

FOR LEASE

**20969 VENTURA BLVD**

20969 VENTURA BLVD. WOODLAND HILLS CA 91364





# AVAILABLE SPACES- FIRST FLOOR

SPACE	RSF	USE	RATE	NNNs
<b>SUITE 5</b>	± 881 RSF	RETAIL	\$4/SF + NNN	\$1/SF
<b>*SUITE 11</b> *Can be combined with Suite 21	± 692 RSF	RETAIL	\$4/SF + NNN	\$1/SF
<b>*SUITE 21</b> *Can be combined with Suite 11	± 782 RSF	RETAIL	\$4/SF + NNN	\$1/SF
<b>*SUITE 19</b>	± 750 RSF	RETAIL / MEDISPA	\$4/SF + NNN	\$1/SF
<b>*SUITE 26</b> *Can be combined with Suite 27	± 766 RSF	RETAIL / FOOD / FITNESS	\$4/SF + NNN	\$1/SF
<b>*SUITE 27</b> *Can be combined with Suite 26	± 766 RSF	RETAIL / FOOD / FITNESS	\$4/SF + NNN	\$1/SF

# AVAILABLE SPACES- SECOND FLOOR

SPACE	RSF	USE	RATE (MODIFIED GROSS)	MONTHLY RATE
<b>SUITE 209</b> <small>*Can be combined with Suite 211</small>	± 1,136 RSF	OFFICE	\$2.85	\$3,237.60
<b>SUITE 211</b> <small>*Can be combined with Suite 209</small>	± 974 RSF	OFFICE	\$3.00	\$2,922.00
<b>SUITE 215</b>	± 1,310 RSF	OFFICE	\$2.85	\$3,733.50
<b>SUITE 224</b>	± 755 RSF	OFFICE	\$3.00	\$2,265.00
<b>SUITE 230</b>	± 1,265 RSF	OFFICE	\$2.85	\$3,605.25

# Ground Floor



# Second Floor

## OFFICE SPACES



# Exterior Photos

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## Interior Photos

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# Interior Photos

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# Interior Photos

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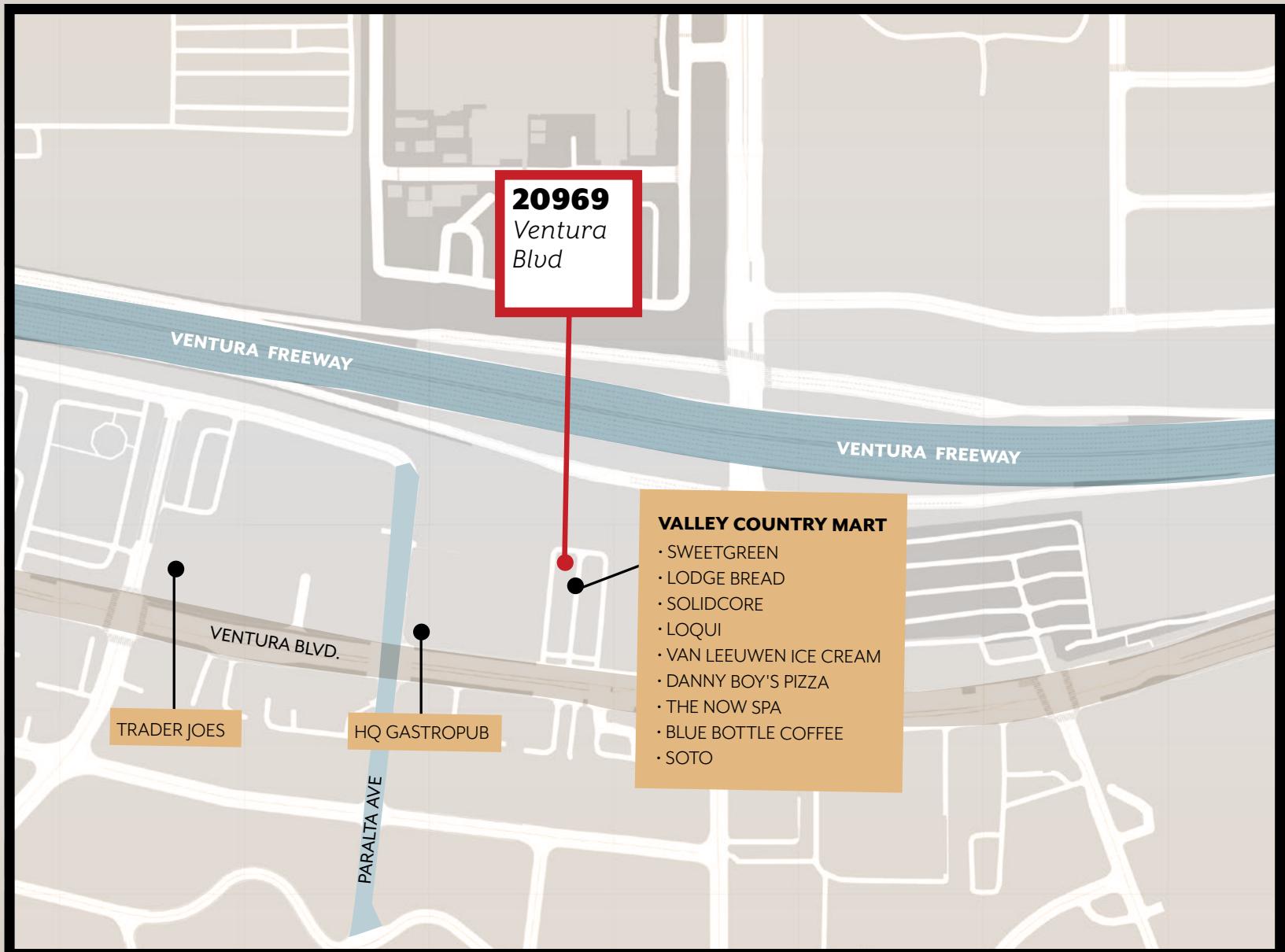


