



HIGHLY VISIBLE OFFICE/RETAIL: PRIME VENTURA BLVD

20640-20668 Ventura Blvd., Woodland Hills, CA 91364



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RETAIL & OFFICE SPACE
WOODLAND HILLS, CA

PROPERTY FEATURES

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APPROX. 2,136 - 4,348 SF GROUND FLOOR RETAIL SPACE AVAILABLE

- ✓ 7 private offices
- ✓ In-unit restroom
- ✓ Building signage facing Ventura Blvd
- ✓ Monument signage available
- ✓ Direct suite access
- ✓ Ample free onsite parking (3/1,000)
- ✓ Onsite property management
- ✓ Very well maintained, newer construction building/property

AREA AMENITIES

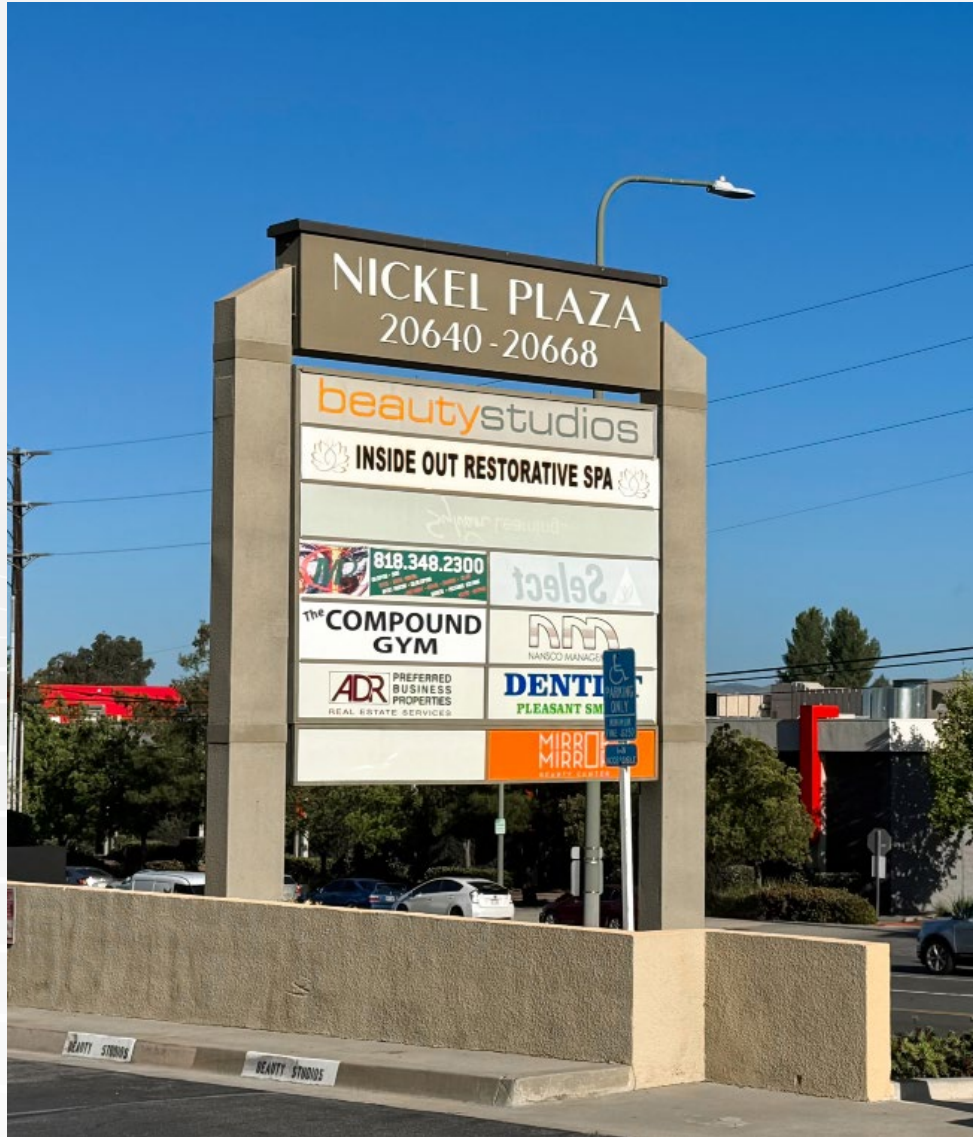
- ✓ Prime Woodland Hills
- ✓ Heavy Traffic on Ventura Blvd
- ✓ Close access to 101 Freeway and Warner Center
- ✓ Abundant restaurants and amenities within walking distance
- ✓ High-end residential neighborhoods adjacent
- ✓ Adjacent to new multi-family development with retail amenities

