



19436 VENTURA BLVD

TARZANA | CALIFORNIA | 91356

NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPERTY SUMMARY	3
PROPERTY HIGHLIGHTS	4
PHOTOS — INTERIOR	5
PHOTOS — EXTERIOR	6
SITE & FLOOR PLANS	8
LOCATION MAP	9
RETAILER MAP	10
REGIONAL MAP	11
AERIAL MAPS	12
INGRESS & EGRESS	14
AREA OVERVIEW	15
DEMOGRAPHICS	16

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AVAILABLE FOR LEASE is a freestanding single-tenant commercial building offering approximately 5,700 square feet of space on a $\pm 26,572$ square foot lot along the highly coveted Ventura Boulevard corridor in Tarzana, California. Built in 2003, the building features **a dedicated drive-thru lane**, ample on-site parking, and excellent ingress and egress — providing the operational infrastructure essential for today's retail and food-service operators.

The property offers outstanding visibility and signage opportunity, highlighted by a large monument sign along one of the San Fernando Valley's busiest and most recognized thoroughfares. Its prime location just off the US-101 Freeway ensures exceptional accessibility and exposure to a high volume of daily vehicular traffic, placing your business directly in front of a dense, affluent, and established consumer base.

This is a turnkey opportunity for tenants seeking a highly visible, freestanding presence with drive-thru capability in one of Los Angeles' most dynamic and sought-after retail submarkets.

Location

Located in the heart of Tarzana, California, 19436 Ventura Boulevard sits along one of the most iconic and heavily trafficked retail corridors in the entire San Fernando Valley. Ventura Boulevard serves as the primary commercial spine of the Valley, stretching across multiple communities and generating exceptional daily traffic counts, strong consumer spending, and a consistent, loyal customer base. The property benefits from outstanding frontage and visibility along this premier boulevard, positioning any tenant for immediate brand recognition and maximum consumer exposure.

The site enjoys immediate proximity to the US-101 Freeway, one of Southern California's most heavily utilized freeways, providing seamless regional accessibility for both customers and employees traveling from across the greater Los Angeles area. The surrounding trade area is anchored by a well-established mix of national retailers, prominent restaurants, financial institutions, medical and professional services, and daily needs providers — creating a strong ecosystem of complementary businesses that drive consistent foot and vehicular traffic throughout the day.

Tarzana is one of the San Fernando Valley's most desirable and affluent communities, characterized by strong household incomes, a dense residential population, and a sophisticated consumer demographic. The immediate area benefits from excellent daytime population density driven by the surrounding mix of commercial, medical, and professional office uses, further expanding the available customer base throughout all dayparts. With its combination of freeway proximity, Ventura Boulevard frontage, and a thriving surrounding retail environment, this location offers tenants a rare opportunity to establish or expand their presence in one of the most sought-after and enduring commercial corridors in LA County.



