

# 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

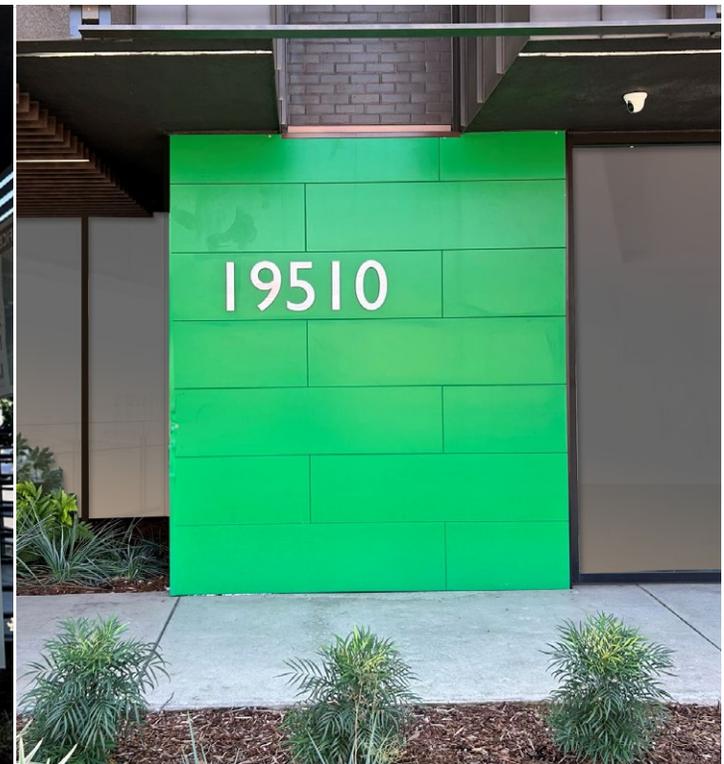
#### Eugene Kim, Principal

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818-444-4919