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	13,940	163,250	380,469
 Avg. HH Income	\$126,407	\$115,257	\$114,204
 Daytime Pop	14,137	160,789	371,662
 Traffic Count	± 34,139 CPD ON VENTURA BLVD		

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EXTERIOR PHOTOS

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RETAIL & OFFICE SPACE
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INTERIOR PHOTOS

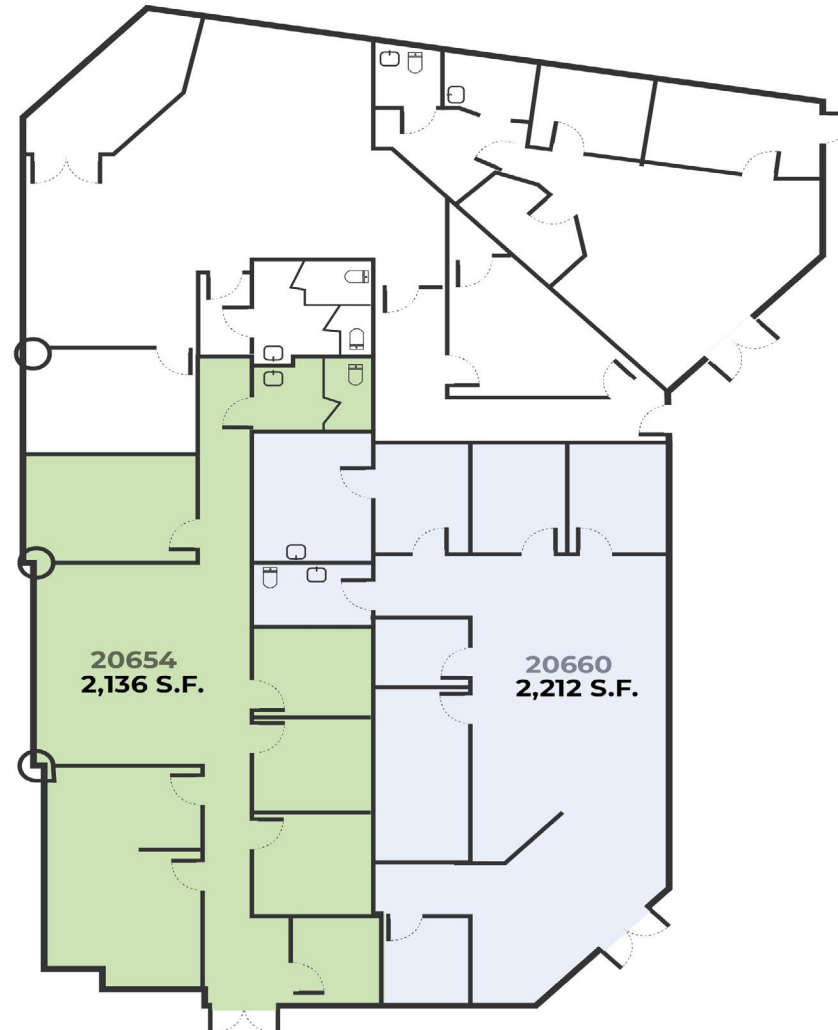
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FLOOR PLAN

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.

petco

SPROUTS
FARMERS MARKET

WHOLE
FOODS
MARKET



TRADER JOE'S



KAISER
PERMANENTE



CVS
pharmacy



VENTURA BLVD

VENTURA BLVD



VENTURA BLVD

DE MORENO DR

Taft Charter
High School

Chick-fil-A

Ralphs

AVAILABLE



SUBWAY



AERIAL MAP



COMMERCIAL
REAL ESTATE

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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 foot-age 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 leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.