Address

19436 Ventura Blvd,
Tarzana, CA 91356



Building Size

$\pm 5,700$ Square Feet



Lot Size

$\pm 26,572$ Square Feet



Parking On-Site

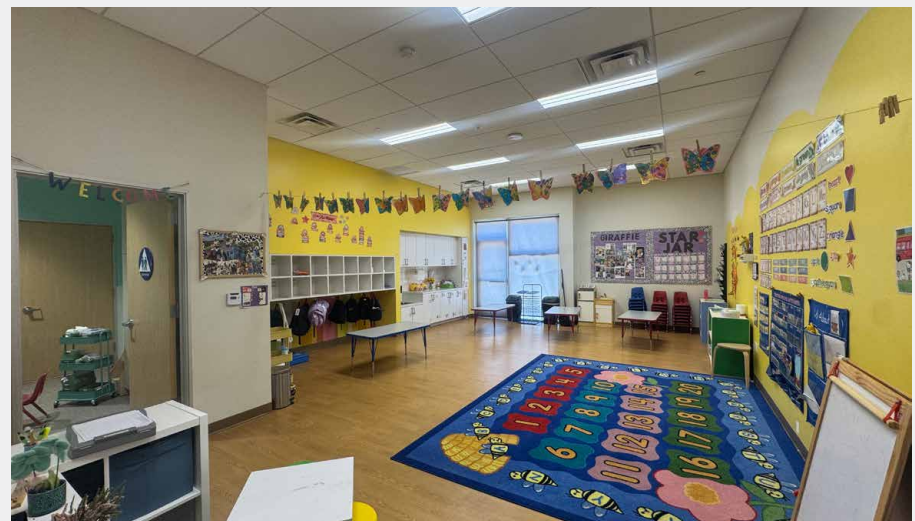
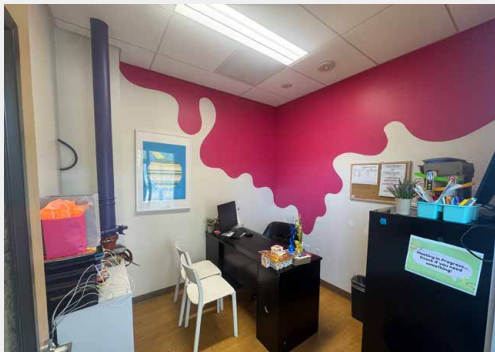
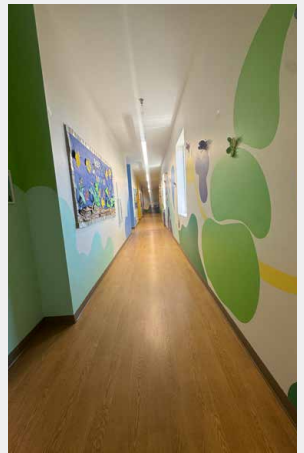
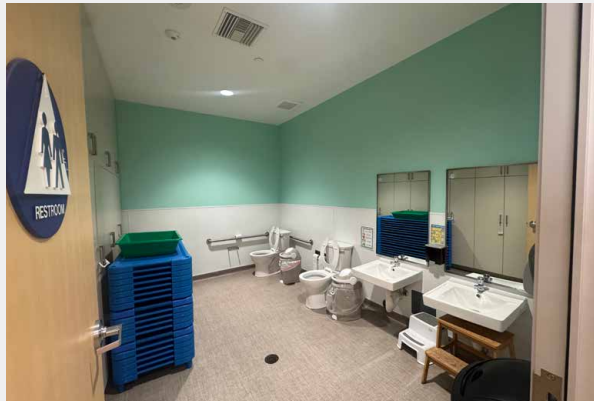


