

# 19500 VENTURA



## MEDICAL OFFICE REIMAGINED



## JUST LEASED 24,000 SF

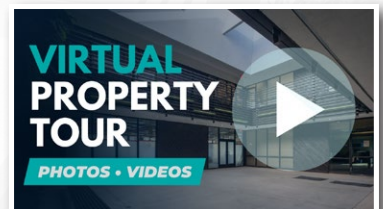
**Surgery Center, Multi-Specialty, Urgent Care, Pharmacy**

HIGH END MEDICAL SUITES

SURGERY CENTER

URGENT CARE

# AVAILABLE FOR LEASE





## THE 19500 VISION

A transformative project in Tarzana to bring inspiration to the health industry.

Create a better patient experience with an open air atrium designed with stylish and creative finishes.

- Rate: \$3.90 NNN

### AVAILABILITIES

- 2nd Floor: 2,000 RSF – 10,364 RSF

Reserve your space now.

Leasing information:

#### Scott Romick, Principal

Lee & Associates® - LA North/Ventura, Inc.

818-933-0305

sromick@lee-re.com

License ID #01323527

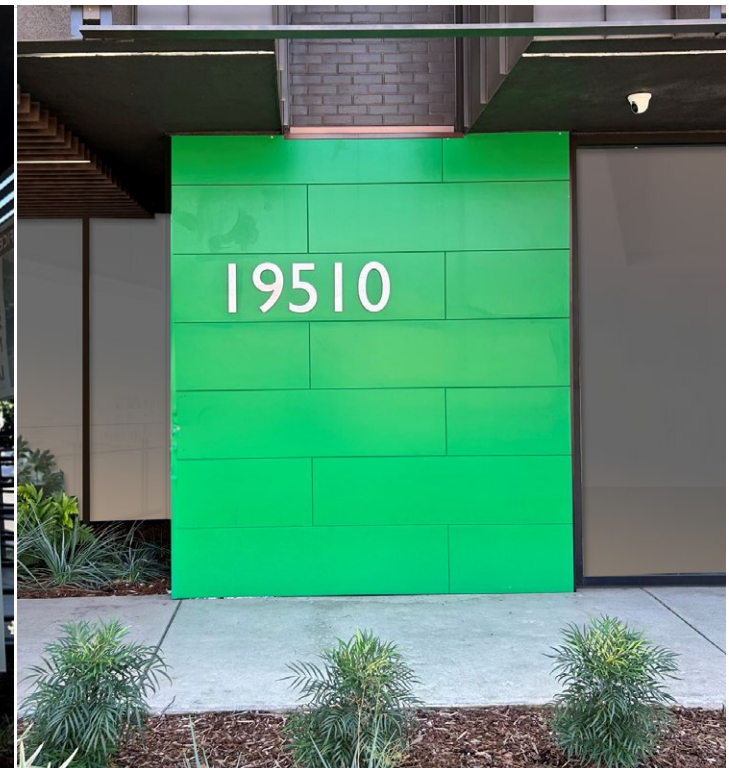
#### Eugene Kim, Principal

Lee & Associates® - LA North/Ventura, Inc.