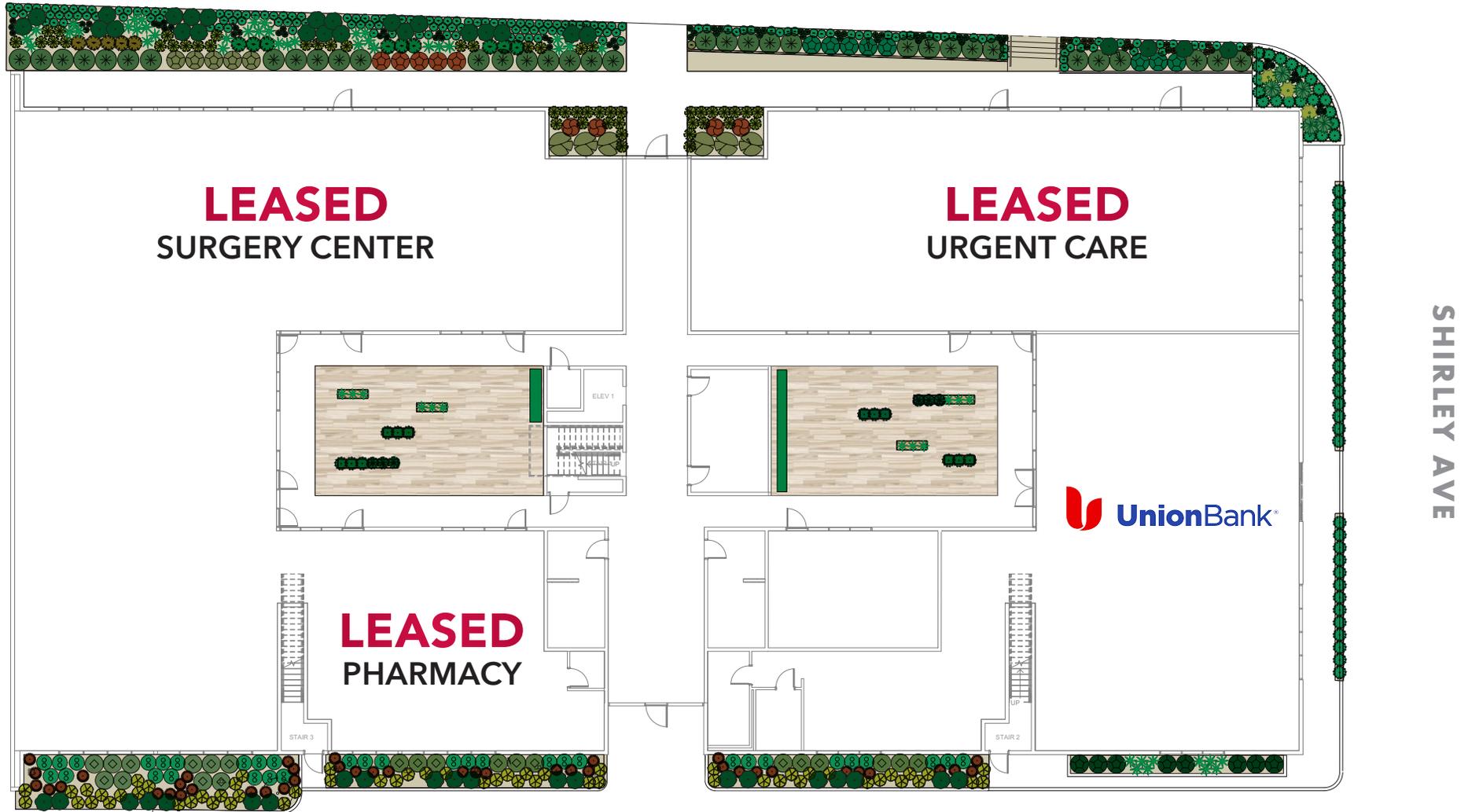
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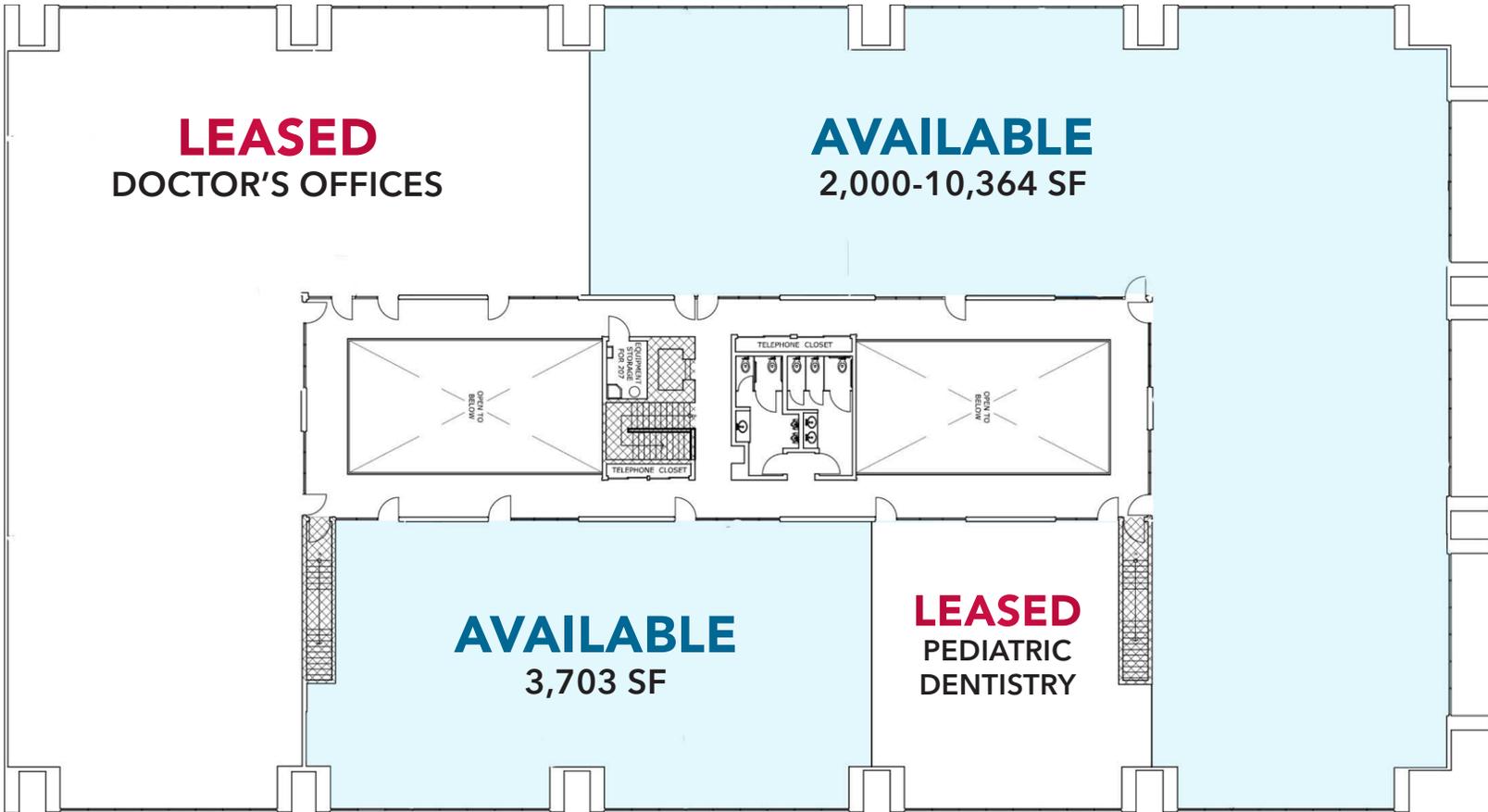
# 19500 VENTURA: FIRST FLOOR PLAN

