



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



## PRIME RETAIL SPACE AVAILABLE IN WOODLAND HILLS, CA!

21144 Ventura Blvd, Woodland Hills, CA 91364



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RETAIL SPACE  
WOODLAND HILLS, CA

# PROPERTY FEATURES

21144 Ventura Blvd, Woodland Hills, CA 91364







## APPROX. 3,800 SF

RETAIL SPACE AVAILABLE

- ✓ High Ceilings
- ✓ Great Retail Identity and Signage!
- ✓ Near 101 freeway on/off ramp!
- ✓ Previously used as Fitness Studio!
- ✓ Mirror, Changing Room, Kitchenette, 2 restrooms!
- ✓ Front and Rear entrance!

## AREA AMENITIES

- ✓ Strong Local demographics with high consumer spending.
- ✓ Located just outside of Warner Center, the San Fernando Valleys most vibrant development hub, including multiple residential, hospitality, retail, and office projects.
- ✓ Near upcoming LA Ramps Training Facility!

| — DEMOGRAPHICS   | 1 MILE                       | 3 MILE    | 5 MILE    |
|--|------------------------------|-----------|-----------|
|  Population     | 21,651                       | 158,663   | 377,146   |
|  Avg. HH Income | \$129,674                    | \$123,003 | \$118,056 |
|  Daytime Pop    | 22,454                       | 158,344   | 372,768   |
|  Traffic Count  | ± 35,280 CPD ON VENTURA BLVD |           |           |



RETAIL SPACE  
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# INTERIOR PHOTOS

21144 Ventura Blvd, Woodland Hills, CA 91364



UNIT 21144





los angeles  
Pierce college

AVAILABLE

ATRIUM

AERIAL MAP







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