

18620 Ventura Blvd  
Tarzana, CA 91356  
Los Angeles MSA

# Village Walk



**RETAIL SPACE FOR LEASE**  
For information, please visit  
[www.pinetree.com/village-walk](http://www.pinetree.com/village-walk)

## FEATURES

- Grocery-anchored shopping center in the heart of the Tarzana/Encino trade area, less than ½ a mile from the 101 freeway.
- Great visibility and presence with over 800 feet of frontage along Ventura Blvd.
- Seasoned retail corridor serving 70,000 in a three mile radius.
- Educated consumer with nearly 36% of residents with at least a Bachelor's Degree.
- Aluent community with an average household income exceeding \$91,000 in a 3 mile radius.



LA | FITNESS®

View more storefront and aerial photos at:  
[www.pinetree.com/village-walk](http://www.pinetree.com/village-walk)

### Leasing Contact

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*Pine Tree*



# Tenant Roster

UNIT	TENANT	SF
110	Logix Credit Union	4,089
120	Anita Gelato	1,842
130	Chipotle	2,339
140	Blu Jam Cafe	3,975
150	OsteoStrong	1,334
170	TJ Maxx	25,632
190	Whole Foods (Dark)	51,386
210	Available	9,398
220	Exer Urgent Care	6,371
442	TLV Tapas Bar	3,879
444	Phenix Salon	6,668
620-628	LA Fitness	18,682
630	Available	5,328
632	Available	1,548
634	Available	1,492
636	Available	1,463
640	Available	2,600
734	Available	2,805



# Data & Demographics

Data provided by Credintell - Trailing 12-Month Analysis



Total Population	Total Households	Avg Household Income	Total Visits
485.4K	172.8K	\$106.6K	1.8M

Ethnicity	
Asian	10.56%
Black/African-American	4.39%
Hispanic/Latino	29.86%
White/Caucasian	51.47%
Other	3.71%

## Trade Area | Closest 70% of Visits

Aggregation of closest census blockgroups comprising 70% of the shopping center's visitation. Blockgroups based on where mobile devices visiting the location were most often observed overnight.