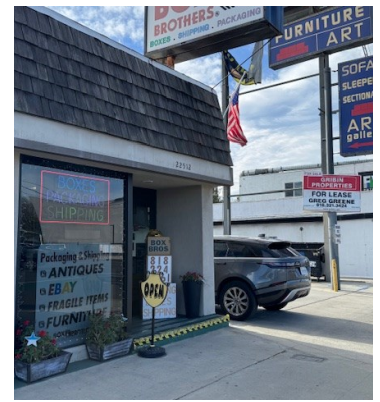


Owner/User Retail Opportunity In West Woodland Hills 22512-22516 Ventura Boulevard Woodland Hills, CA



SALE PRICE: \$2,995,000 (\$717/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

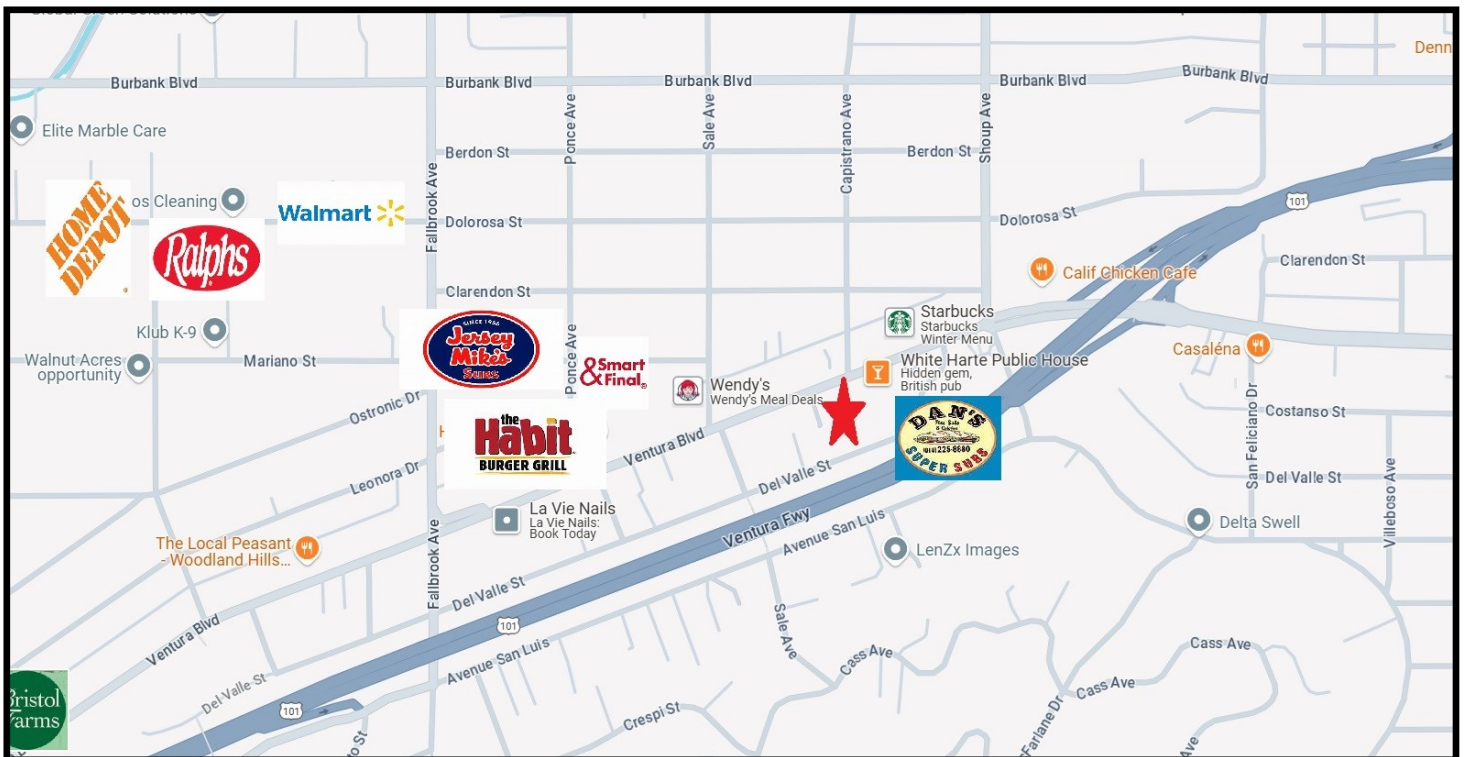
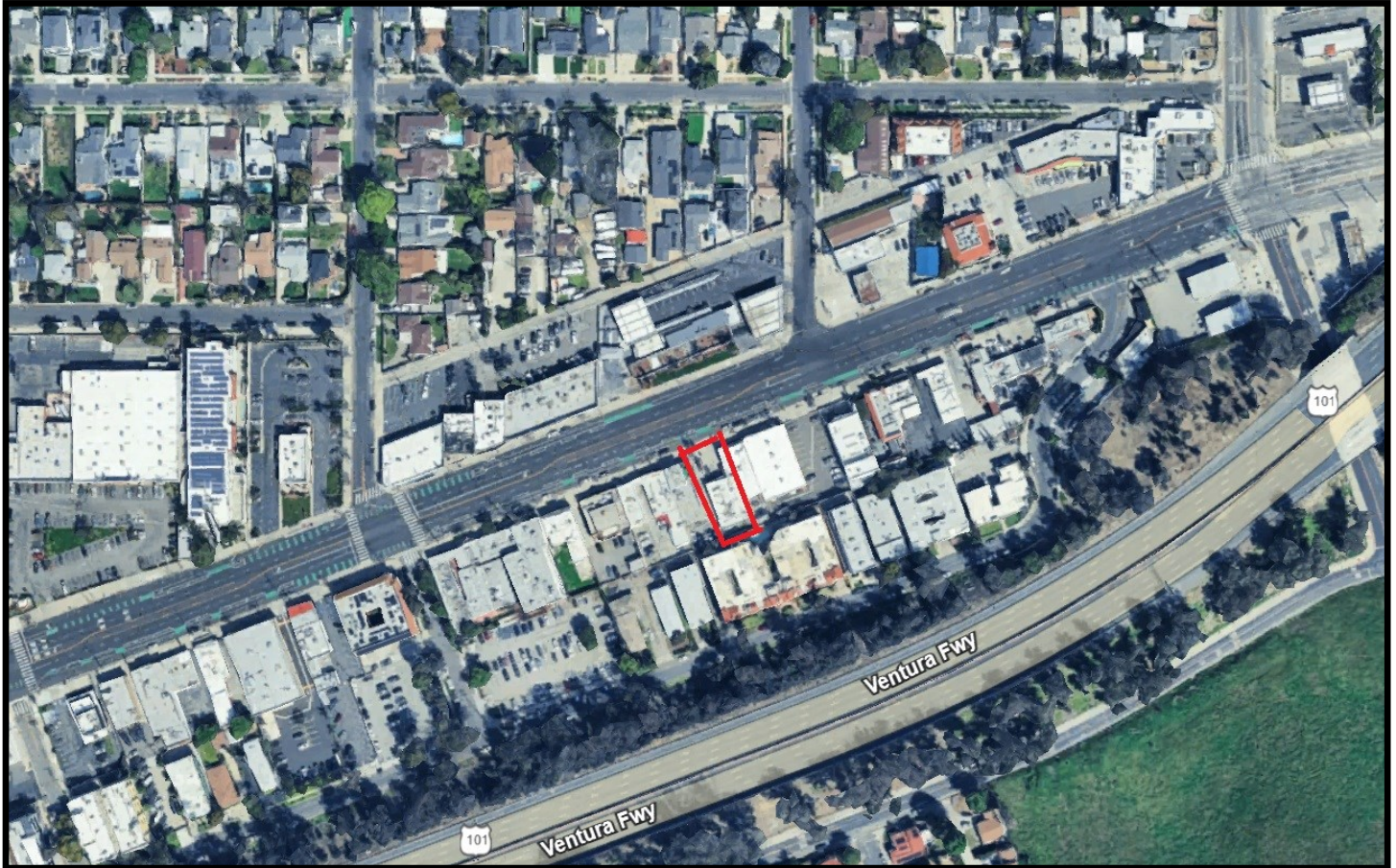
- Excellent Location! Ideal Owner/User Opportunity
- Building area 4,175 SF / Land Size 6,507 SF
- Owner/User—Rare Opportunity to own instead of renting
- Rare double monument signs
- Billboard sign income
- Close to major intersection of Ventura Blvd & Shoup
- Traffic Counts—Over 35,000 vehicles daily
- 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

