

# 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, with new anchor tenants Nordstrom Rack (Opened Fall 2024) and Trader Joe's (Opened May 2025). The tenant roster continues to strengthen with the recent opening of Sephora in July 2025, and upcoming additions including LA Fitness' Club Studio expansion and Philz Coffee, both slated for 2026.

## 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

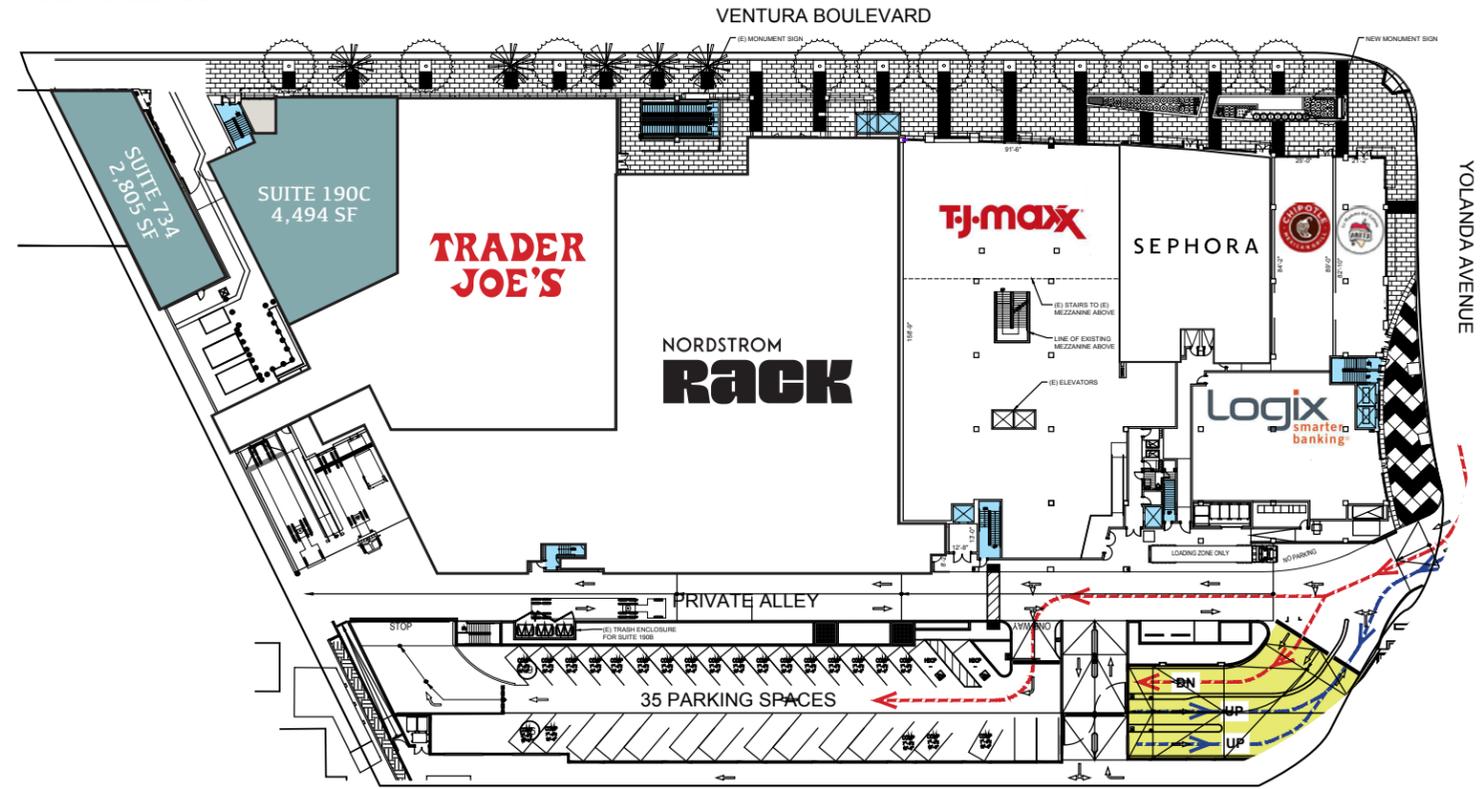


## Demographics

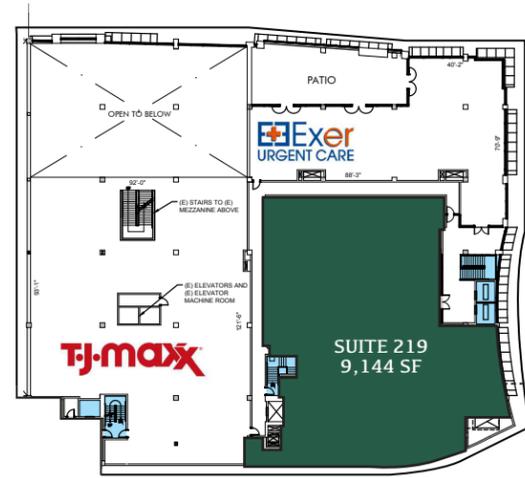
|                              | 1 mile    | 2 mile    | 3 mile    |
|------------------------------|-----------|-----------|-----------|
| <b>POPULATION</b>            | 28,801    | 85,005    | 160,351   |
| <b>AVG. HOUSEHOLD INCOME</b> | \$142,173 | \$144,709 | \$147,022 |
| <b>DAYTIME POPULATION</b>    | 24,944    | 61,576    | 120,385   |



