

# VENTURA CONNECTION - THE GATEWAY TO WARNER CENTER

20833-20871 VENTURA BOULEVARD, WOODLAND HILLS, CA 91364



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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after signing. Buyer must verify the information and bears all risk for any inaccuracies.



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## PROPERTY HIGHLIGHTS



### FEATURES

- 2nd floor space available from  $\pm 3,842$  SF
- Unit 2 retail/office space available from  $\pm 3,323$  SF
- Adjacent to Warner Center- the San Fernando Valley's business capital
- Co-tenants include Outside the Box, Decarra Salon, Western Beauty Institute, & Bone Sweet Bone
- Excellent building and monument signage
- Prime retail on signalized intersection

### PROPERTY DESCRIPTION

- Gateway to Warner Center, San Fernando Valley's most vibrant development hub, including multiple residential, hospitality, retail, and office developments
- Situated on heavily trafficked 101 Freeway on ramp
- Local businesses include Starbucks, Chase Bank, Kaiser Permanente, Target, Trader Joe's, Whole Foods, and many more

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## PROPERTY PHOTOS



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## UNIT 20855-10B PHOTOS



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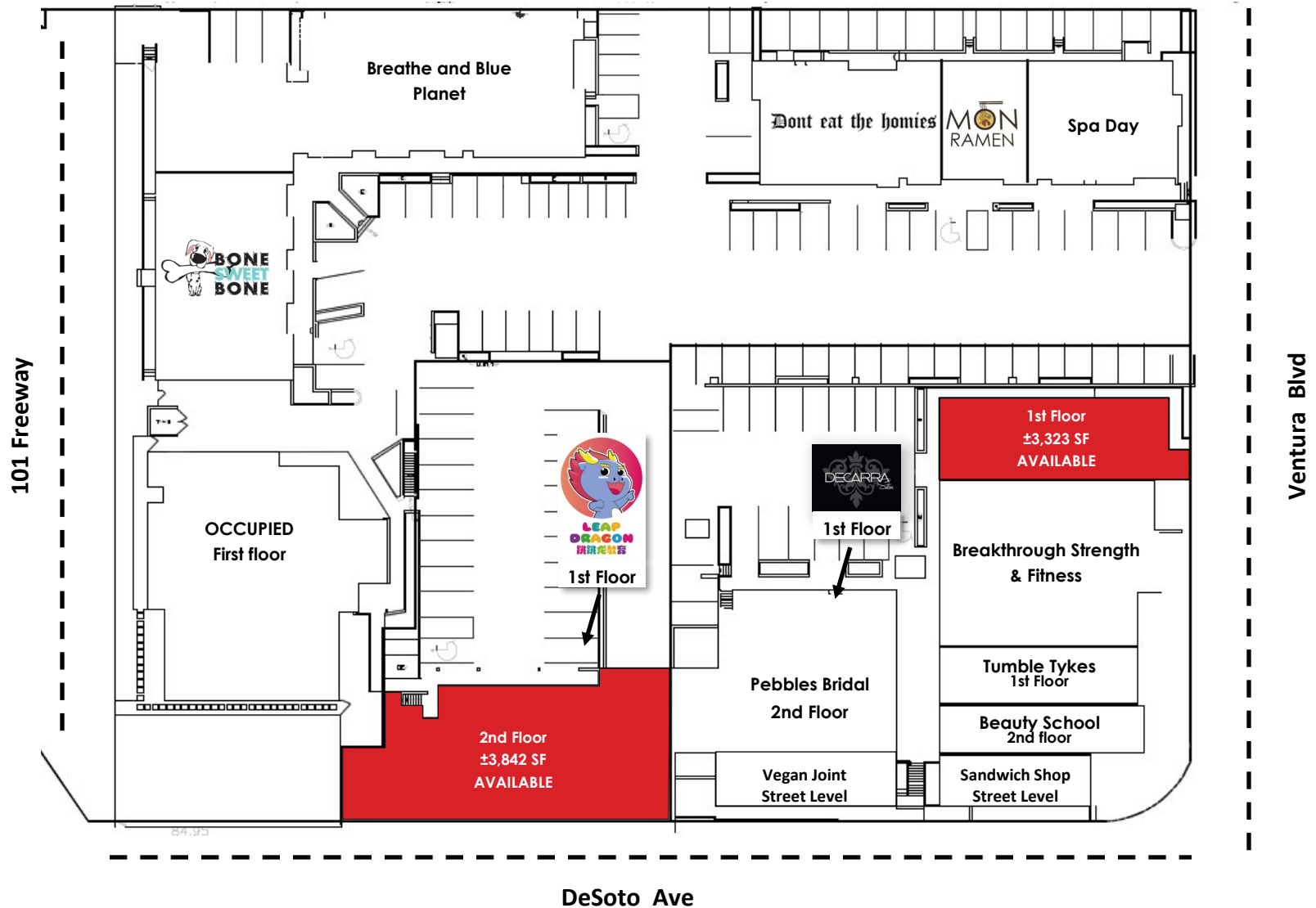
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## SITE PLAN



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## DEMOGRAPHICS



### DAYTIME POPULATION

1-mile	18,558
3-mile	82,562
5-mile	158,682



### AVERAGE HOUSEHOLD INCOME

1-mile	\$139,585
3-mile	\$115,562
5-mile	\$107,696



### POPULATION

1-mile	15,294
3-mile	159,238
5-mile	389,241

**TRAFFIC COUNTS:** ±67,500 cars per day on Ventura Boulevard and De Soto Avenue

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