

VILLAGE WALK

— AT TARZANA —



Prime location along Ventura Blvd

| 32,633 SF Restaurant & Retail

beta.



New Shopping Center Setting

Village Walk fills a unique niche by combining sophisticated tenancy of the city with the charming and relaxed personality of the West Valley. This premier shopping destination is undergoing a remarkable redevelopment and will reopen in Fall 2024 with new anchor tenants Trader Joe's and Nordstrom Rack. We are in advanced discussions with several other high-profile tenants, including a well-known beauty retailer, and we are elevating our overall fitness offerings.

Key Highlights of Village Walk

- ◆ 150,000-square-foot project with a history of drawing 1.7 million annual visitors
- ◆ Diverse tenant mix, including TJ Maxx, LA Fitness, Exer Healthcare and Chipotle
- ◆ Exceptional visibility with 800 feet of frontage along Ventura Blvd
- ◆ Ample parking with 790 stalls and Volta EV charging stations



Demographics



POPULATION

1 mile	2 mile	3 mile
28,801	85,005	160,351



AVG. HOUSEHOLD INCOME

1 mile	2 mile	3 mile
\$142,173	\$144,709	\$147,022

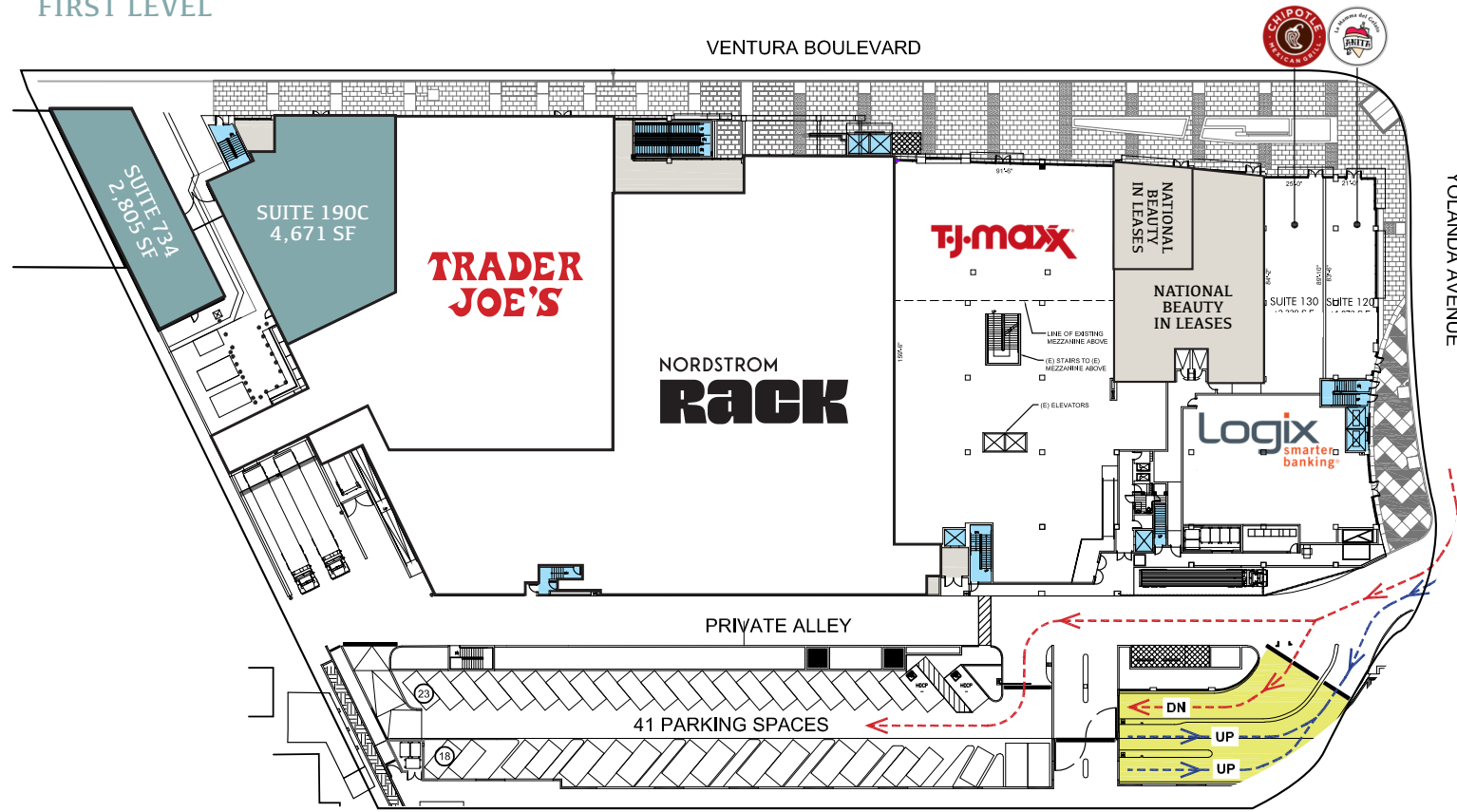


DAYTIME POPULATION

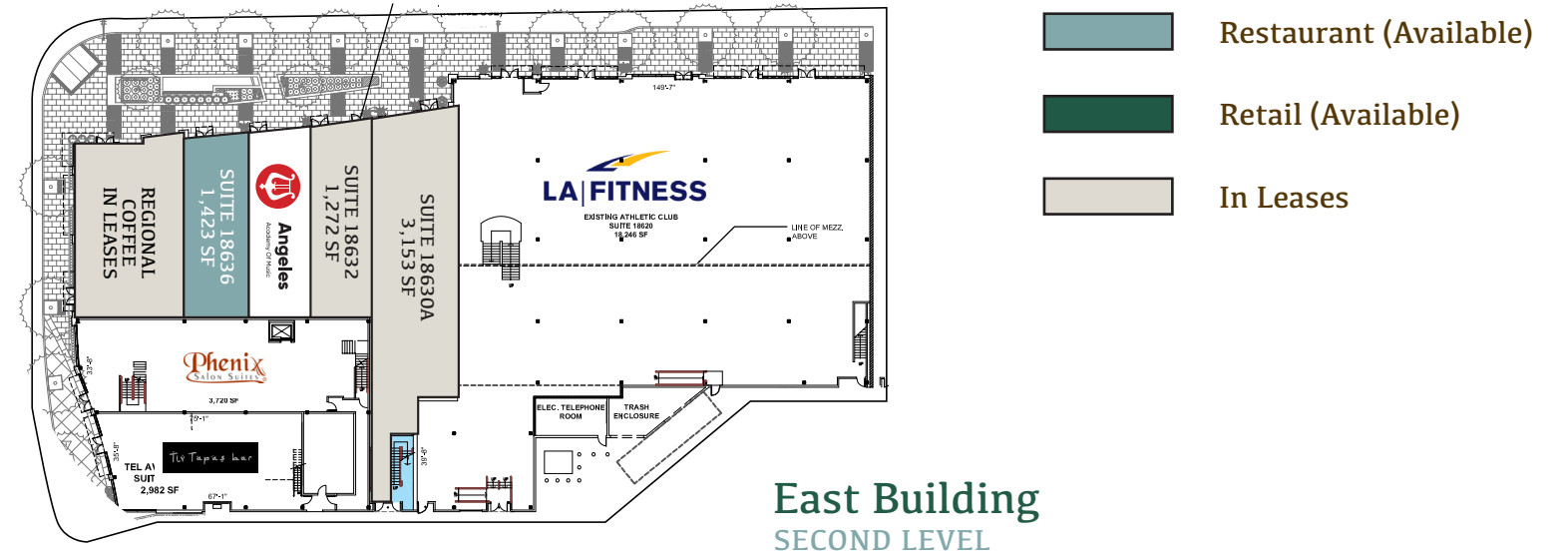
1 mile	2 mile	3 mile
24,944	61,576	120,385