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



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DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
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
Households			
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
Housing			
Median Home Value:	\$808,574	\$773,752	\$706,288
Median Year Built:	1963	1974	1972

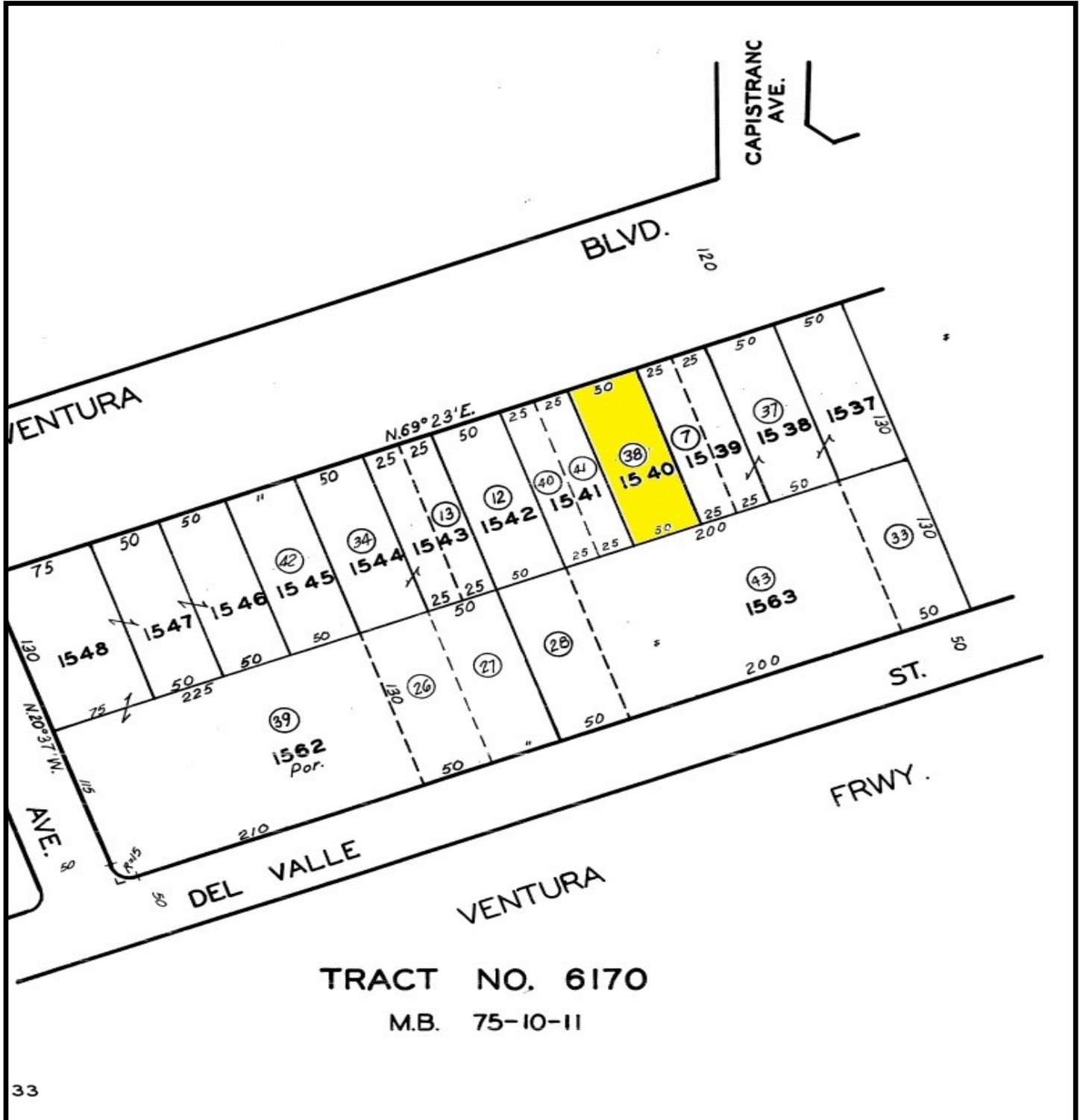
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PLAT MAP



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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!



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