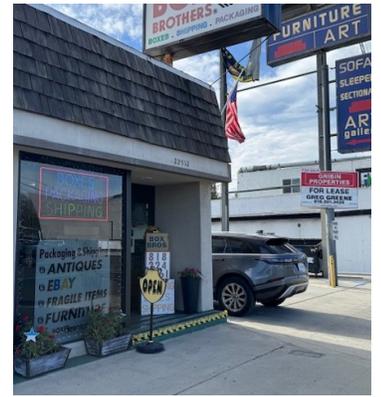


# Owner/User Retail Opportunity In West Woodland Hills 22512-22516 Ventura Boulevard Woodland Hills, CA



**SALE PRICE: \$2,850,000 (\$682/SF)**

FOR MORE INFORMATION  
PLEASE CONTACT:

## **GREG GREENE**

*Broker Associate*

*greg.greene.re@gmail.com*

818-225-0097 x 116

818-321-3424 (cell)

Cal BRE #01396840

## **Gribin Properties**

22551 Ventura Blvd Suite 201

Woodland Hills, CA 91364

Cal BRE #00450024

## **HIGHLIGHTS**

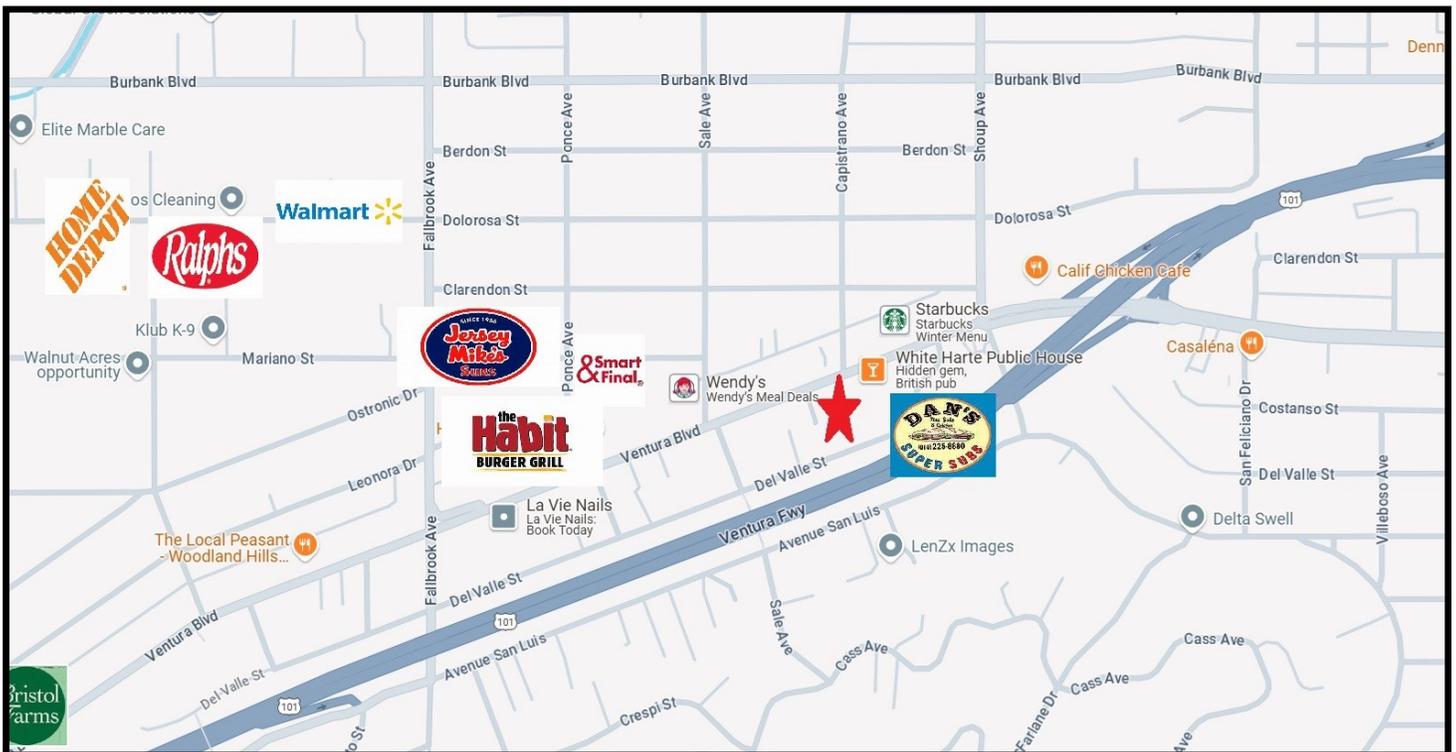
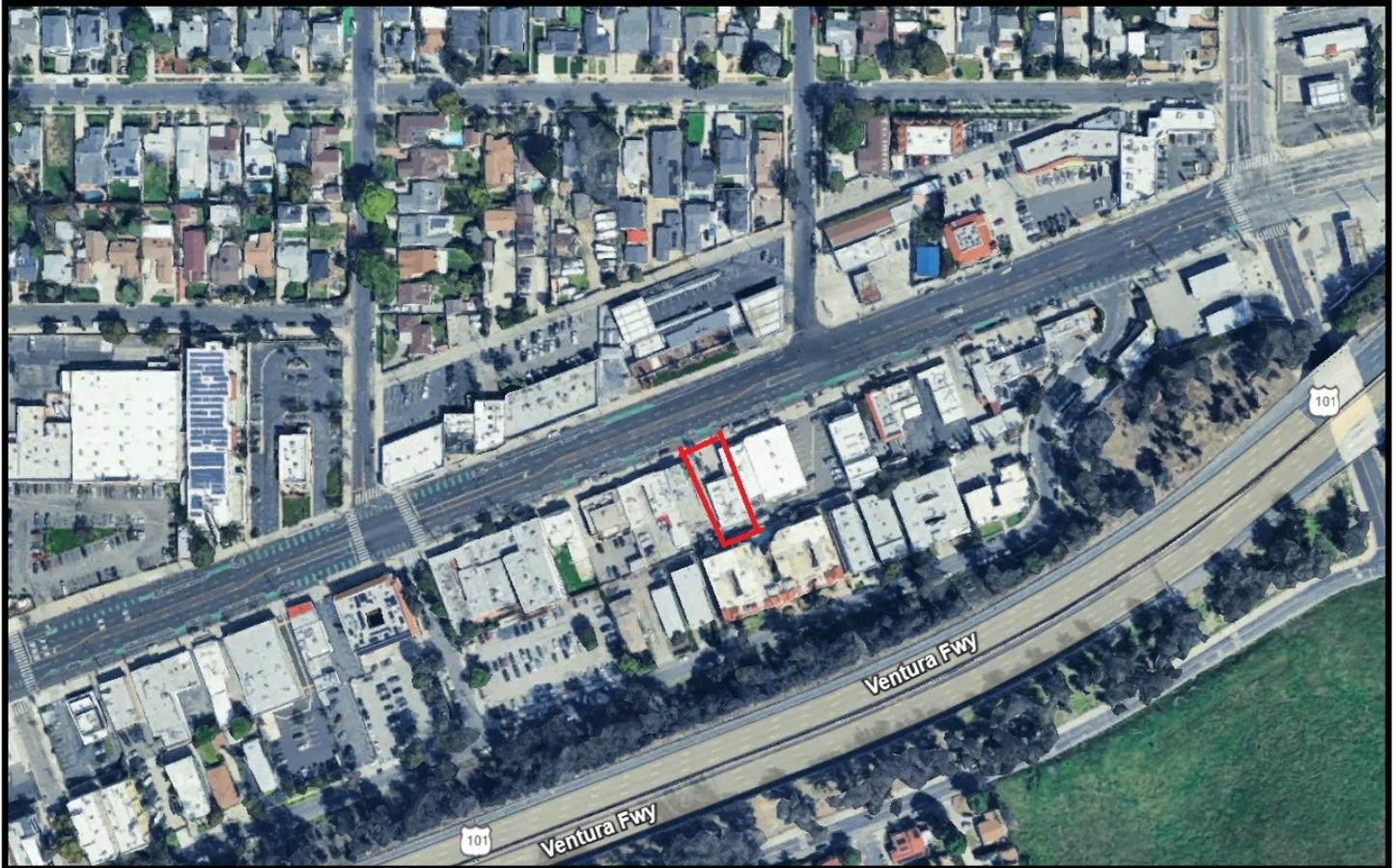
- Excellent Location! Ideal Owner/User Opportunity
- Building area 4,175 SF / Land Size 6,507 SF
- Owner/User—Rare Opportunity to own instead of renting
- Rare double monument signs
- Billboard sign income
- Close to major intersection of Ventura Blvd & Shoup
- Traffic Counts—Over 35,000 vehicles daily
- Easy access to the Ventura (101) Freeway
- APN:2040-033-038
- 4 Onsite Parking spaces
- Close to business support and a variety of restaurants
- Multi unit building. 1 unit vacant / short term lease on second unit. **Please do not disturb tenant.**
- First time on the market in over 50 years
- **RARE WOODLAND HILLS OPPORTUNITY TO PURCHASE**



**GRIBIN PROPERTIES**  
*Commercial Real Estate*

This information has been obtained from sources believed to be reliable. Gribin Properties have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# 22512-22516 VENTURA BOULEVARD / WOODLAND HILLS, CA / 91364



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**DEMOGRAPHICS**

<b>Population</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2019 Total Population:	13,015	118,576	264,798
2024 Population:	13,004	121,220	269,445
Pop Growth 2019-2024:	-0.08%	2.23%	1.75%
Average Age:	43.20	41.40	39.80
<b>Households</b>			
2019 Total Households:	4,668	46,376	92,795
HH Growth 2019-2024:	-0.58%	2.37%	1.64%
Median Household Inc:	\$103,300	\$93,024	\$82,749
Avg Household Size:	2.70	2.50	2.80
2019 Avg HH Vehicles:	2.00	2.00	2.00
<b>Housing</b>			
Median Home Value:	\$808,574	\$773,752	\$706,288
Median Year Built:	1963	1974	1972

