

FOR LEASE



**PRIME END-CAP IN TARZANA CAPRI WEST SHOPPING CENTER**

*South Side of Ventura Boulevard, East of Corbin – Tarzana*

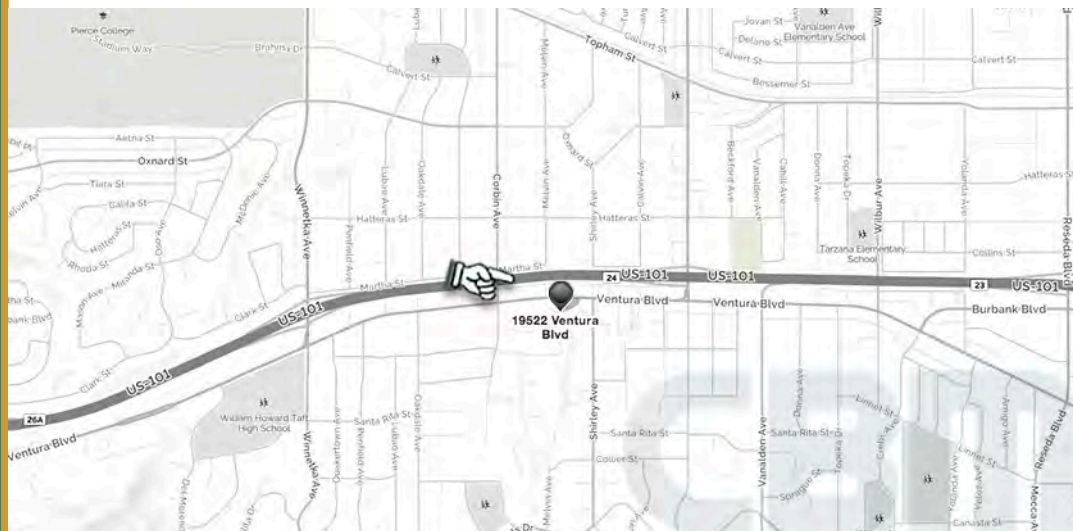
**FEATURES...**

- ± 3,056 sq ft end-cap on high-traffic Ventura Boulevard
- Unit includes patio space
- Excellent curb appeal
- Ample parking
- Multiple signage options including eye-brow + pole signs
- Very busy shopping center with diverse co-tenants, including Zanko Chicken and UPS
- Seeking restaurant, bank, personal trainer, medical, or retail

**AREA AMENITIES...**

- Highly visible center on Ventura Boulevard
- Heavy car and foot traffic: 40,000 CPD
- Dense demographics:  
1-mile average HH income: \$137,000  
1-mile population: 11,500 people  
3-mile population: 201,000 people

