

FOR SALE



OFFICE-MEDICAL

19634 Ventura Blvd
Tarzana, CA 91356

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1. that you will hold and treat the Investment Package and its contents in the strictest of confidence;
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3. that you will not disclose the Investment Package or any of its contents to any other entity without the prior written consent of the Owner or the Broker; and
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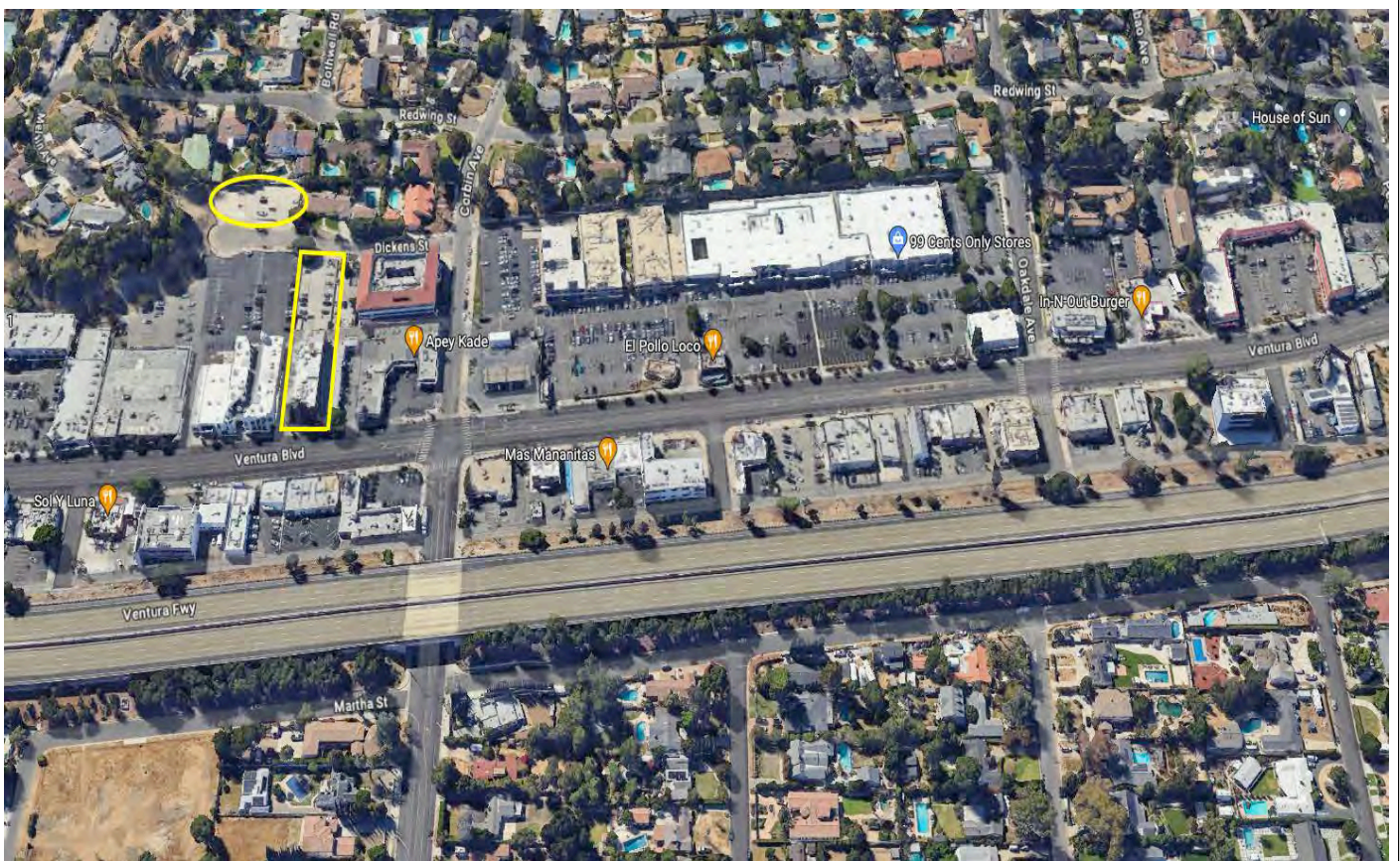
PROPERTY DETAILS

Exclusive Investment Opportunity: 19634 Ventura Blvd, Tarzana, We are delighted to present the opportunity to acquire 19634 Ventura Blvd., a ±34,783 square foot (per ZIMAS) office building located in the highly desirable city of Tarzana, within the San Fernando Valley. This well-maintained property on Ventura Boulevard offers a rare combination of prime location, strong cash flow, and significant upside potential.