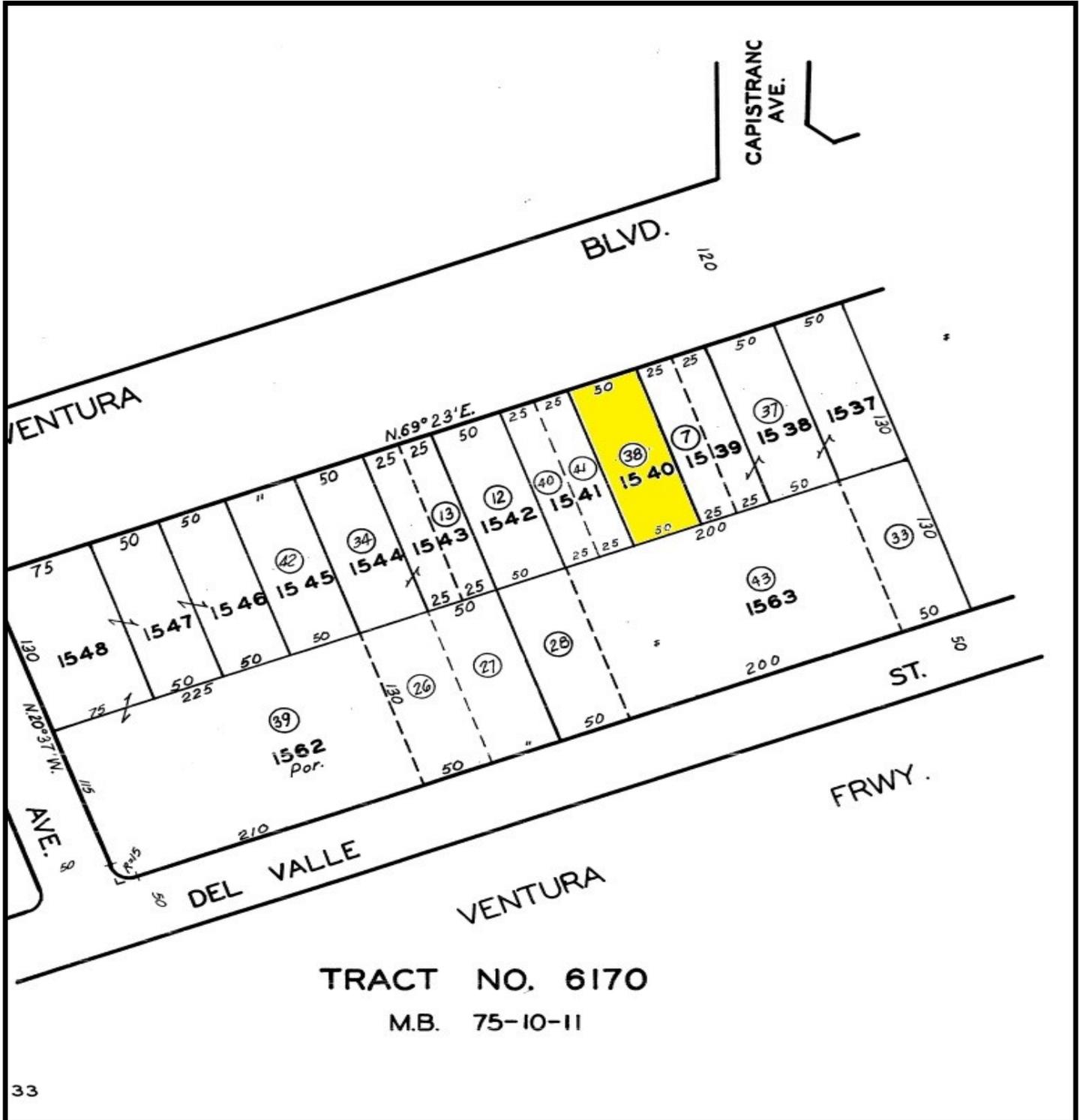
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# PLAT MAP



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**READY TO PURCHASE?**

**OWNER/USER OPPORTUNITY**

**MULTI UNIT BUILDING - 1 UNIT IS VACANT AND  
THE 2ND UNIT HAS A SHORT TERM LEASE**

**POSSIBLE SBA FINANCING AVAILABLE!**

**PRIME RETAIL WOODLAND HILLS BUILDING!  
EXCELLENT SIGNAGE!  
HIGH TRAFFIC AREA!**

**PLEASE CALL TO DISCUSS SHOWING  
OF THE PROPERTY!**

**PLEASE DO NOT DISTURB TENANT!**



**GRIBIN PROPERTIES**  
*Commercial Real Estate*

**CAL BRE #01396840**



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