Year Built

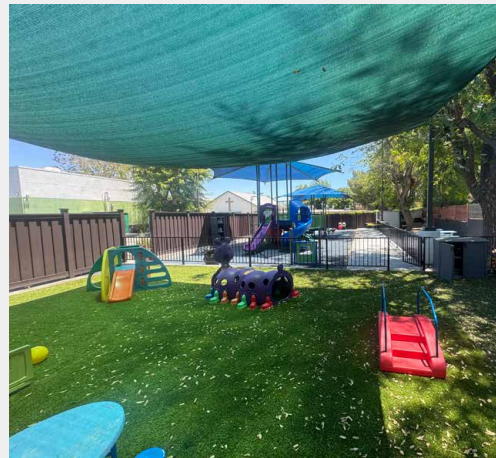
2003



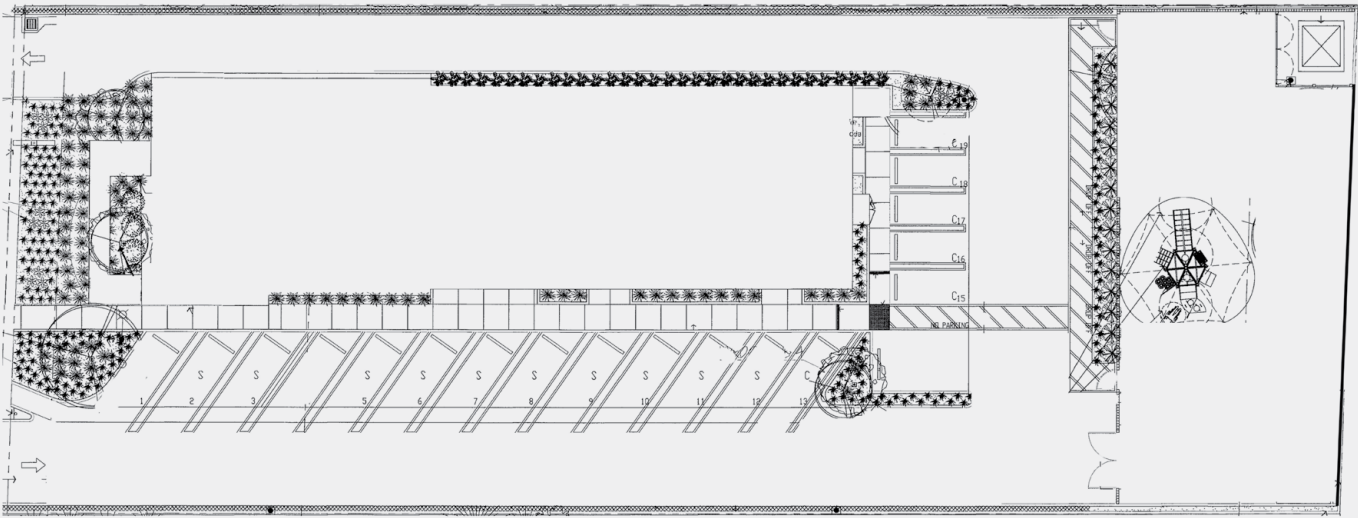
- ✓ Freestanding Single-Tenant Building
- ✓ Dedicated Drive-Thru Lane
- ✓ ±5,700 SF Building / ±26,572 SF Lot
- ✓ Ample On-Site Parking
- ✓ Built 2003 — Modern Construction
- ✓ Large Monument Signage on Prominent Ventura Blvd
- ✓ Premier Ventura Boulevard Frontage
- ✓ Proximate to Us-101 Freeway
- ✓ Outstanding Visibility & Exposure
- ✓ Tarzana — Affluent San Fernando Valley Submarket
- ✓ Strong Daytime & Residential Density
- ✓ Ideal For Retail or Food-Service Use
- ✓ Strong Demographics
- ✓ High Traffic Counts & Strong Walk Score



