



**COMMERCIAL  
REAL ESTATE**  
the sign of a profitable property

# MIXED-USE RETAIL AND OFFICE PROPERTY FOR SALE OR LEASE

19709 Ventura Blvd, Woodland Hills, CA 91364



CoStar  
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5945 CANOGA AVENUE - WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - WWW.ILICRE.COM - DRE #01834124





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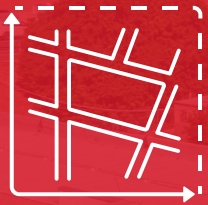


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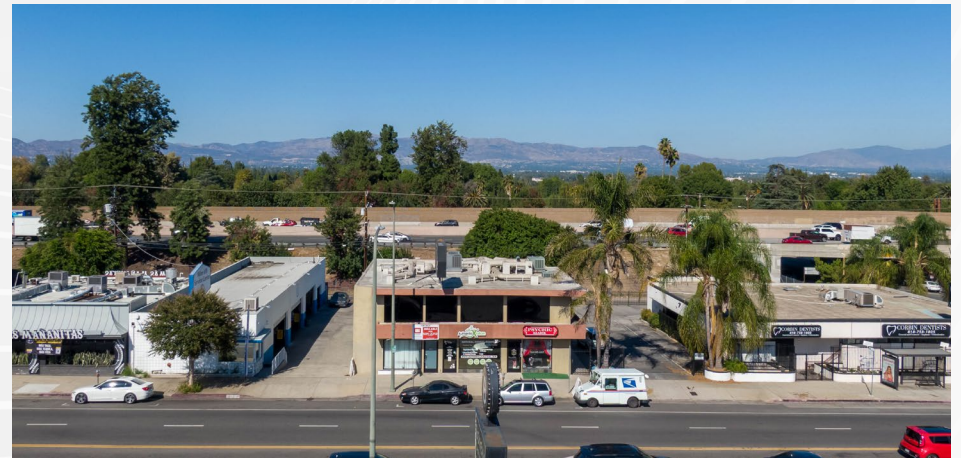
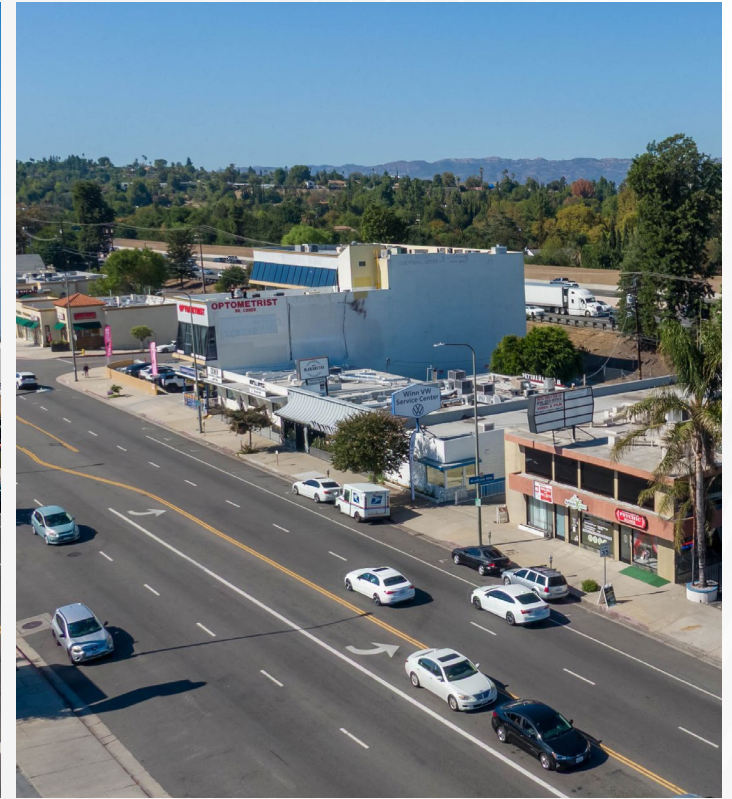
# PROPERTY PHOTOS



RENTABLE AREA  
 $\pm 5,818$  SF



SITE AREA  
 $\pm 6,603$  SF  
 $\pm 0.15$  AC



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# AERIAL VIEW



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# AERIAL VIEW



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# INVESTMENT OVERVIEW

illi Commercial Real Estate is pleased to present 19709 Ventura Boulevard, a 5,818 square foot mixed-use retail and office property situated on 0.15 acres of land (6,603 SF) in the affluent West San Fernando Valley submarket of Woodland Hills, CA. 19709 Ventura Boulevard is currently 41.12% occupied by a mix of ground floor retail tenants and second floor office tenants.