**19522 VENTURA BOULEVARD  
TARZANA, CA 91436**

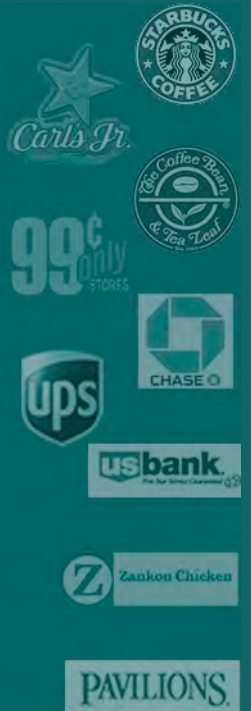


**CONTACT...**

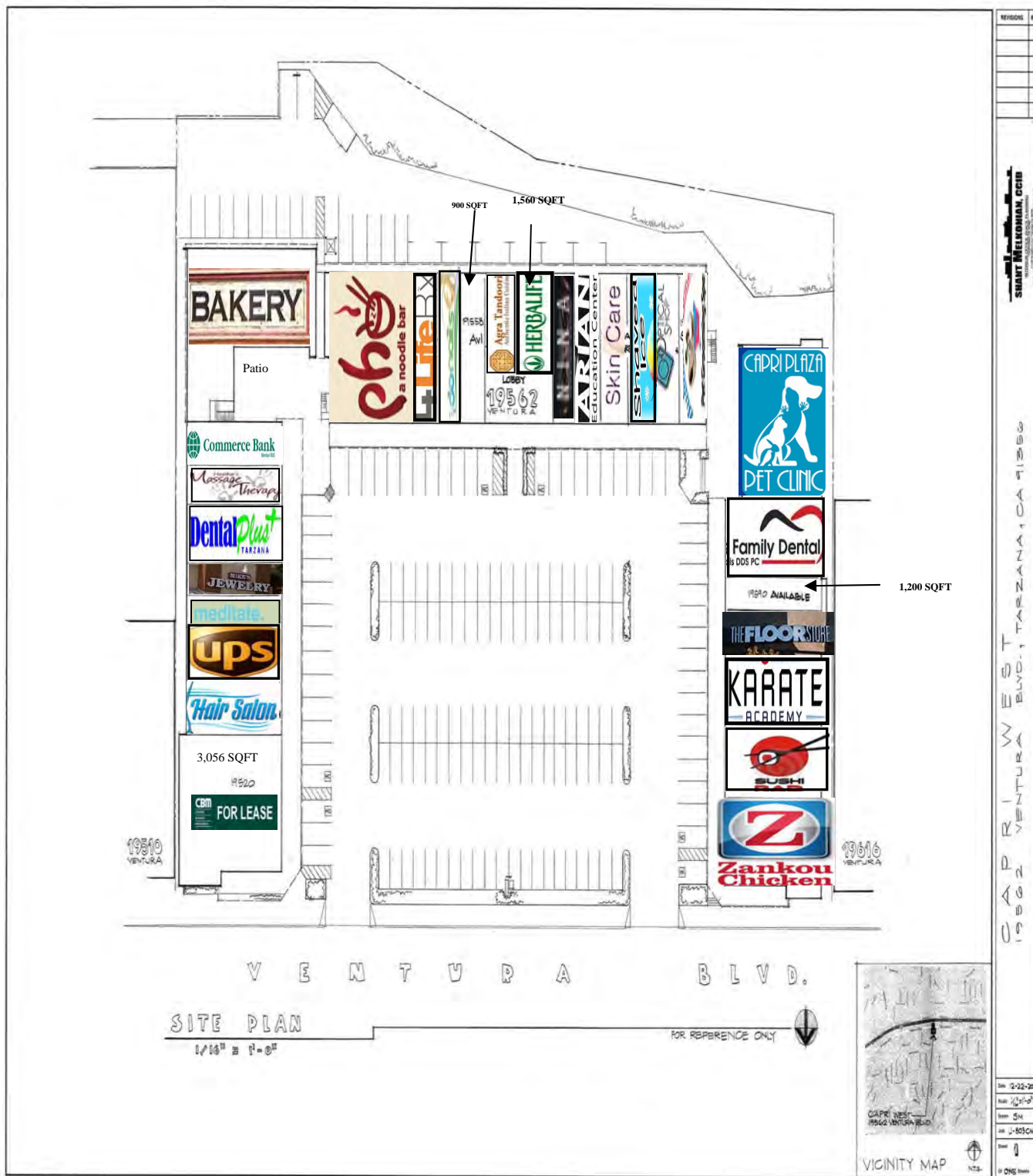
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**MORE INFO...**  
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# Parking Plan





# Aerial Photo

## CAPRI WEST

TARZANA | LOS ANGELES COUNTY | CA

SHERMAN OAKS | BEL AIR | BRENTWOOD

ENCINO

AVG. INCOME: \$121,232

15 homes with an average price of **\$1,316,000** have sold in the past year within a 1 mile radius.