LOCATION ADVANTAGES

Proximity to Key Districts: within walking distance to Shops, Restaurants, Financial and Market. Tarzana, located in the San Fernando Valley, is a vibrant and growing community known for its business-friendly environment, excellent amenities, and high quality of life. The area continues to attract a diverse range of businesses and professionals, ensuring a robust demand for office space.



PROPERTY DETAILS

PRICE: \$11,000,000

BUILDING SIZE

Building Size: ±34,783 square feet.
Building-Lot Size: ±10,131.40 square feet
APN: 2164-01-4020 19634 Ventura Blvd.
Zoned C2-1 VLD

PARKING LOT SIZE

Parking Lot Size: ±10,286 square feet
APN: 2164-01-4020
Zoned P-1VLD

RESIDENTIAL LOT SIZE

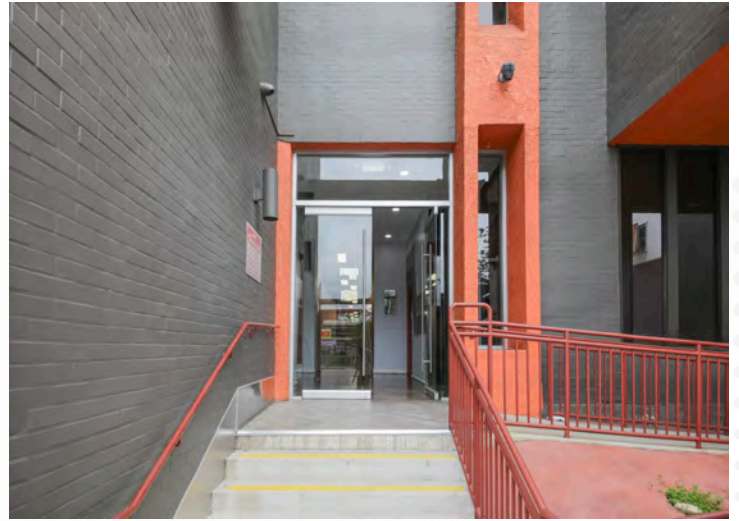
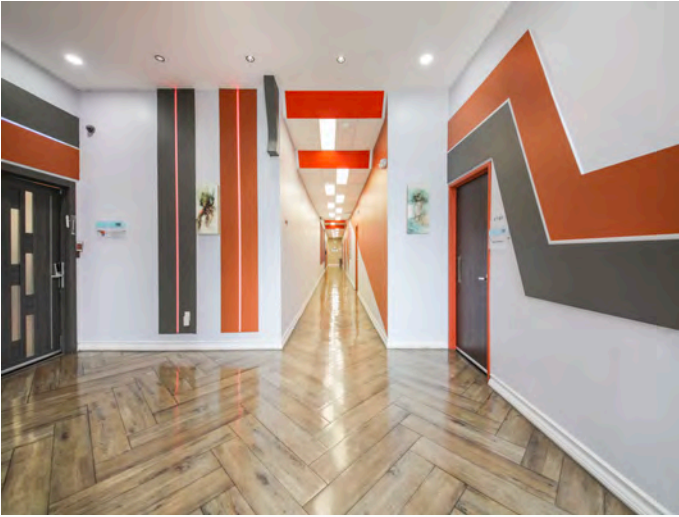
Residential Lot Size: ±22,786.10 square feet
APN: 2164-01-5004
Zoned RA-1



BUILDING SIZE

The existing building on the property spans **34,783 square feet**, offering potential owner-users an opportunity to create a unique space tailored to their needs.

PROPERTY PHOTOS



PROPERTY ARIAL MAP





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