The ground floor is made up of four (4) retail units and one additional unit in a separate structure in the rear totaling 3,091 square feet (an average 618 square foot per unit). On average, the ground floor tenants are paying \$3.08/ SF per month (or \$5,122.00 monthly) on gross leases. The ground floor tenants are on short-term leases, with an average remaining lease term of 0.24 years, with the longest lease expiring on 4/30/2025.

The subject property benefits from excellent visibility and frontage, ideally located one parcel west of the NW signalized corner of Corbin Ave & Ventura Blvd, with approximately 50 feet of linear frontage along Ventura Boulevard. The property is served by 8 surface parking spaces, a parking ratio of 1.38 spaces per 1,000 SF, accessible via an alley in the rear.



## SIZE

± 5,818 SF GLA



## PRICE

\$ 2,350,000  
1.9% CAP RATE

## PROPERTY DETAILS

Address	19709 Ventura Blvd, Woodland Hills, CA 91364
Units	5
Year Built	1960
Zoning	C1-1VLD - Commercial
Use	Mixed-use retail and office
Size	±5,818 SF   GLA ±6,603 SF   0.15 AC   Site Area
Occupancy	41.12%
Parking	8 Spaces (1.38 Spaces per 1,000 SF Leased)





## LEASING OVERVIEW

This  $\pm 5,818$  SF mixed-use retail and office property offers exceptional visibility and prominent frontage in the heart of an affluent, high-demand submarket. Ideally positioned adjacent to the Warner Center and surrounded by major anchors, including Pierce College, Westfield Topanga & The Village, Kaiser Permanente, and the Orange Line Busway Tampa Station.

The location benefits from strong demographics and consistent traffic. The ground floor features four retail units (with potential to be reconfigured into up to six units) plus an additional rear structure, totaling  $\pm 3,091$  SF with an average unit size of 618 SF.

### UNITS AVAILABLE

- ✓ UNIT 103 |  $\pm 1,429$  SF RETAIL SPACE | MG
- ✓ UNIT 105 |  $\pm 236$  SF RETAIL SPACE | MG
- ✓ UNIT 204 |  $\pm 576$  SF RETAIL SPACE | MG
- ✓ UNIT 205 |  $\pm 473$  SF RETAIL SPACE | MG

Please contact the listing brokers directly for current rate information.







AVAILABLE

Sleep



Waba Grill

Carl's Jr.

IN-N-OUT BURGER



CVS pharmacy



IHop

CHASE

Gelson's

Ralphs



ROSS DRESS FOR LESS

VONS



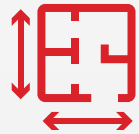
TACO BELL

AERIAL MAP



FOR SALE OR LEASE

# PROPERTY HIGHLIGHTS



**5,818 SF**  
BUILDING SF



**6,603 SF**  
LOT SIZE



**5.57%**  
PROFORMA CAP RATE



**1960**  
YEAR BUILT



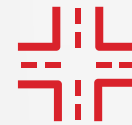
**C1-IVLD COMMERCIAL**  
ZONING



**8 SPACES**  
PARKING SPACES



**1.8 SPACE (S) PER 1,000**  
PARKING RATIO



**VENTURA BOULEVARD &  
CORBIN AVENUE**  
CROSS STREETS



**34,937 CPD**  
TRAFFIC COUNTS



**41.12%**  
OCCUPANCY





FOR SALE OR LEASE

# MIXED-USE RETAIL/OFFICE

## Value-Add or Owner-User Opportunity

### ✓ KEY HIGHLIGHTS

The ground floor retail is made up of four (4) retail units, one separate unit in the rear, and five (5) second floor office units totaling 5,818 square feet.

### ✓ BELOW MARKET RENTS

The property is 41.12% occupied generating \$5,122.00 per month or \$3.08/SF on gross leases.

### ✓ SHORT TERM LEASES

The current tenancy is on short term leases with an average term remaining of 0.24 years with the longest lease expiring in 4/30/2025.

### ✓ OWNER-USER OR VALUE-ADD POTENTIAL

The short-term leases create an immediate value-add opportunity or ability for an owner-user to occupy a portion or all of the property for their own business use.







## PRIME LOCATION

### Close Proximity to Ventura Blvd & Corbin Ave

#### ✓ **EXCELLENT TRAFFIC COUNTS**

Ventura Boulevard is the San Fernando Valley's premier eastwest commercial corridor with more than 34,000 vehicles per day past the property.