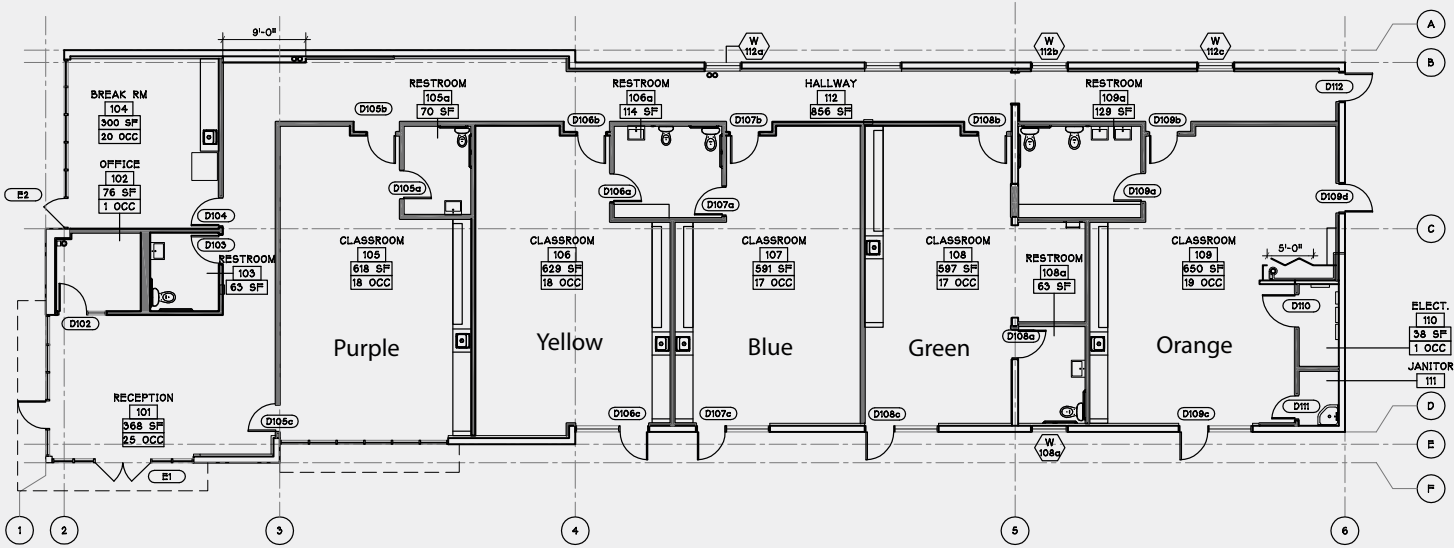




Site Plan

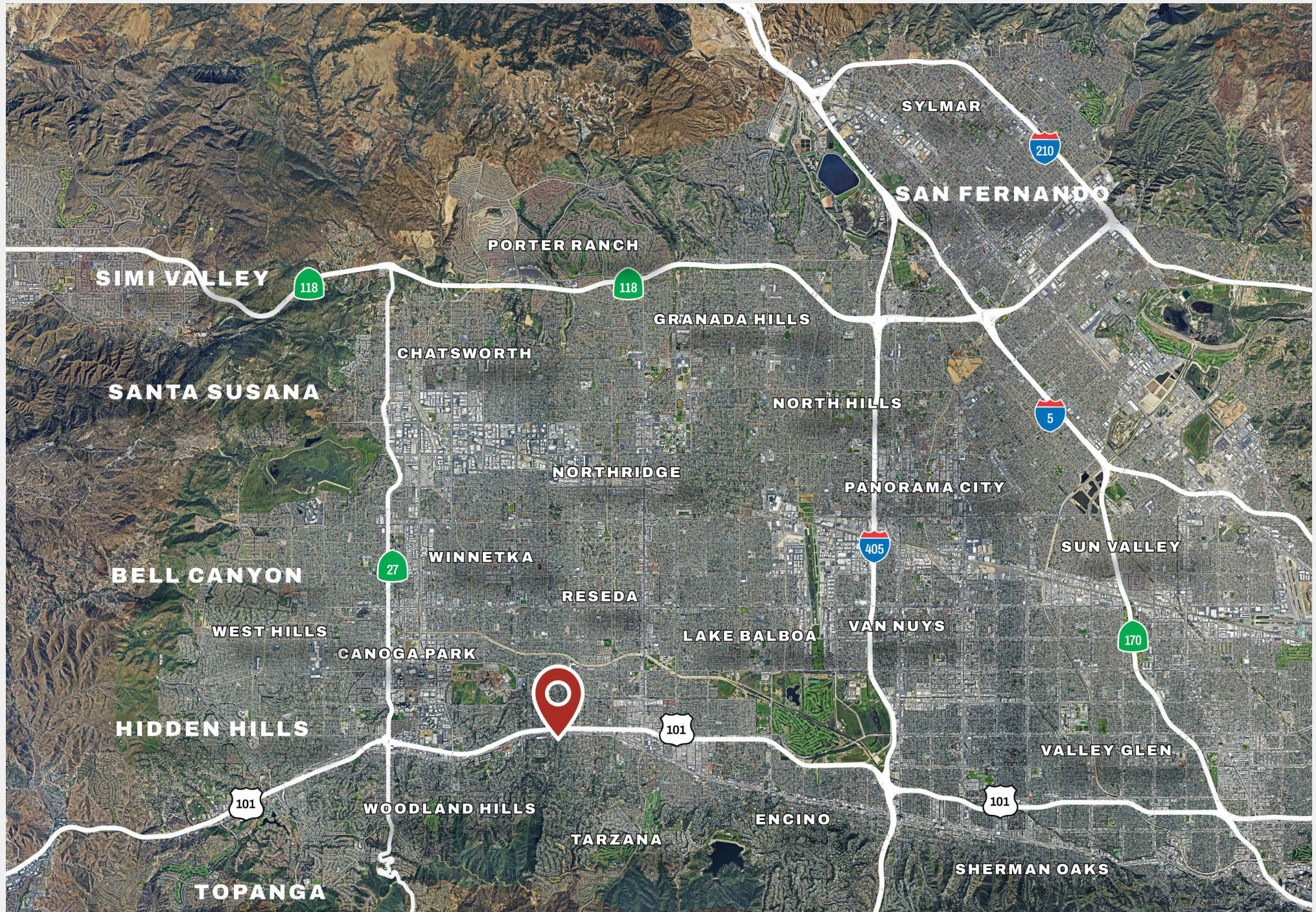


Floor Plan



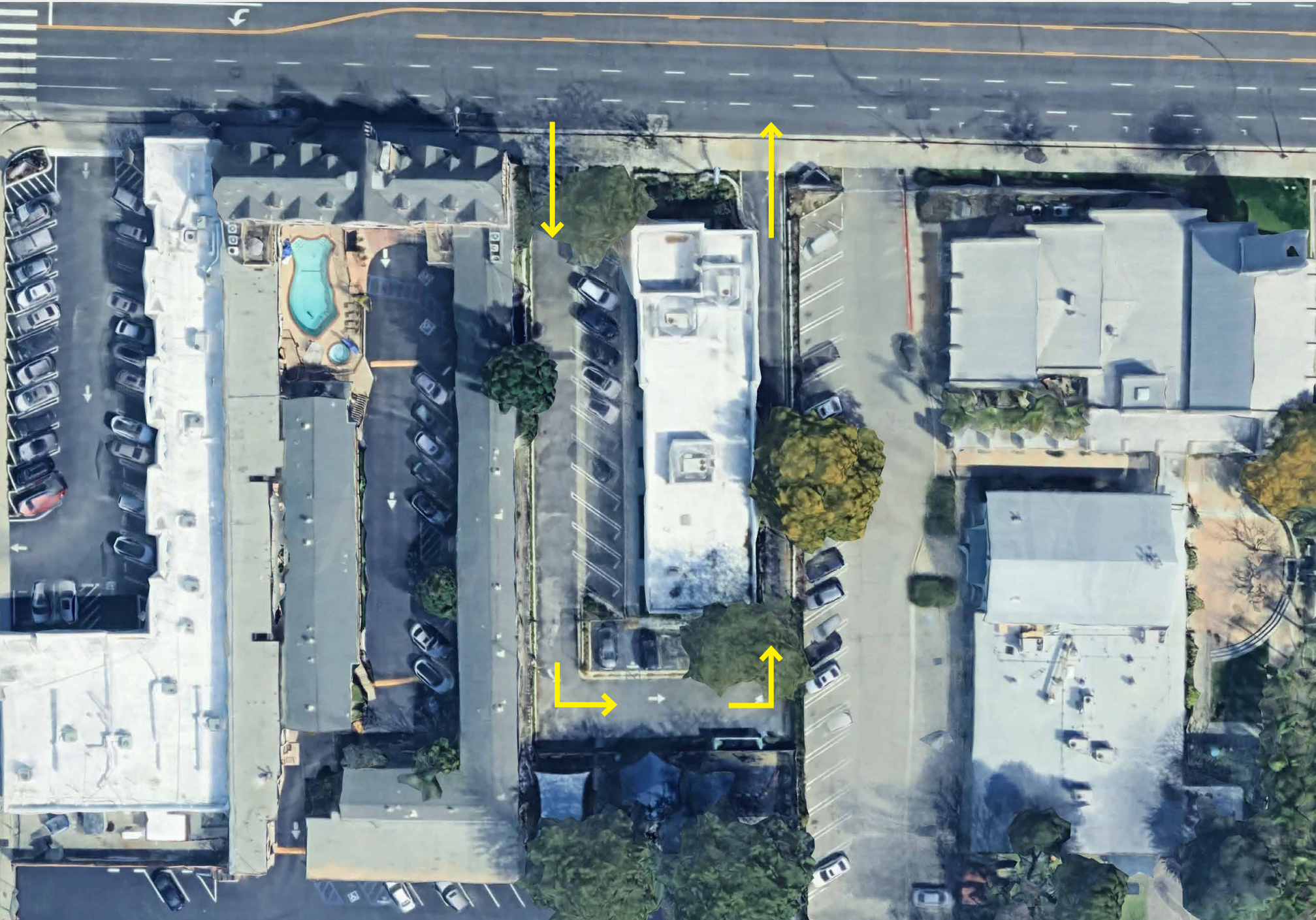










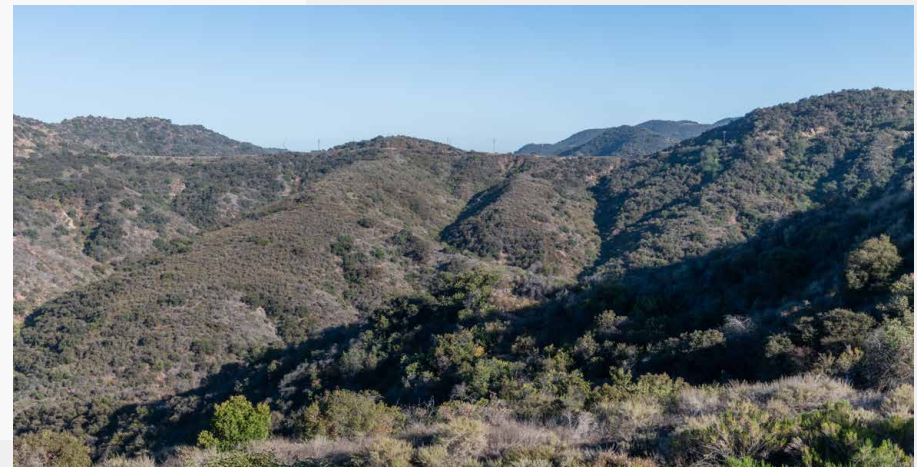


Tarzana, CA

Named after one of literature's most iconic heroes, Tarzana is a vibrant neighborhood nestled in the southwest portion of Los Angeles' San Fernando Valley. It sits on land once owned by author Edgar Rice Burroughs, who drew inspiration for his legendary character Tarzan right here.

Spanning approximately 9 square miles, Tarzana is bordered by Topanga State Park to the south, Encino to the east, Reseda to the north, and Woodland Hills to the west, offering residents easy access to both nature and the city.