VENTURA BLVD



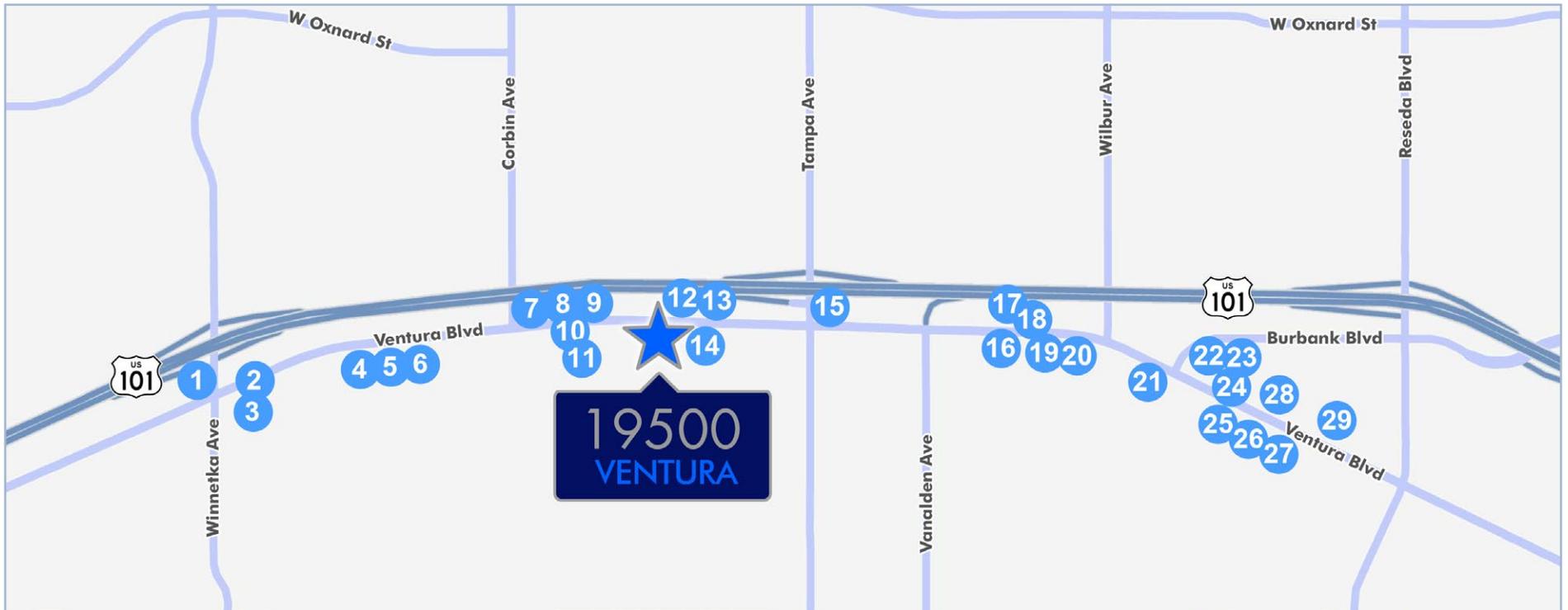
# 19500 VENTURA: SECOND FLOOR PLAN

VENTURA BLVD





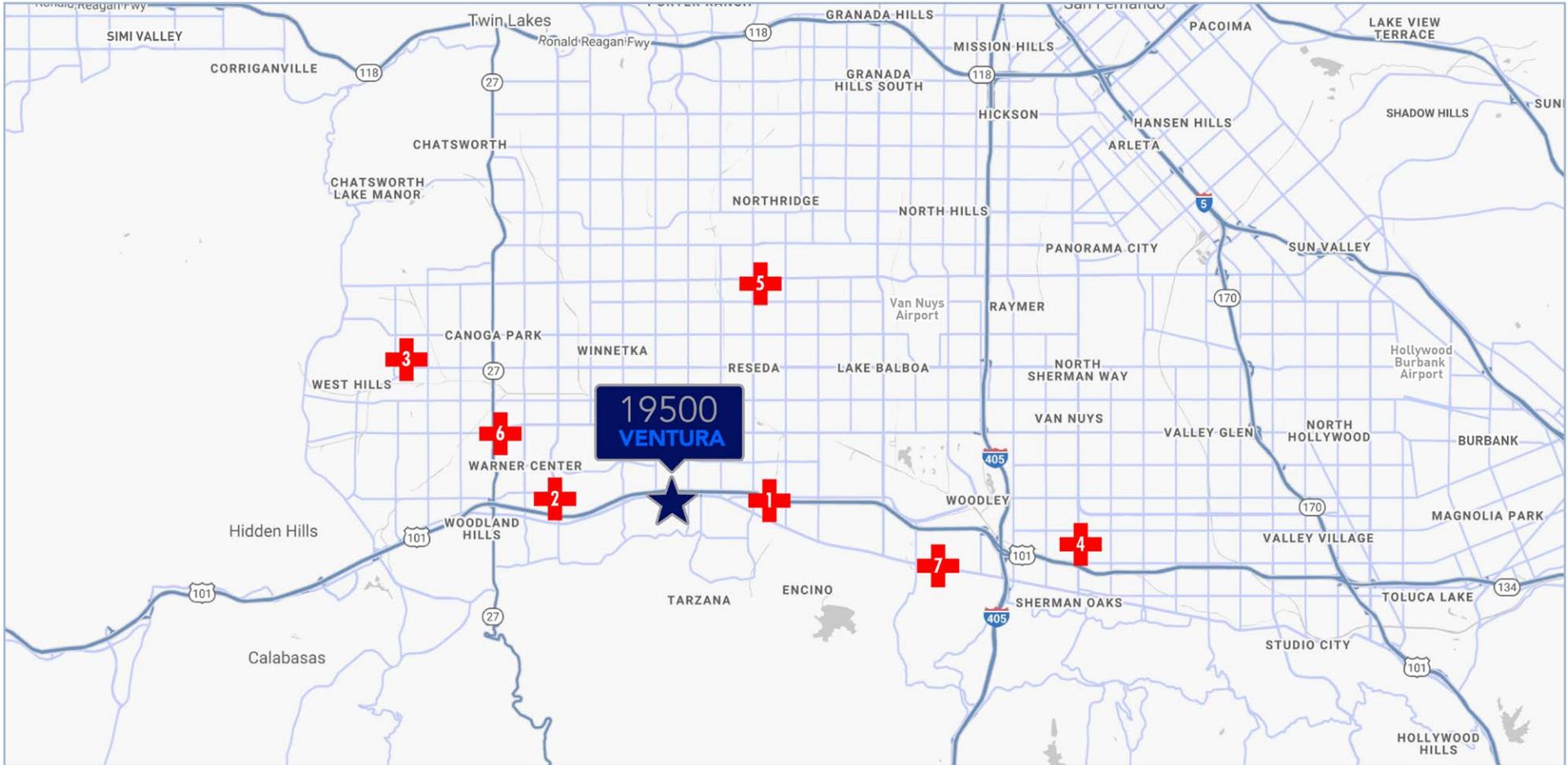
# 19500 VENTURA: NEIGHBORHOOD AMENITIES



- |                          |                            |                             |
|--------------------------|----------------------------|-----------------------------|
| 1 Starbucks              | 11 So Sushi                | 21 California Pizza Kitchen |
| 2 Chase Bank             | 12 Mon Japanese Restaurant | 22 Hummus Bar & Grill       |
| 3 Chic-fil-A             | 13 Starbucks               | 23 Waba Grill               |
| 4 In-N-Out Burger        | 14 Jersey Mike's Subs      | 24 Kushiyu                  |
| 5 Wells Fargo Bank       | 15 Citibank                | 25 Whole Foods Market       |
| 6 Bank of the West       | 16 Tel Aviv Fish Grill     | 26 Chipotle Mexican Grill   |
| 7 Ancora Cucina Italiana | 17 Magpies Soft Serve      | 27 Blu Jam Cafe             |
| 8 Sol Y Luna             | 18 Peet's Coffee           | 28 Kravings                 |
| 9 Green Cottage          | 19 Marco's Pizza           | 29 The Carving Board        |
| 10 Zankou Chicken        | 20 Cici's Cafe             |                             |

**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

	2-Miles	3-Miles	5-Miles
<b>POPULATION</b>			
2023 Population	75,131	203,808	423,044
<b>HOUSEHOLDS</b>			
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

Lee & Associates® - LA North/Ventura, Inc. Corp. #01191898

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