#### ✓ **ADJACENT TO A STRONG SIGNALIZED CORNER**

Ideally positioned one parcel west of the NW signalized corner of Corbin Avenue and Ventura Boulevard.

#### ✓ **EXCEPTIONAL VISIBILITY AND FRONTAGE**

Approximately 50 feet of linear frontage along Ventura Boulevard.

#### ✓ **DEDICATED SURFACE PARKING**

Served by 8 surface parking spaces, a parking ratio of 1.38 spaces per 1,000 SF, accessible via an alley in the rear business.

#### ✓ **SMALL UNITS**

Average 618 square feet and the second-floor units average 438 square feet, ideal unit sizes that can cater to a variety of potential uses.



FOR SALE OR LEASE

## WELL-AMENITIZED

### Location Adjacent to Warner Center

#### PROXIMITY TO WARNER CENTER

Directly adjacent to the Warner Center, considered the central business district of the San Fernando Valley and one of Los Angeles' largest urban developments, providing an extensive complex of office parks, high-rise office towers, apartments, and shopping centers

#### ACCESS TO DESIRABLE AMENITIES

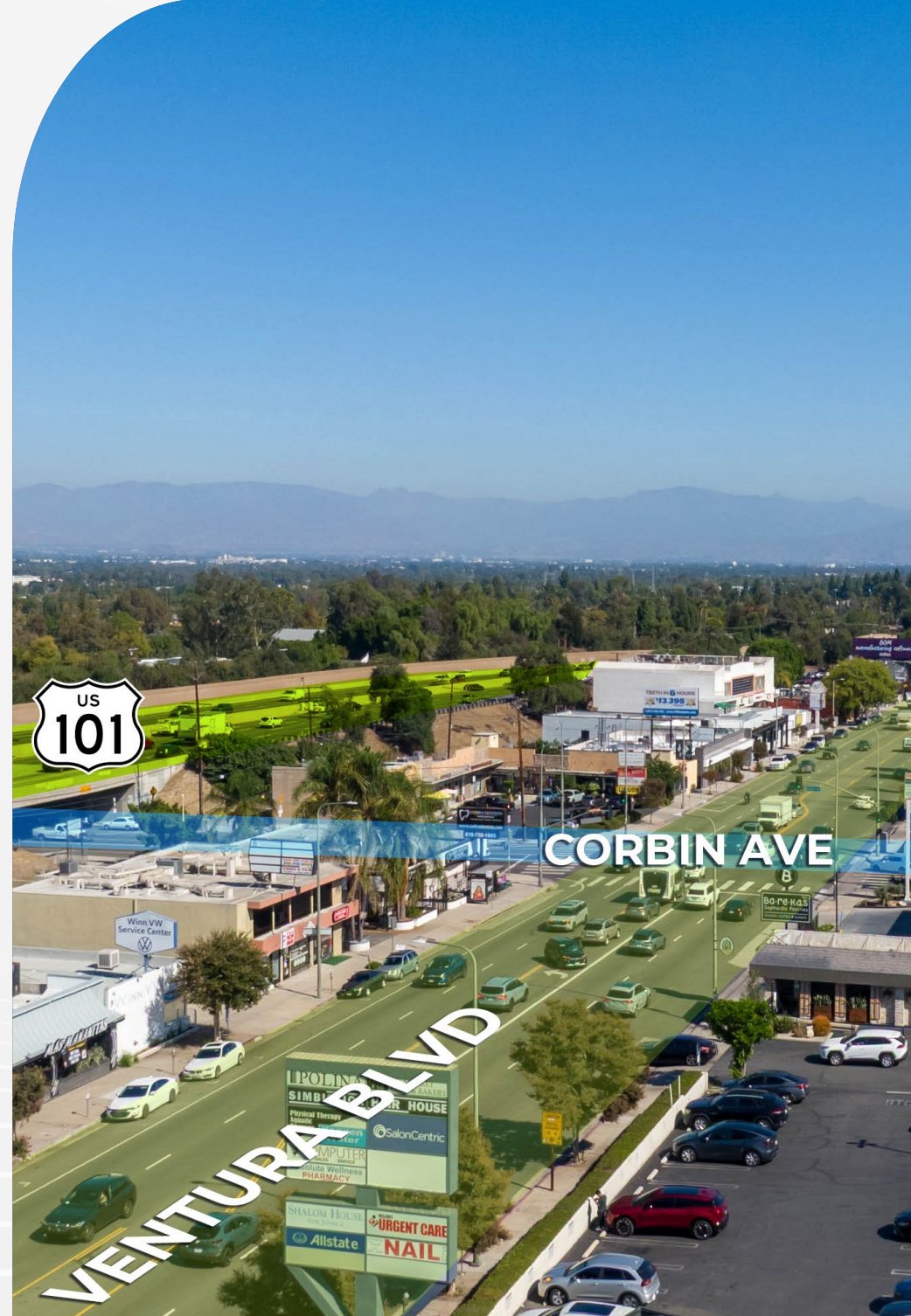
Proximate to Pierce College (1.9 miles), Westfield Topanga and The Village (3.3 miles), Kaiser Permanente Hospital (2.0 miles), and Orange Busway Tampa Station (1.2 miles)