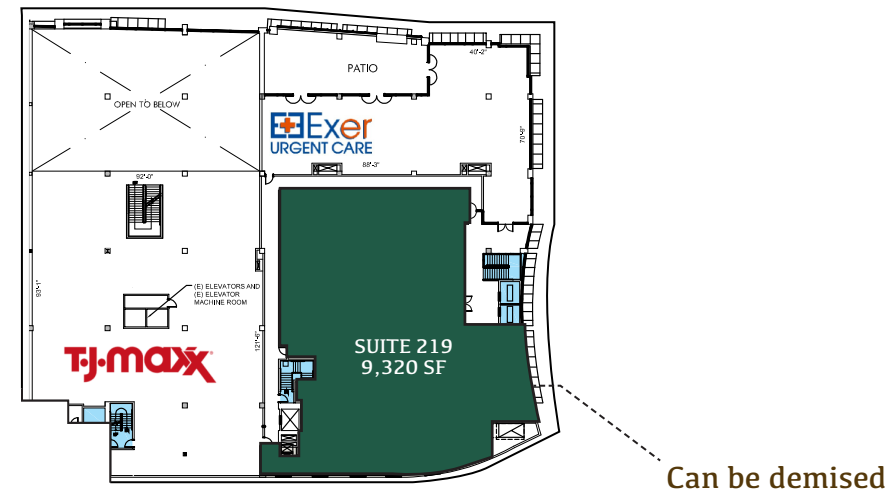
West Building FIRST LEVEL



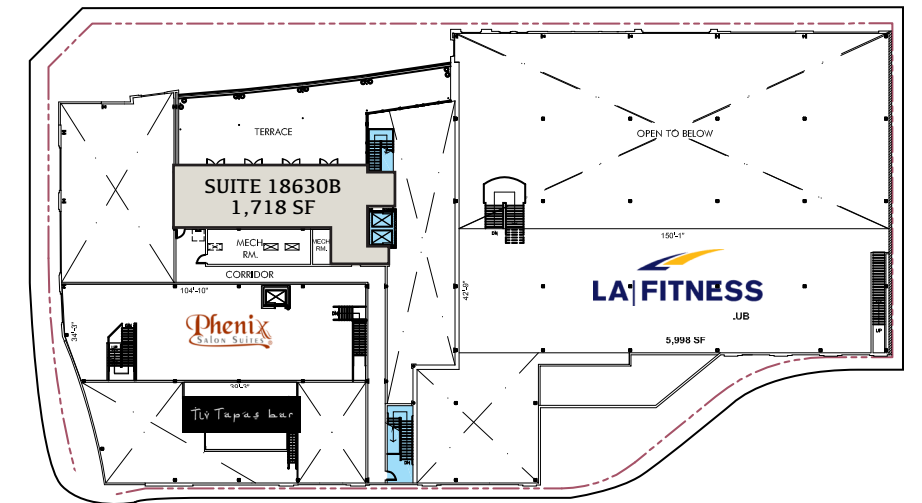
East Building FIRST LEVEL



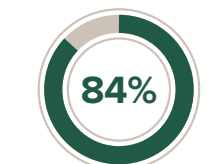
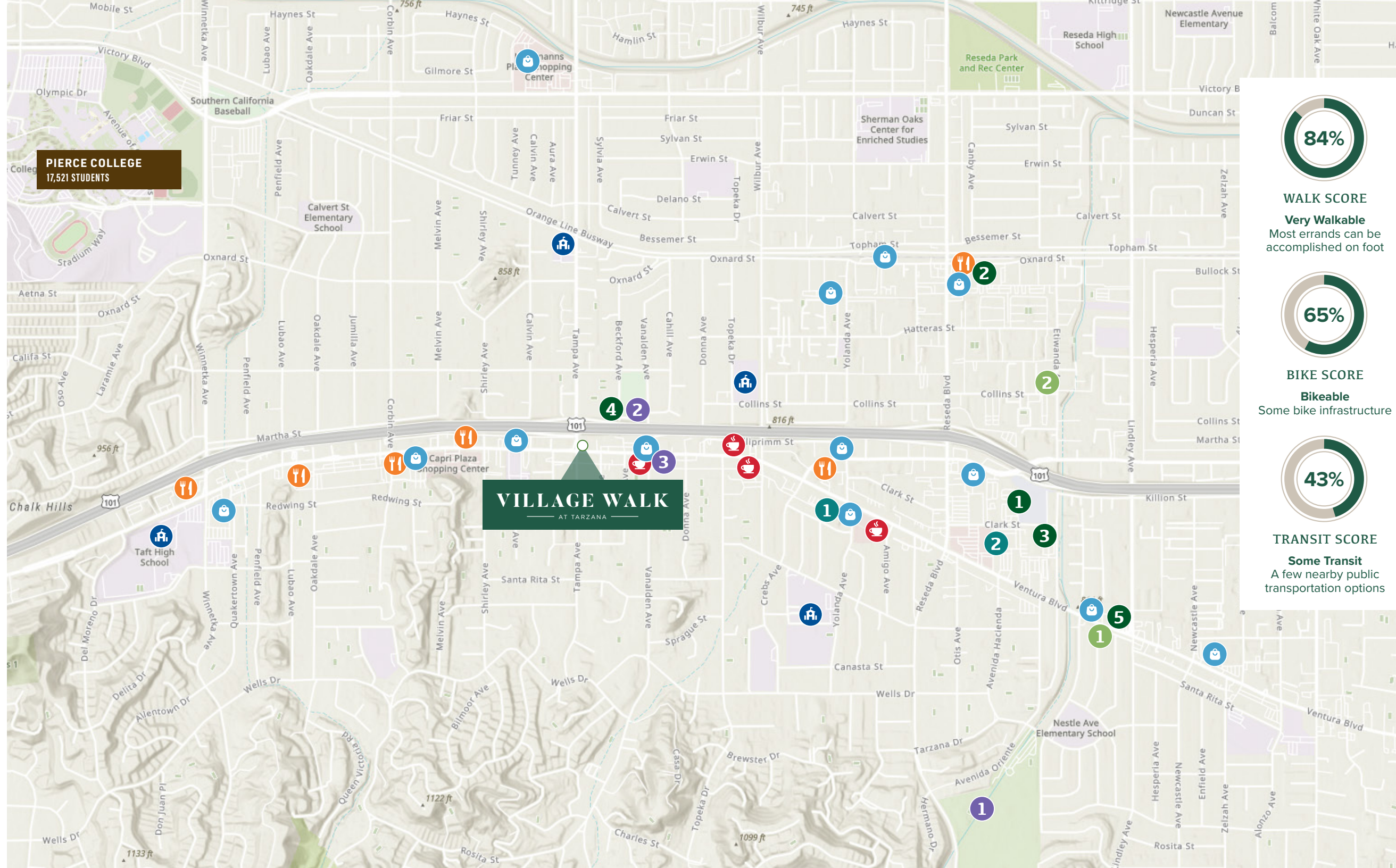
West Building SECOND LEVEL



