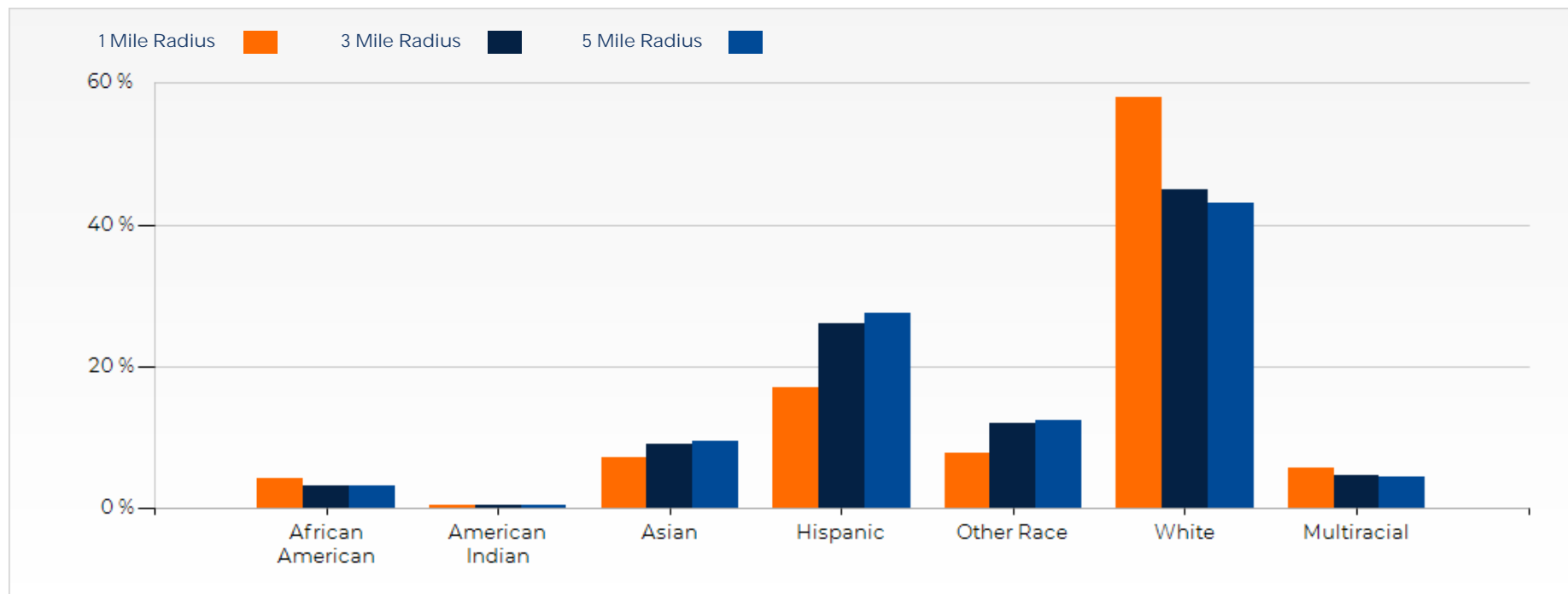
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$84,953	\$87,075	\$85,933
Average Household Income 25-34	\$104,903	\$108,088	\$108,354
Median Household Income 35-44	\$114,383	\$105,561	\$107,045
Average Household Income 35-44	\$163,630	\$143,380	\$144,949
Median Household Income 45-54	\$127,844	\$116,751	\$117,340
Average Household Income 45-54	\$187,440	\$159,393	\$160,153
Median Household Income 55-64	\$115,645	\$106,646	\$109,476
Average Household Income 55-64	\$172,237	\$149,932	\$154,101
Median Household Income 65-74	\$86,717	\$78,382	\$84,670
Average Household Income 65-74	\$123,385	\$116,466	\$124,438
Average Household Income 75+	\$85,621	\$82,469	\$88,548