Home to around 40,000 residents, Tarzana blends quiet suburban living with a lively commercial scene. At its heart is Safari Walk, a themed business improvement district along Ventura Boulevard celebrating the neighborhood's wild namesake. Established in 1998, the district features a diverse mix of retail shops, restaurants, offices, and service centers that keep the community thriving.



Population	1 Mile	3 Miles	5 Miles
Total Population (2025)	11,694	202,892	434,184
Median Age	44.7	40.4	40.2
Median Age (Female)	45.3	41.2	41.1
Median Age (Male)	44.0	39.7	39.4

Household & Income	1 Mile	3 Miles	5 Miles
Total Households	4,175	76,294	156,648
Avg. Household Size	2.8	2.6	2.7
Avg. Household Income	\$202,990	\$138,788	\$148,246
Median Home Value	\$1.25 M	\$979,373	\$988,444

Education & Attainment	1 Mile	3 Miles	5 Miles
Adults Age 25+	8,650	149,360	315,008
Some College	1,497	26,308	56,214
Bachelor's Degree Only	2,978	40,038	80,553
Graduate Degree	1,941	23,990	48,268

Daytime Population	1 Mile	3 Miles	5 Miles
Total Businesses	1,977	16,442	35,591
Total Employees	9,292	105,932	235,046
Company Headquarters	40	400	927
Daytime Pop. Age 16+	13,113	167,869	367,591



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