#### NEARBY FREEWAY ACCESS

Well-connected to the 101 Freeway via Tampa Avenue or Winnetka Avenue just 0.6 miles away

#### RENT GROWTH

Rent growth of more than 2.5% annually over the past decade in the Woodland Hills area, representing a transformation change of the retail rental landscape







## AFFLUENT SUBMARKET

### Strong Underlying Demographics

#### **DENSE NEARBY POPULATION**

Population of more than 10,583 people within one mile of the subject property, 202,677 people within three miles, and 406,779 people within five miles

#### **AVERAGE HOUSEHOLD INCOMES**

Immediate submarket boasts an average household income within one, three, and five miles is \$144,291, \$105,934, and \$111,720, respectively

#### **HOUSEHOLD DENSITY**

There are over 4,067 households within one mile of the subject property, and over 75,997 households within three miles

#### **HIGH MEDIAN HOME VALUES**

The median home value in the immediate area is \$1,060,411

#### **BUSINESSES AND CONSUMER SPENDING**

More than 1,500 businesses within a 1-mile radius of the property with a combined annual spending of \$190 million



# DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	3 MILE	5 MILE
Population	10,583	202,677	406,779
Daytime Population	10,861	199,972	403,652
Avg HH Income	\$144,291	\$105,934	\$111,720
Avg HH Size	2.60	2.60	2.80
Median Home Price	\$1,060,411	\$763,118	\$770,430

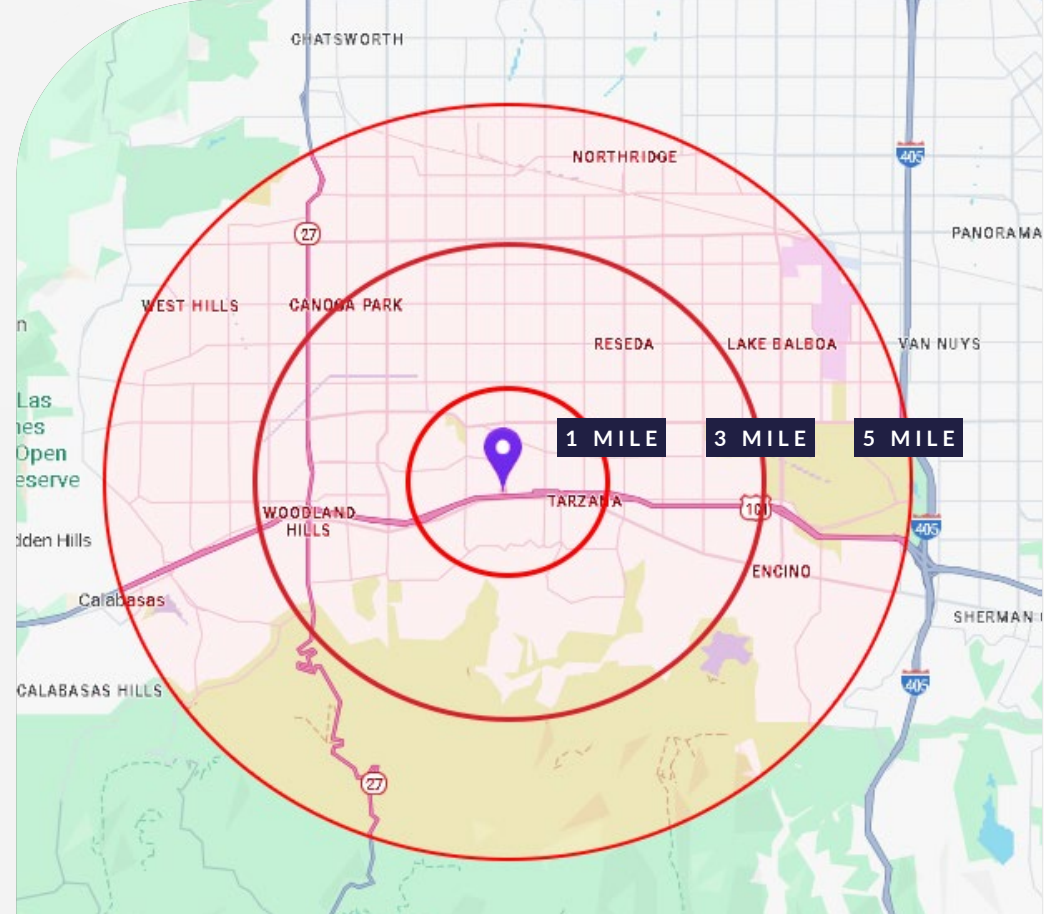
TRAFFIC COUNTS	VENTURA BLVD
Cars per Day	± 34,937