### West Building FIRST LEVEL



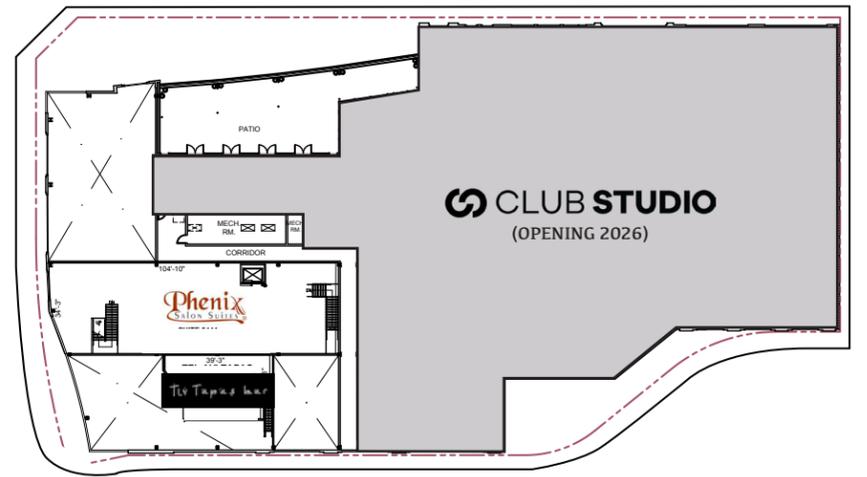
### West Building SECOND LEVEL



### East Building FIRST LEVEL



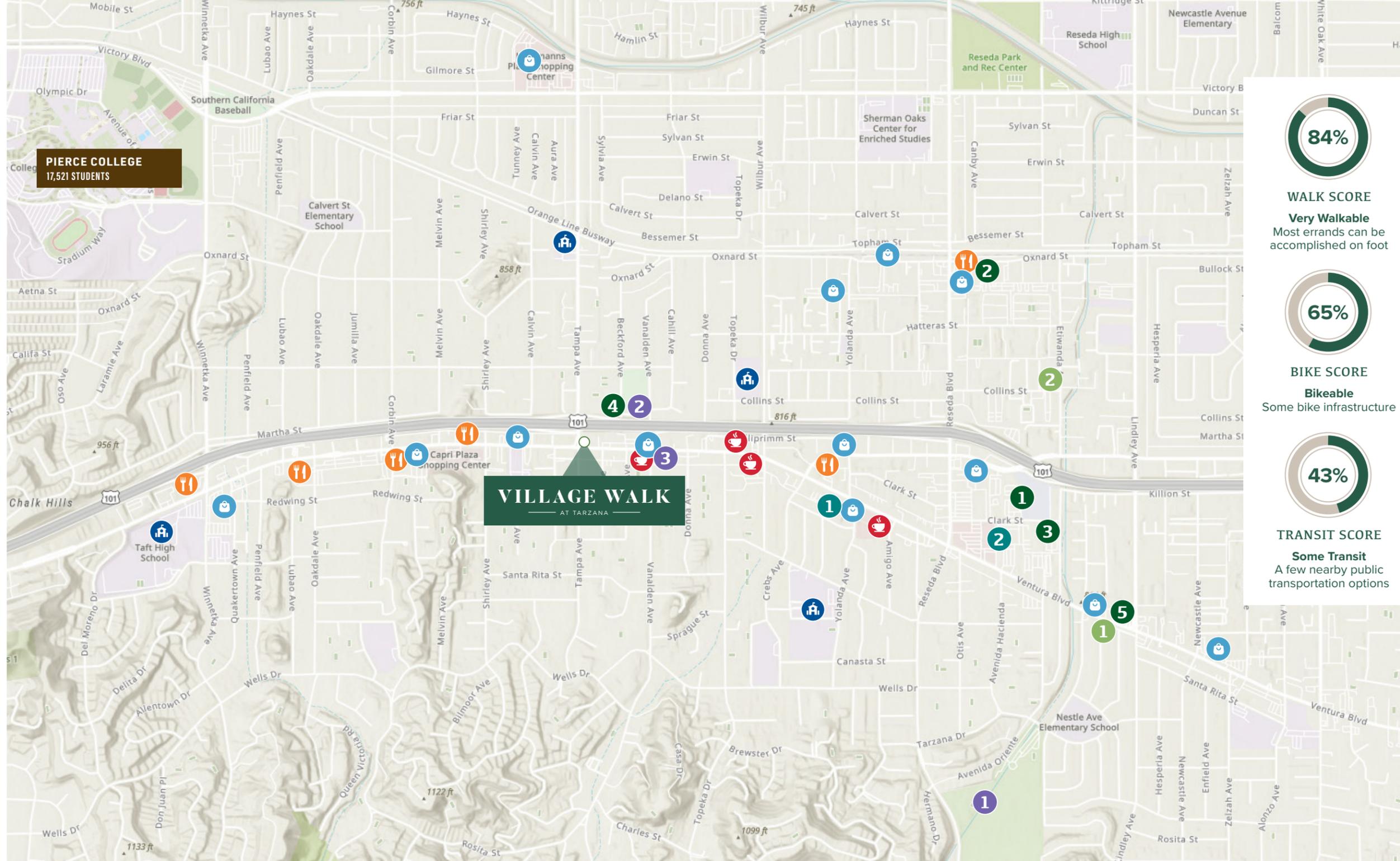
### East Building SECOND LEVEL



- Restaurant (Available)
- Retail (Available)
- In Leases
- Lease Executed

Can be demised

# Site Plan



**PIERCE COLLEGE**  
17,521 STUDENTS

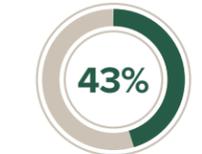
**VILLAGE WALK**  
AT TARZANA



**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

**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)

**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

**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 5411 ETIWANDA AVENUE**  
Tarzana Medical Atrium, built in 2020 with a size of 89,793 SF

