



COMMERCIAL  
REAL ESTATE  
the sign of a profitable property



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

21144 Ventura Blvd, Woodland Hills, CA 91364



ARMEN TCHAPANIAN  
(818) 697-9362 | armen@illicre.com  
DRE#02041876

TODD NATHANSON  
(818) 514-2204 | todd@illicre.com  
DRE#00923779



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

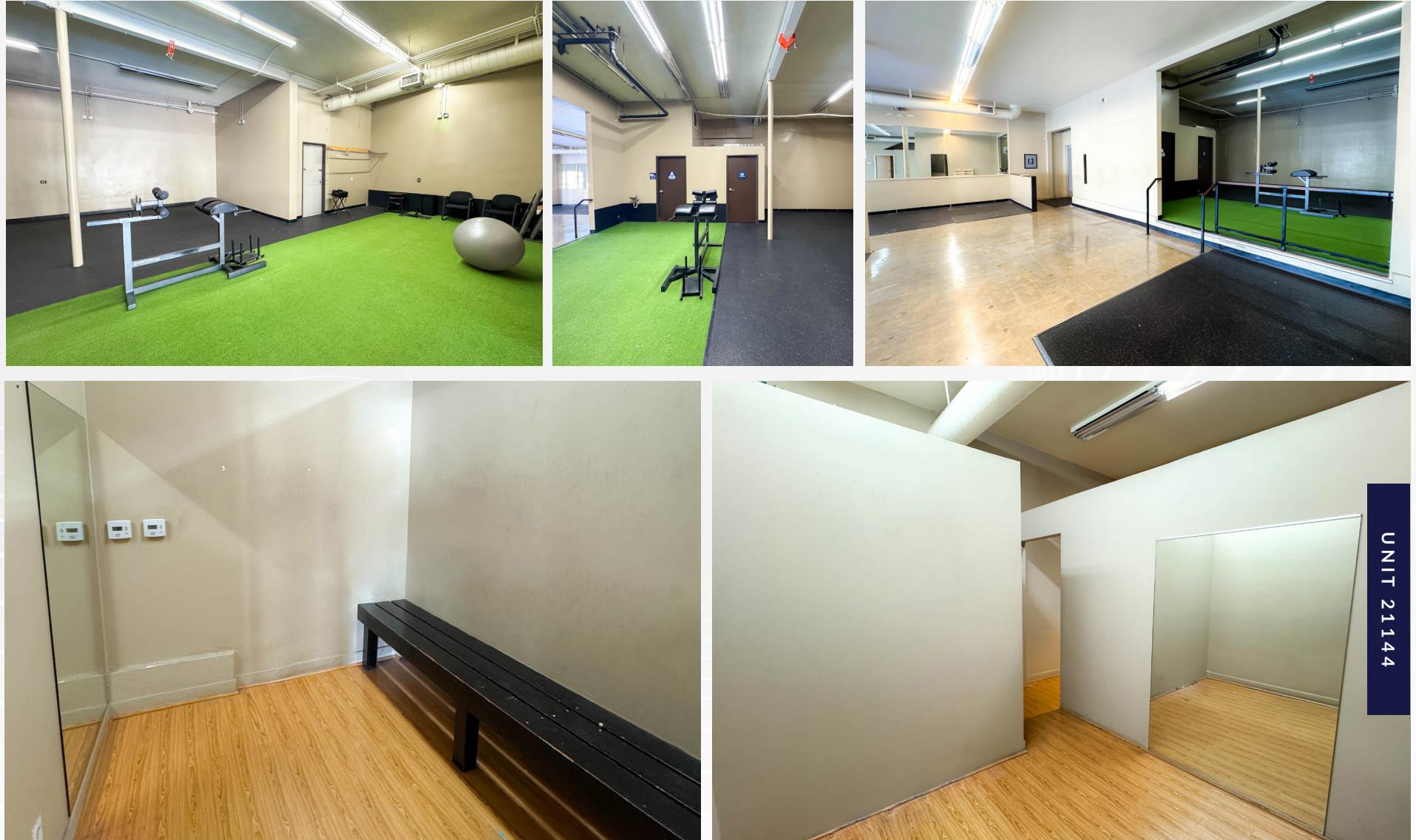
- ✓ Strong Local demographics with high consumer spending.
- ✓ Located just outside of Warner Center, the San Fernando Valleys most vibrant development hub, including multiple residential, hospitality, retail, and office projects.
- ✓ Near upcoming LA Ramps Training Facility!

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  
WOODLAND HILLS, CA

# INTERIOR PHOTOS

21144 Ventura Blvd, Woodland Hills, CA 91364





Sleep  
HOME SUPERSTORE

CHIPOTLE  
MEXICAN GRILL

THE HOME  
DEPOT

SUBWAY

BEST  
BUY

Staples

TRADER JOE'S

IN-N-OUT  
BURGER

Starbucks

CITI

CVS  
pharmacy

target

CVS  
pharmacy

Denny's

Office  
DEPOT

ATRIUM

EL TORITO

**AN AERIAL MAP**



(818) **COMMERCIAL**  
REAL ESTATE

**ARMEN TCHAPANIAN**  
ASSOCIATE

(818) 697-9362 | [armen@illicre.com](mailto:armen@illicre.com)  
DRE#02041876



**TODD NATHANSON**  
PRESIDENT

(818) 514-2204 | [todd@illicre.com](mailto:todd@illicre.com)  
DRE#00923779

5945 CANOGA AVENUE | WOODLAND HILLS, CA 91367 | 818.501.2212/PHONE | [www.illicre.com](http://www.illicre.com) | DRE #01834124

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.