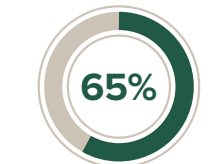
East Building SECOND LEVEL



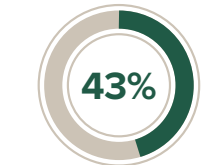
Site Plan



WALK SCORE
Very Walkable
Most errands can be accomplished on foot



BIKE SCORE
Bikeable
Some bike infrastructure



TRANSIT SCORE
Some Transit
A few nearby public transportation options

MAJOR DESTINATIONS

in the city of Tarzana

RETAIL

- 1** **TARZANA SAFARI WALK**
Showcases the neighborhood's history at 18640 Ventura Blvd, Tarzana, CA
- 2** **TARZANA SQUARE SHOPPING CENTER**
A business and retail center at 18399 Ventura Blvd, Tarzana, CA
- 4** **5223 LINDLEY AVENUE**
Proposed for 2025, this development is planned to be 19,000 SF

RESIDENTIAL

- 1** **19333 W VENTURA BOULEVARD**
Four-story development featuring 70 apartment units and 8,225 SF of ground retail
- 2** **18301 COLLINS STREET**
Developed in 2022, offering 22,400 SF

OFFICE AND HEALTH CARE

- 1** **PROVIDENCE CEDARS-SINAI**
\$624M Expansion including a new 200,000 SF patient tower
- 2** **18404-18412 OXNARD STREET**
Instill Bio, a life sciences company, secured an \$85M loan to build a 102,000 SF lab and manufacturing plant. (Built 2023)

CIVIC/PUBLIC

- 1** **EL CABALLERO COUNTRY CLUB**
Four-story development featuring 70 apartment units and 8,225 SF of ground retail
- 2** **TARZANA RECREATION CENTER**
Located at 5655 Vanalden Ave, Tarzana, CA
- 3** **TARZANA COMMUNITY & CULTURAL CENTER**
A hub for local activities at 19130 Ventura Blvd, Tarzana, CA

- 3** **5411 ETIWANDA AVENUE**
Tarzana Medical Atrium, built in 2020 with a size of 89,793 SF
- 4** **5647 BECKFORD AVENUE**
Completed in 2020, this development has a footprint of 6,585 SF