818-444-4919

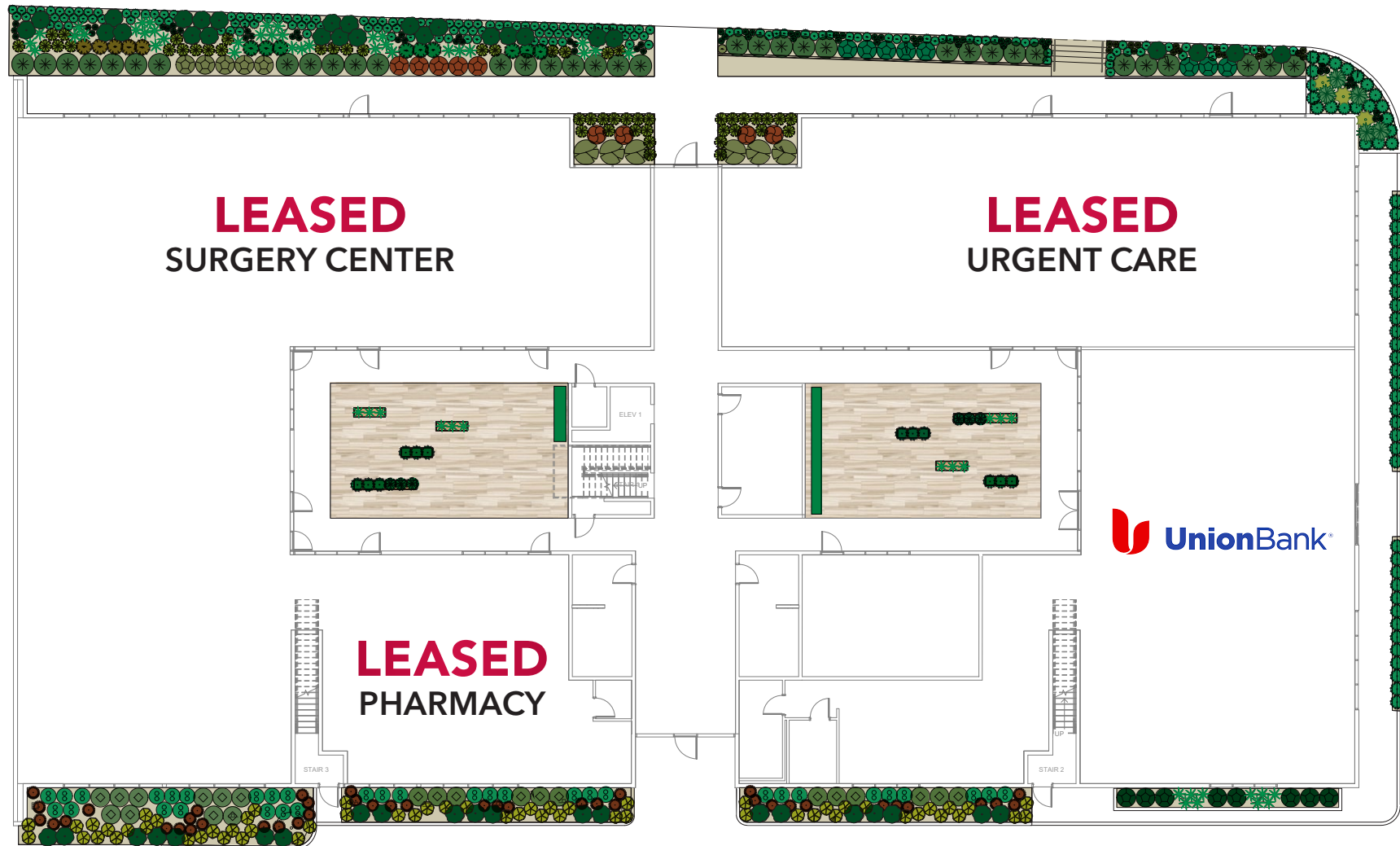
ekim@lee-re.com

License ID #01521416



# 19500 VENTURA: FIRST FLOOR PLAN

VENTURA BLVD



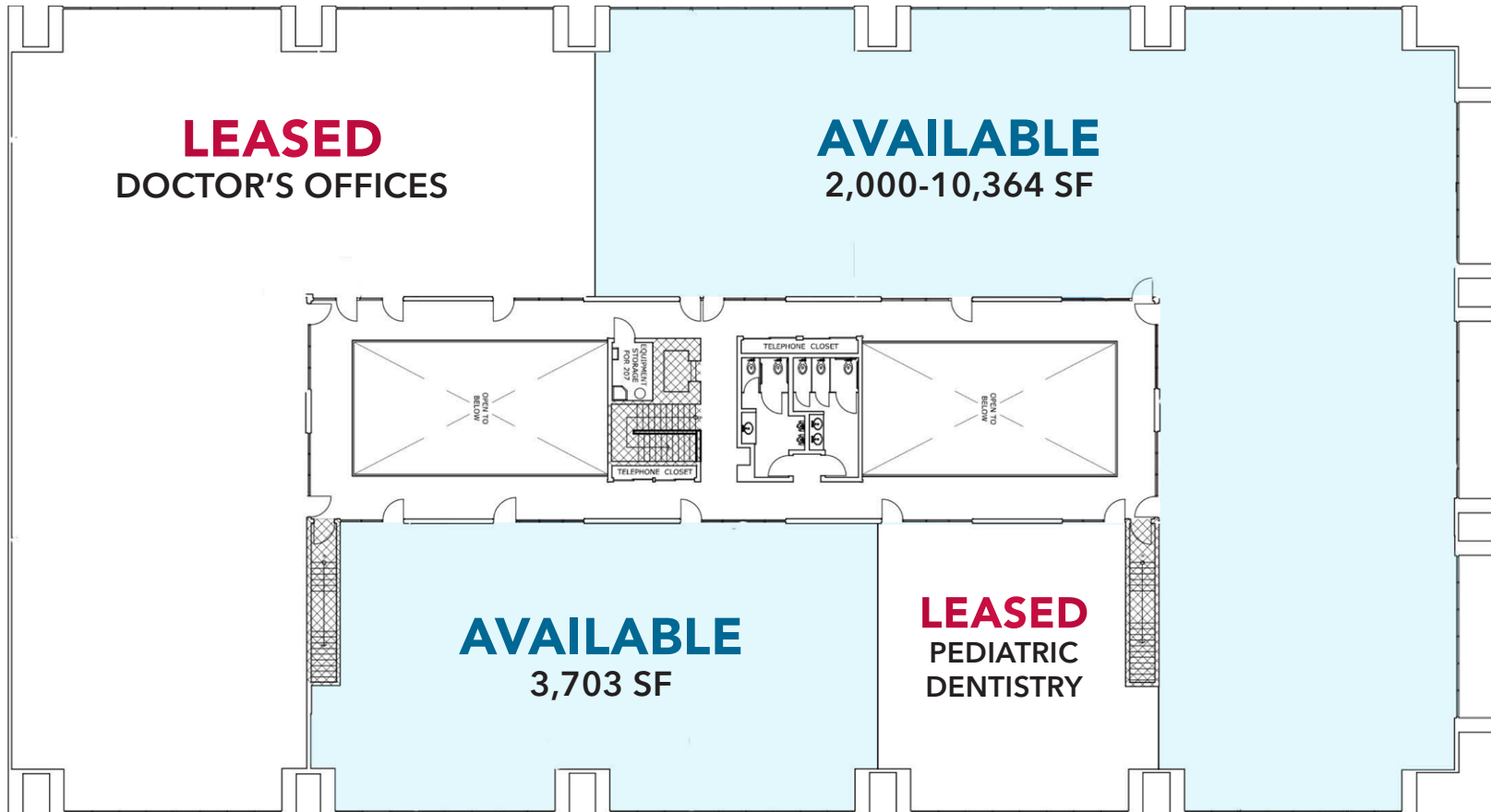
SHIRLEY AVE



# 19500 VENTURA: SECOND FLOOR PLAN

VENTURA BLVD

SHIRLEY AVE

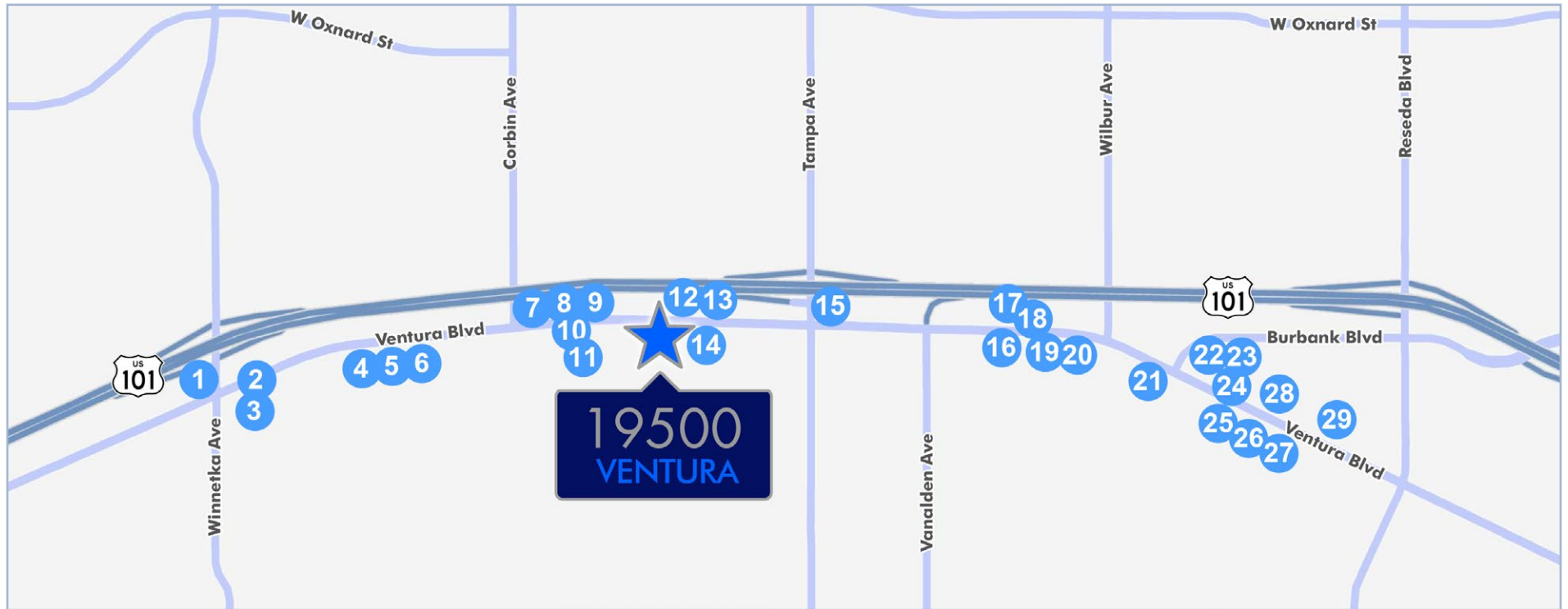








# 19500 VENTURA: NEIGHBORHOOD AMENITIES



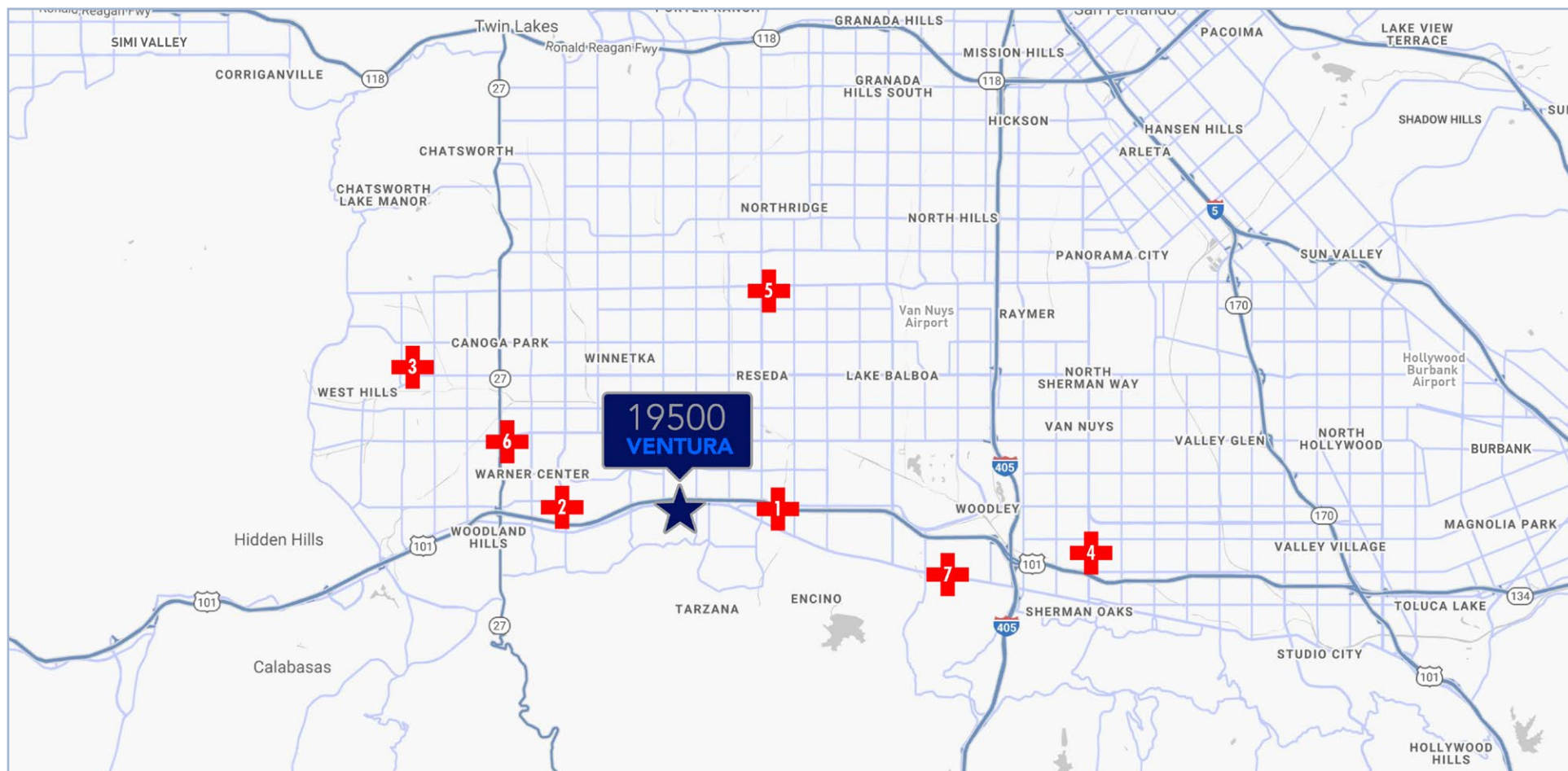
- 1 Starbucks
- 2 Chase Bank
- 3 Chic-fil-A
- 4 In-N-Out Burger
- 5 Wells Fargo Bank