### CAPRI WEST

TARZANA

US 101 (262,000 CPD)

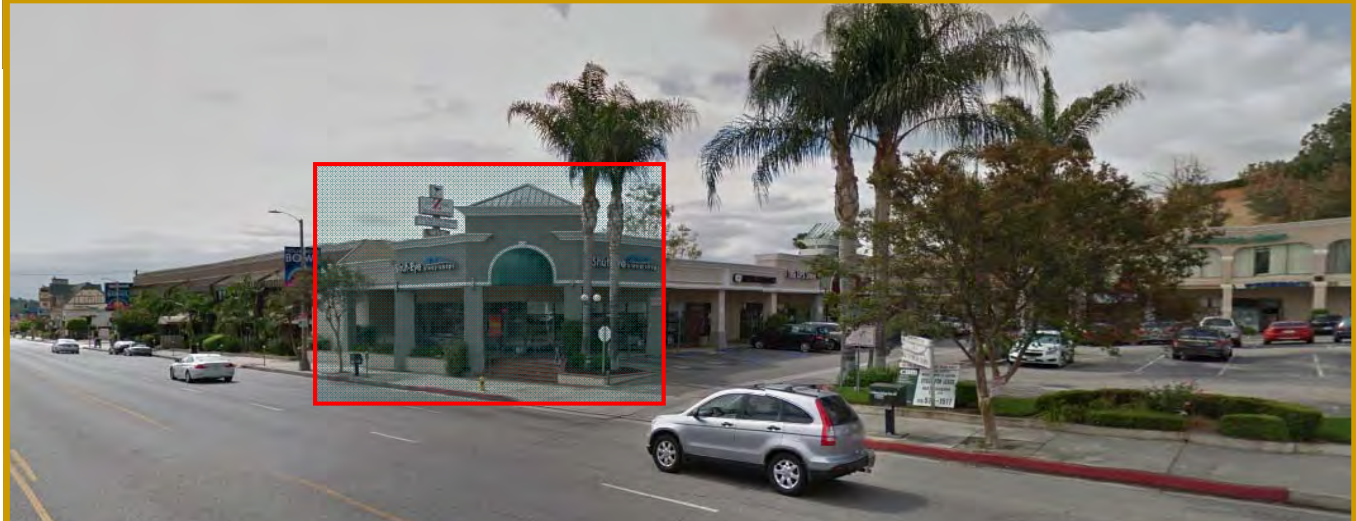
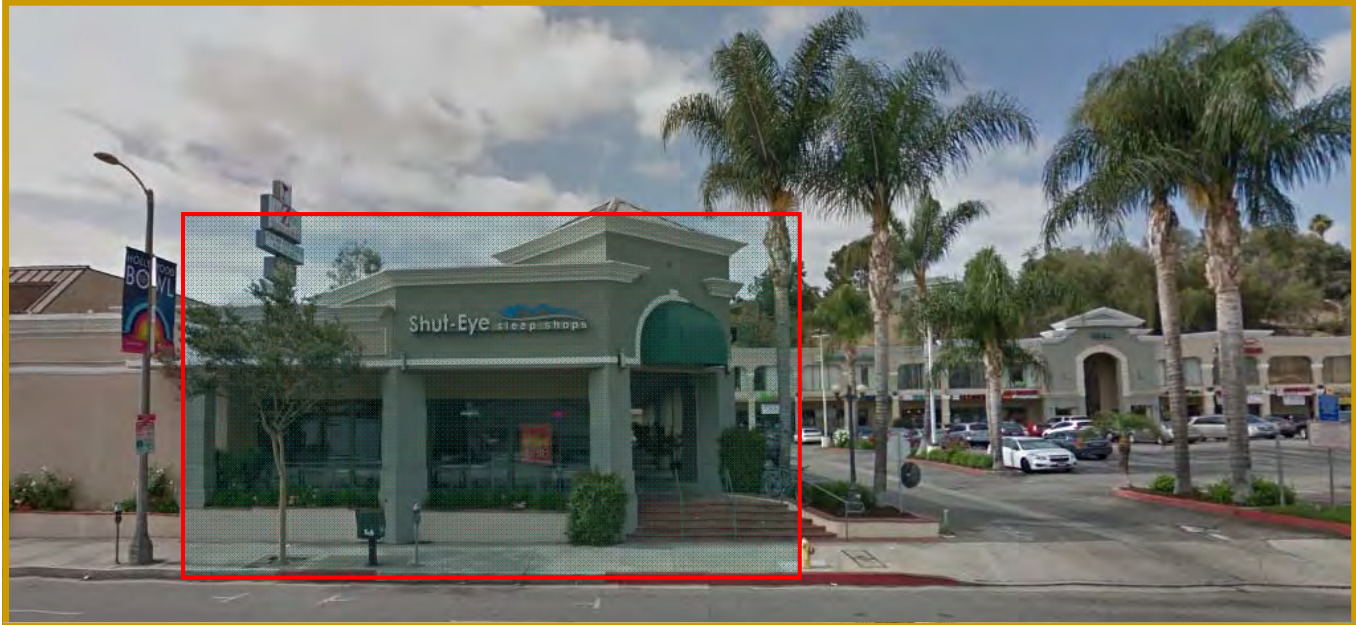
VENTURA BLVD (40,000 CPD)