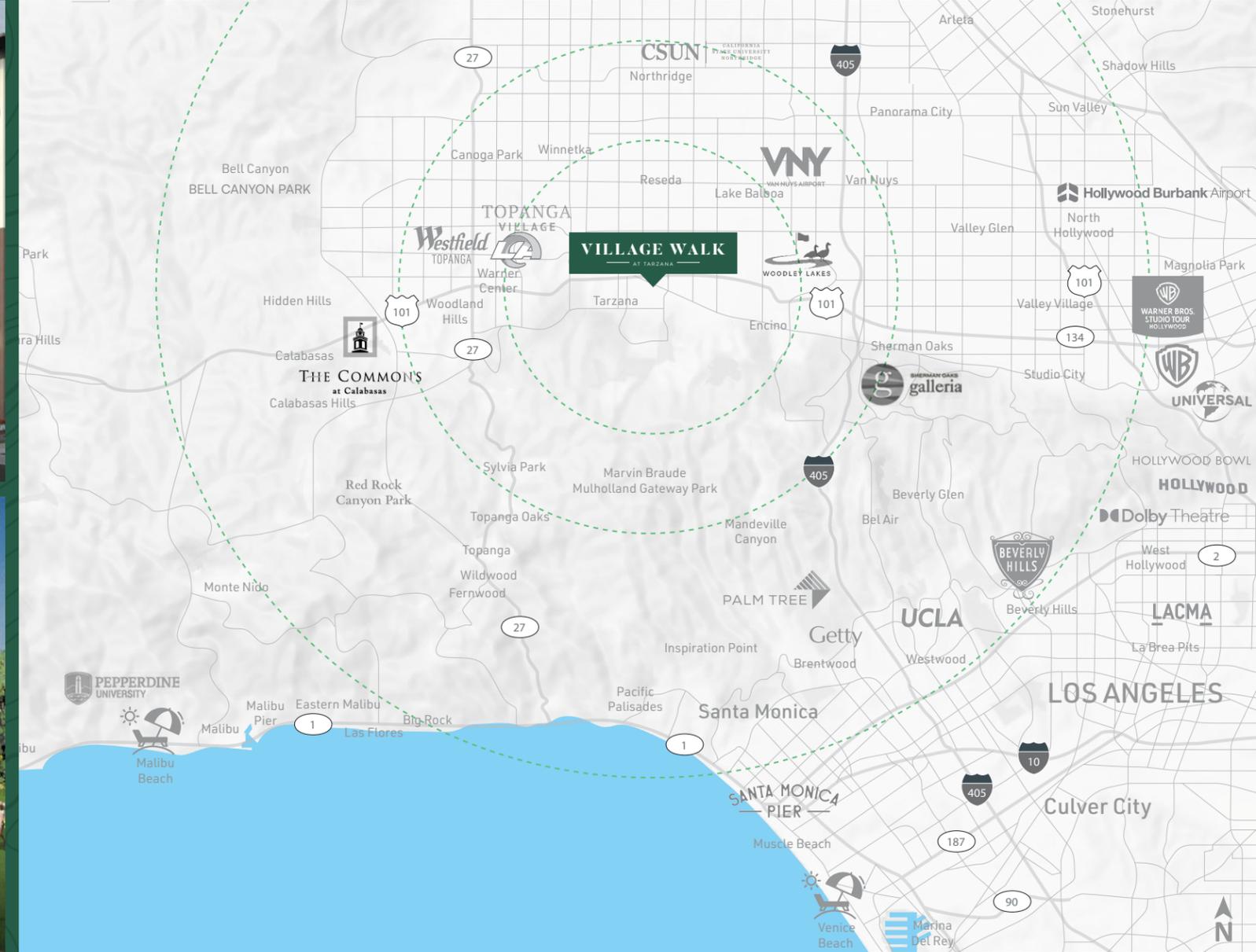
**4 5647 BECKFORD AVENUE**  
Completed in 2020, this development has a footprint of 6,585 SF

**3 TARZANA COMMUNITY & CULTURAL CENTER**  
A hub for local activities at 19130 Ventura Blvd, Tarzana, CA



# 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.



## 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.



# VILLAGE WALK

— AT TARZANA —

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