# Map Overview



THE BROTHERS SUSHI

MARU RAMEN



# Neighboring Tenants

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## Sweetgreen

Sweetgreen is a fast-casual restaurant chain known for its healthy, plant-forward, and customizable salads and warm bowls, emphasizing sustainability, local sourcing, and cooking from scratch with real ingredients, aiming to build healthier communities through transparent food systems and innovative practices. - Sweetgreen



## Solidcore

[solidcore] is a high-intensity, low-impact strength training workout on a custom-built reformer machine. It utilizes slow, controlled movements to push your muscles to the point of failure in order to build back stronger. - Classpass



## Blue Bottle Coffee

Blue Bottle Coffee is a premier specialty coffee brand and a benchmark for "third wave" coffee, characterized by its focus on quality, craftsmanship, and minimalist design. - Blue Bottle Coffee



## Loqui

A popular, modern Mexican taqueria chain in the Los Angeles area known for its flavorful, ingredient-focused tacos on house-made tortillas, offering options like chicken, mushroom, and beef in a casual, contemporary setting, a beloved casual dining spot. - Loqui

# Neighboring Tenants



## Van Leeuwen Ice Cream

Van Leeuwen Ice Cream is a popular artisanal brand known for its rich, French-style dairy ice cream (made with lots of egg yolks and high butterfat) and a popular line of vegan ice creams, using simple, high-quality ingredients. - Google



## Trader Joes

Trader Joe's is known for its fun, quirky, and affordable grocery experience, offering unique private-label products. - Google



## Bunda

Bunda is a lower body focus workout studio that integrates half stair master and half strength training. - Bunda



## The Now Spa

A popular, design-focused massage boutique chain offering customizable, high-quality Swedish-inspired massages and unique enhancements in a relaxing, nature-inspired setting, aiming to make self-care accessible with a modern, elevated experience, memberships, and branded products. - Google



## Lodge Bread

A popular Los Angeles artisanal bakery known for its naturally leavened, whole-grain sourdough breads, pastries, and Mediterranean-influenced breakfast/lunch dishes like shakshuka. They emphasize local grains, slow fermentation, and community, serving high-quality, rustic breads and items like croissant sandwiches, with a strong focus on quality and a unique, soulful vibe. - Google



## HQ Gastropub

A lively, music-themed gastropub known for its energetic atmosphere, extensive craft beer and cocktail selection, and diverse menu featuring burgers, sushi mashups, steaks, and comfort food, with a focus on good vibes, sports on TVs, and community involvement. - Google

# Contact Us



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