us bank | UPS | Starbucks | Jersey Mike's | Pavilions | 99¢ Only | The Home Depot

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# Additional Photo





# Demographics

## Demographic Snapshot Comparison Report for My Site, 19562 Ventura Blvd, Tarzana, CA, 91356:

	1 mile(s)	3 mile(s)	5 mile(s)
<b>Population: 2015B</b>			
Total Population	11,313	201,285	429,080
Female Population	50.39%	50.69%	50.60%
Male Population	49.61%	49.31%	49.40%
Population Density	3,600	7,118	5,462
Population Median Age	45.2	38.2	38.3
Employed Civilian Population 16+	5,347	95,328	200,294
% White Collar	76.1%	64.4%	65.2%
% Blue Collar	23.9%	35.6%	34.8%
Total Employees	7,543	91,515	189,395
Total Establishments*	1,436	12,167	25,344
Population Growth 2000-2010	4.56%	7.69%	5.89%
Population Growth 2015B-2020	1.66%	2.40%	2.16%
<b>Income: 2015B</b>			
Average Household Income	\$137,128	\$91,782	\$96,839
Median Household Income	\$90,997	\$59,925	\$63,471
Per Capita Income	\$49,111	\$34,095	\$34,487
Avg Income Growth 2000-2010	25.59%	34.02%	34.19%
Avg Income Growth 2015B-2020	16.19%	16.71%	16.32%
<b>Households: 2015B</b>			
Households	4,043	74,453	152,122
Average Household Size	2.74	2.68	2.79
Hhld Growth 2000-2010	3.24%	5.14%	3.24%
Hhld Growth 2015B-2020	2.19%	2.69%	2.48%
<b>Housing Units: 2015B</b>			
Occupied Units	4,043	74,453	152,122
% Occupied Units	98.61%	96.62%	97.23%
% Vacant Housing Units	1.39%	3.38%	2.77%
Owner Occ Housing Growth 2000-2010	1.58%	5.12%	2.18%
Owner Occ Housing Growth 2000-2020	6.20%	5.80%	4.08%
Owner Occ Housing Growth 2015B-2020	1.85%	0.85%	1.31%
Occ Housing Growth 2000-2010	3.24%	5.14%	3.24%
Occ Housing Growth 2010-2020	6.56%	8.48%	7.69%
Occ Housing Growth 2015B-2020	2.19%	2.69%	2.48%
<b>Race and Ethnicity: 2015B</b>			
% American Indian or Alaska Native Population	0.23%	0.49%	0.52%
% Asian Population	6.74%	11.47%	11.95%
% Black Population	3.29%	4.35%	4.34%
% Hawaiian or Pacific Islander Population	0.11%	0.12%	0.13%
% Multirace Population	5.85%	5.89%	5.64%
% Other Race Population	4.91%	16.04%	16.47%
% White Population	78.88%	61.64%	60.94%
% Hispanic Population	12.31%	35.24%	36.81%
% Non Hispanic Population	87.69%	64.76%	63.19%