

**Available For Sale or Lease**  
**Prominent Freestanding Building**  
 Ventura Blvd. Tarzana, CA

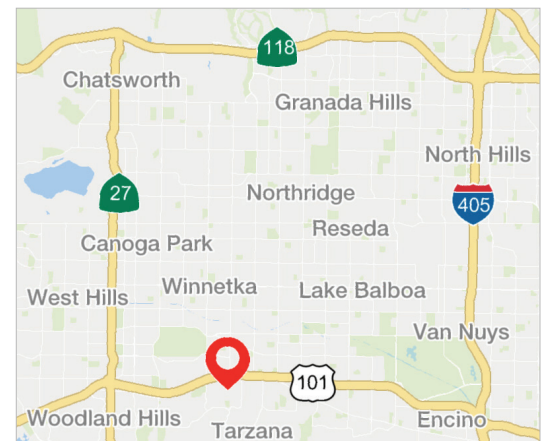


## 19436 Ventura Blvd.

Tarzana, CA

### Property Highlights:

- Approximately 5,700 SF of Building / 26,267 SF of Land
- Existing Chase Bank Branch
- Suitable for Retail, Medical, or Office
- 5/1,000 Parking Ratio
- Prominent Building and Pylon Signage
- Available August 2018
- Purchase Price - \$6 Million
- Lease Rate - Contact Broker



### Demographics

	1 Mile	2 Mile	3 Mile
<b>Total Population</b>	12,233	83,666	202,916
<b>Average HH Income</b>	\$132,699	\$104,926	\$98,275
<b>No. of Employees</b>	7,915	31,608	90,493

### Traffic Count

<b>Ventura Blvd.</b>	50,000 CPD
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### For More Information:

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#### Chris Jackson

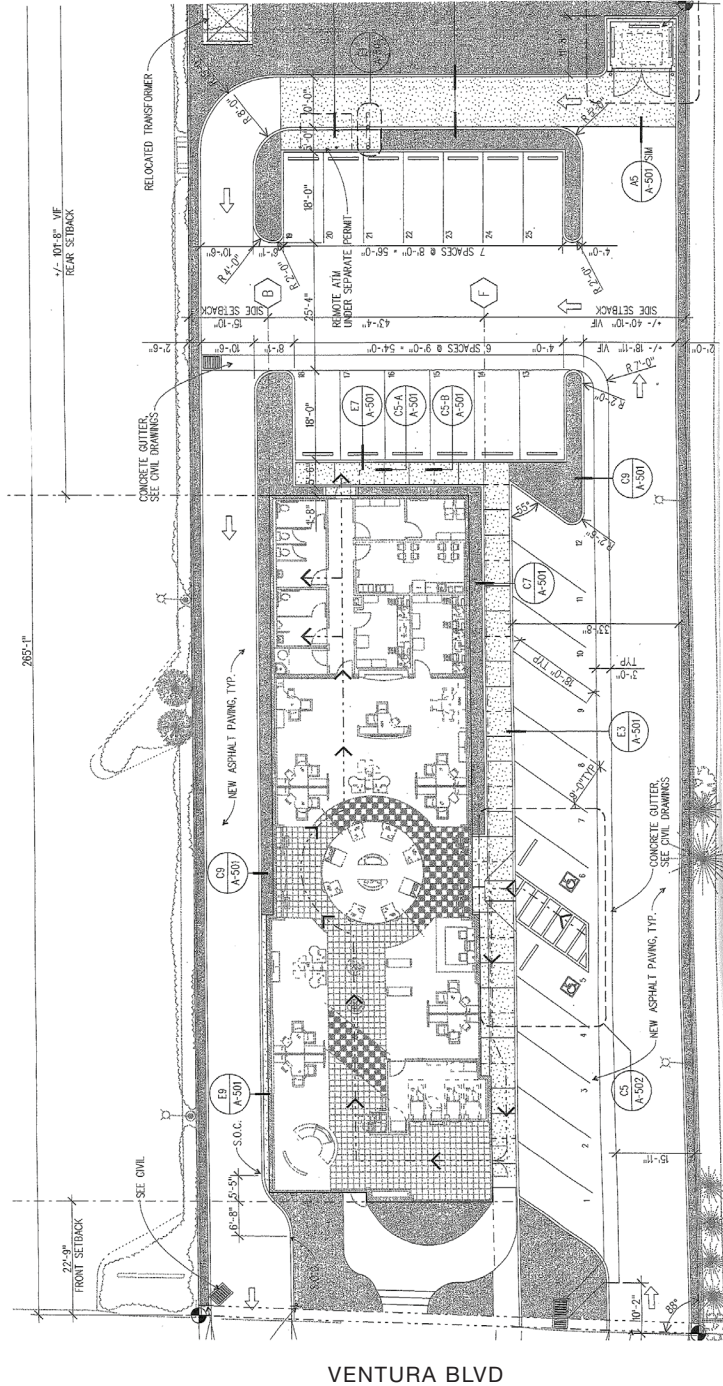
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## Site Plan



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