- 6 Bank of the West
- 7 Ancora Cucina Italiana
- 8 Sol Y Luna
- 9 Green Cottage
- 10 Zankou Chicken

- 11 So Sushi
- 12 Mon Japanese Restaurant
- 13 Starbucks
- 14 Jersey Mike's Subs
- 15 Citibank
- 16 Tel Aviv Fish Grill
- 17 Magpies Soft Serve
- 18 Peet's Coffee
- 19 Marco's Pizza
- 20 Cici's Cafe

- 21 California Pizza Kitchen
- 22 Hummus Bar & Grill
- 23 Waba Grill
- 24 Kushiyu
- 25 Whole Foods Market
- 26 Chipotle Mexican Grill
- 27 Blu Jam Cafe
- 28 Kravings
- 29 The Carving Board

THERE ARE OVER  
100 RESTAURANTS  
WITHIN A  
2-MILE RADIUS OF  
19500 VENTURA

## 19500 VENTURA: AREA HOSPITALS



## AREA HOSPITALS

HOSPITAL NAME		DISTANCE
1	Cedars-Sinai Tarzana Medical Center   Providence	1.7 Miles
2	Kaiser Permanente Medical Center - Woodland Hills	2.3 Miles
3	West Hills Hospital & Medical Center	6 Miles
4	Sherman Oaks Hospital	7 Miles
5	Dignity Health Northridge Hospital Medical Center	5 Miles
6	UCLA Health Medical Center	4 Miles
7	Encino Hospital Medical Center	4.9 Miles

## DEMOGRAPHICS

POPULATION	2-Miles	3-Miles	5-Miles
2023 Population	75,131	203,808	423,044
HOUSEHOLDS	2-Miles	3-Miles	5-Miles
2023 Households	27,414	75,029	148,053





## 19500 VENTURA: MAJOR HOTELS





For details on leasing at 19500 VENTURA:

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License ID #01323527

**Eugene Kim, Principal**

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COMMERCIAL REAL ESTATE SERVICES

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