School
 Cafes
 Restaurant
 Shops

Expansion West of the Valley

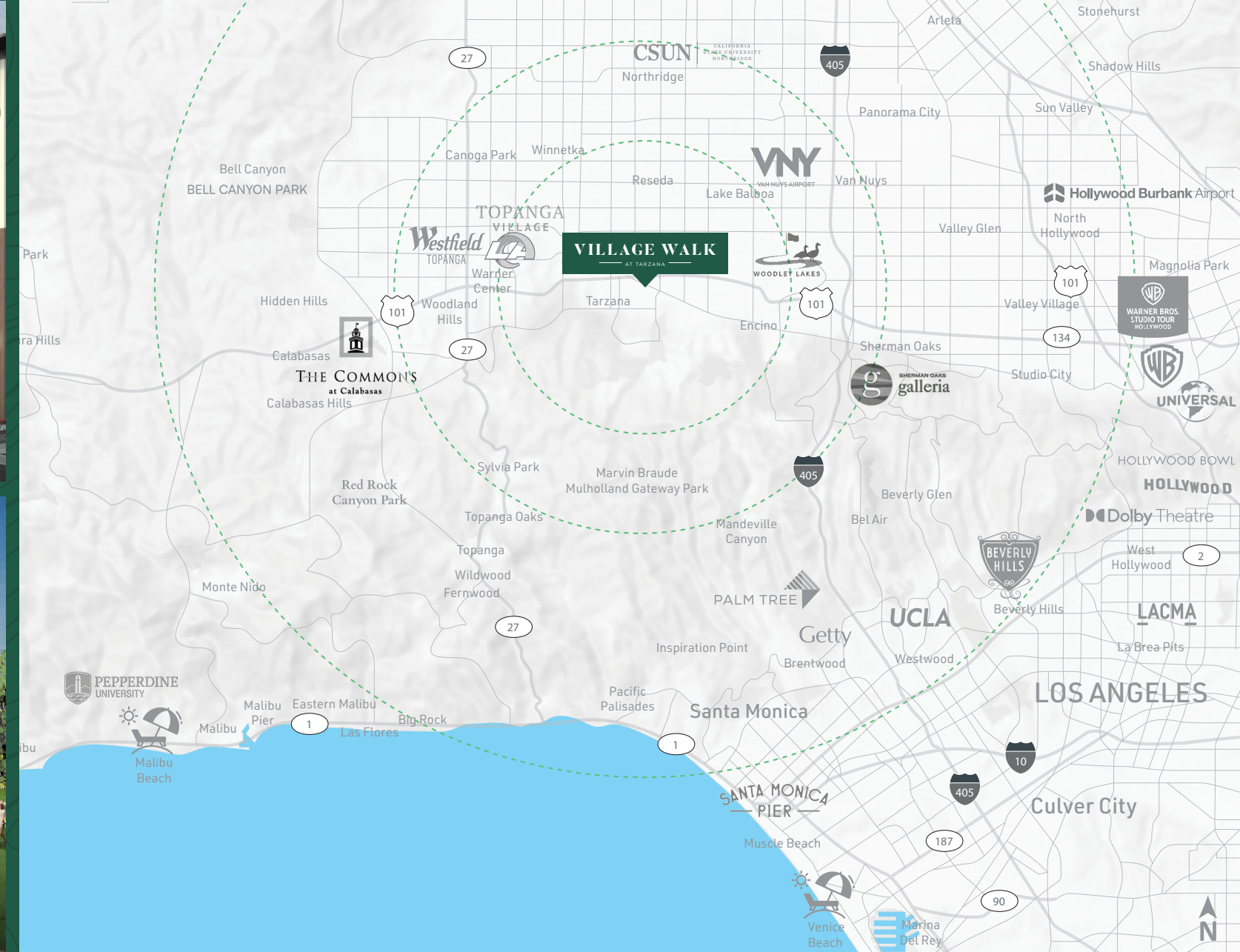
The West San Fernando Valley (SFV) is experiencing significant developments and expansions, particularly in its retail and commercial sectors. Two prominent projects, The Village at Topanga expansion and the Calabasas Commons, are leading this growth, alongside several other notable developments. Residential projects continue to also be on the rise, with new housing complexes catering to the growing population of professionals and families attracted to the area's suburban charm and proximity to Los Angeles. The ongoing developments are part of a larger trend of growth in the West San Fernando Valley, positioning it as a desirable destination for living, working, and leisure.



6100 Canoga
Woodland Hills



Clarendon Apartments
Woodland Hills



KEY INSIGHTS

- ◆ The Village at Topanga's expansion cements the West San Fernando Valley as a prime retail and lifestyle destination, blending high-end and mainstream brands with pedestrian-friendly spaces and green areas.
- ◆ The Calabasas Commons is also expanding to cater to both affluent residents and the wider community, while increased residential projects reflect a growing demand for housing.
- ◆ New office spaces in Woodland Hills and Canoga Park further establish the region as a business hub, attracting companies and entrepreneurs.



The Village at Topanga Expansion
Topanga



Calabasas Commons
Calabasas

VILLAGE WALK

— AT TARZANA —

For leasing, please contact:

Mitchell Hernandez

Lic. 01875229

T 310 430 7790 x102

E Mitchell.Hernandez@BetaAgency.com

beta.

BetaAgency.com

137 Eucalyptus Dr, El Segundo, CA 90245