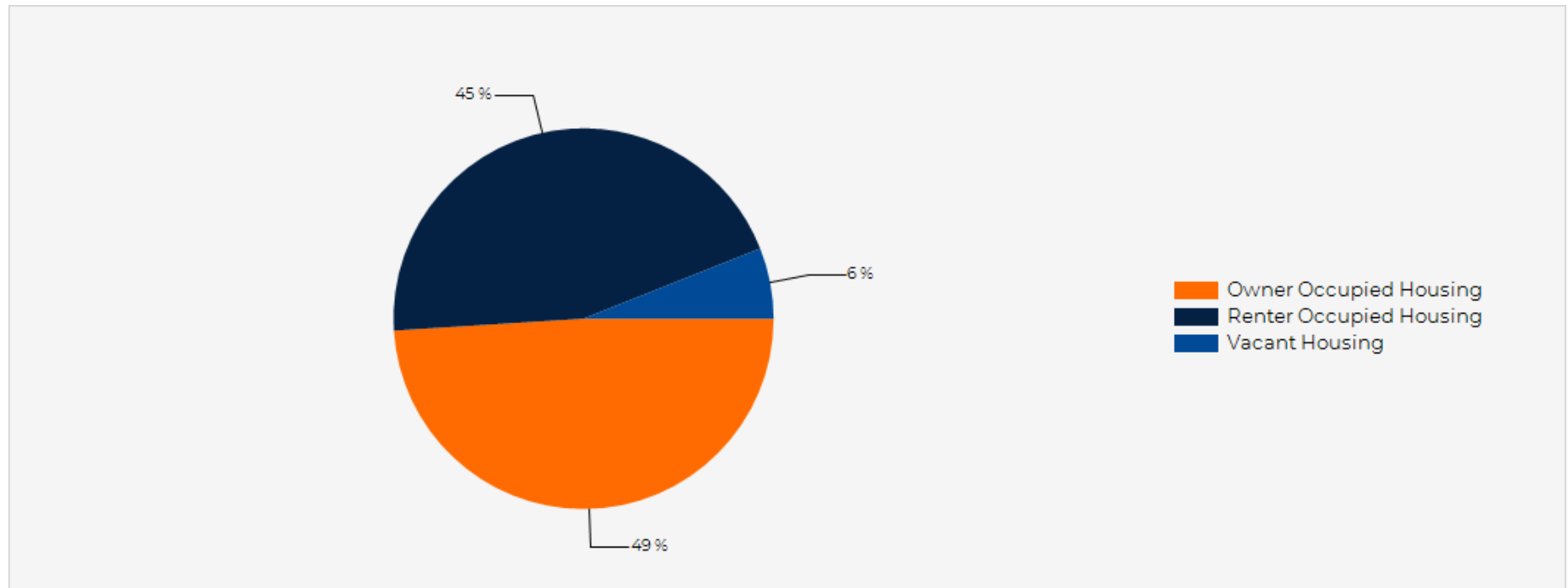
## 2021 Household Income



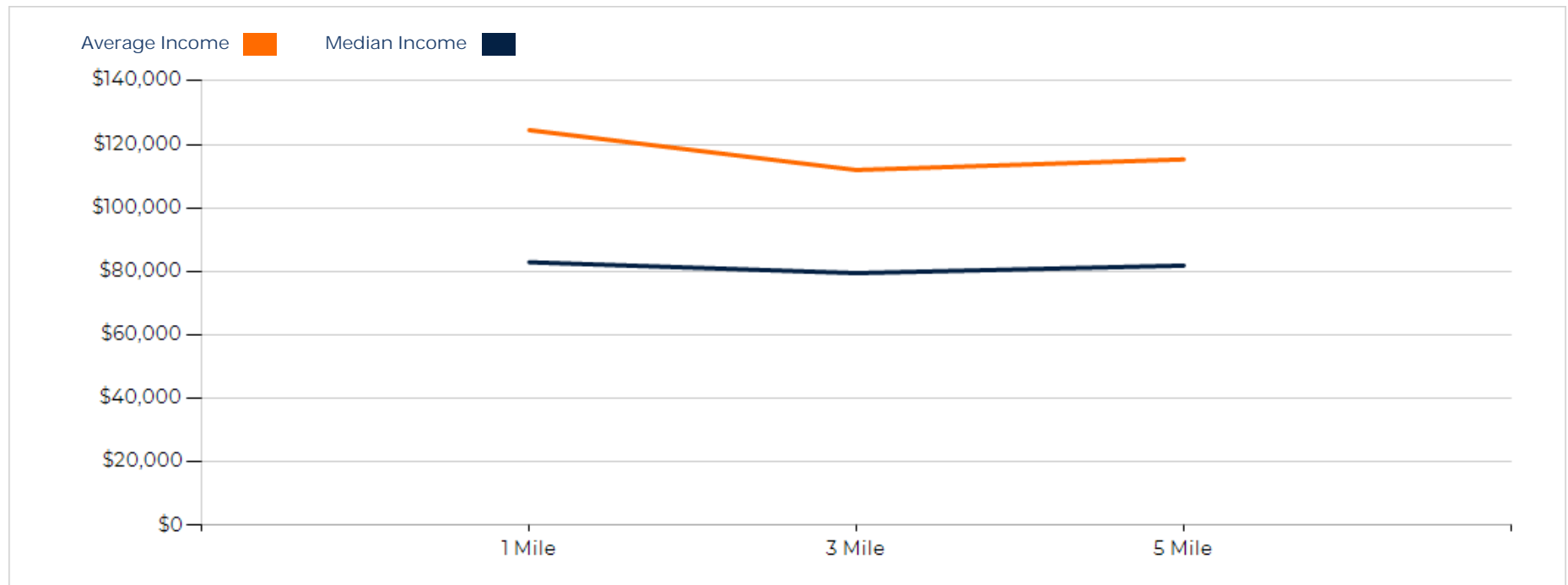
## 2021 Population by Race



## 2021 Household Occupancy - 1 Mile Radius



## 2021 Household Income Average and Median





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Exclusively Marketed by:

**Talia G. Urriola**

Realtor  
(818) 915 -1001  
talialrealtor@gmail.com  
Lic: 02106866



**William White**

Operations Manager  
(209) 401-7668  
willwhite@peakcommercial.com  
Lic: 01985275