FOR SALE OR LEASE

# DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	3 MILE	5 MILE
Population	10,583	202,677	406,779
Households	4,067	75,997	144,684
Avg HH Size	2.60	2.60	2.80
Annual Growth 2023-2028	2.95%	6.45%	2.27%
Median Age	44.80	40.70	40.70
Owner Occupied Households	2,800	35,430	77,501
Renter Occupied Households	1,268	40,566	67,183
Avg HH Income	\$144,291	\$105,934	\$111,720
Median Home Price	\$1,060,411	\$763,118	\$770,430
Businesses	1,500	15,800	34,100





# RENT ROLL

UNIT #	TENANT	SF	FLR	%	LEASE TO	INCREASES	RENT	REN/SF	TERM REMAINING	LEASE TYPE	PF RENT	PF RENT/SF	PF LEASE TYPE
101	PSYCHIC	325	1	6.16%	MTM	4% ANNUALLY	\$ 1,875.00	\$5.77	0.00 YEAR(S)	GROSS	\$1,300.00	\$ 4.00	NNN
102	INNOVATIVE	481	1	9.11%	3/31/25	4% ANNUALLY	\$ 1,215.00	\$2.53	0.44 YEAR(S)	GROSS	\$1,924.00	\$ 4.00	NNN
103	VACANT	1,429	1	27.06%							\$4,287.00	\$ 3.00	NNN
105		236	1	4.47%	4/30/25	4% ANNUALLY	\$ 832.00	\$3.53	0.52 YEAR(S)	GROSS	\$708.00	\$ 3.00	NNN
201	VACANT	320	2	6.06%							\$800.00	\$ 2.50	GROSS
202	VACANT	311	2	5.89%							\$777.50	\$ 2.50	GROSS
203	INNOVATE	509	2	9.64%	3/31/25	4% ANNUALLY	\$ 1,411.00	\$2.77	0.44 YEAR(S)	GROSS	\$1,272.50	\$ 2.50	GROSS
204	VACANT	576	2	10.91%							\$1,440.00	\$ 2.50	GROSS
205	VACANT	473	2	8.96%							\$1,182.50	\$ 2.50	GROSS
REAR	OCCUPIED	620	1	11.74%	MTM	4% ANNUALLY	\$ 907,490.40	\$1.94	0.00 YEAR(S)	GROSS	\$1,550.00	\$ 2.50	GROSS
		5,280		100%			\$ 6,533.00	\$3.01	0.28 YEAR(S)		\$15,241.50	\$ 2.89	



## OPERATING EXPENSES

OPERATING EXPENSES	PER YEAR	PER SF
Property Taxes @ 1.25%	\$32,188	\$5.53/SF
Management	\$3,136	\$0.54/SF
Insurance	\$4,654	\$0.80/SF
Utilities	\$2,036	\$0.35/SF
Trash Removal	\$2,036	\$0.35/SF
Grounds Maintenance	\$1,455	\$0.25/SF
Repairs & Maintenance	\$4,945	\$0.85/SF
<b>TOTAL EXPENSES</b>	<b>\$50,450</b>	<b>\$8.67</b>
<b>EXPENSES/SF/MONTH</b>		<b>\$0.72</b>

\*Not actual operating expenses. Operating expenses are based on industry standard averages.

## OPERATING DATA

	CURRENT	PROFORMA
Scheduled Lease Income	\$78,396	\$182,898
CAM Reimbursement	\$0	\$25,567
Additional Income	\$0	\$0
Effective Gross Income	\$78,396	\$208,465
Vacancy	\$0	\$10,423
Expenses	\$1,455	\$54,630
<b>NET OPERATING INCOME</b>	<b>\$27,946</b>	<b>\$143,411</b>



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BUILDING SF

**C1-1VLD COMMERCIAL**  
ZONING

**1960**  
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