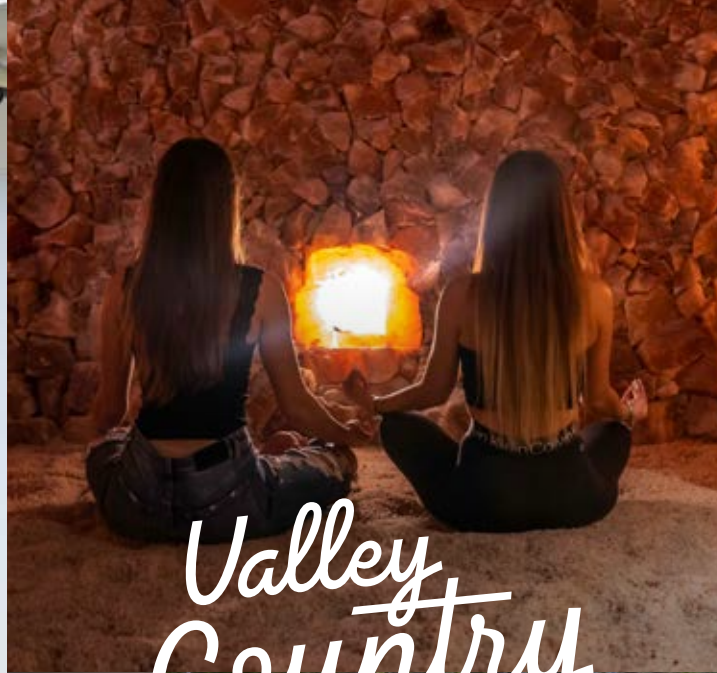




NEWMARK CBRE

20929 Ventura Blvd, Woodland Hills, CA 91364

A close-up photograph of a young child with curly brown hair, smiling broadly and eating a piece of ice cream. The background is a soft-focus green, suggesting an outdoor setting.

Van Leeuwen Ice Cream

A thoughtfully curated mix of tenants offering premium dining, retail, and lifestyle experiences.

At Valley Country Market, there is something for everyone.

An outdoor display for Blue Bottle Coffee. It features several large, light-colored ceramic planters filled with greenery. To the left, a white sign with a blue bottle illustration is visible. The scene is set on a paved area with a building and trees in the background.

Blue Bottle Coffee

OUR SETTING

The Valley Country Market is a unique blend of boutiques, restaurants, and experiences set in the charming community centerpiece of Woodland Hills. Woodland Hills is part of the West Valley trade, which at its simplest is a collection of affluent towns west of the 405 freeway that includes Calabasas, Hidden Hills, Woodland Hills, Tarzana and Encino.



OUR TENANTS *Partial List*

sweetgreen



BÜNDA



VanLeeuwen
ICE CREAM & VEGAN ICE CREAM

[solidcore]



the **bar** method.

hiptique 

The NOW
A MASSAGE BOUTIQUE

BOWIE BARKER
BATH + GROOMERIE 



Ell Eve
— Med Spa —

SUBWAY

burn boot camp



soto

AVAILABLE RETAIL

SIZE(S) $\pm 1,313$ SF to $\pm 2,895$ SF

USE *Retail*

RENT *Available upon Request*





AVAILABLE RESTAURANTS

SIZE ± 549 SF to $\pm 3,019$ SF

USE *Restaurant*

RENT *Available upon Request*

HIGHLIGHTS *Outdoor Patio Space*
Signage Available
Sufficient Power
Grease Interceptor Tied In
Restaurant Infrastructure In Place



Site Plan

- 01A [Solidcore]
- 01B Sweetgreen
- 05 Available Restaurant
- 06 Available Retail
- 07 The Now Massage
- 08 The Now Massage
- 09 Hiptique
- 10 Available Retail
- 11 Trash Room
- 12 Available Retail
- 14 Pure Sweat Studios
- 15 Bunda
- 16 Available Retail
- 17 Available Restaurant
- 19 Available Retail
- 20 The Collective
- 22 Lodge Bread
- 23 Alpert Vision Care Optometry
- 24 Van Leeuwen ice Cream
- 25 Danny Boy's Pizza
- 26 Blue Bottle Coffee
- 27 Available Restaurant
- 29 Available Retail
- 30 Available Restaurant
- 32 Bowie Barker
- 33 Famous Burger Concept
- 34 Composd Living
- 35 Soto Lifestyle
- 36 Soto
- 37 EllEve Med Spa
- 39 The Bar Method
- 40 Burn Boot Camp
- 42 Burn Boot Camp
- 43 Healthy Greens
- 44 Loqui
- 45 Subway
- 46 Available Retail
- 47 Available Retail
- 200 Available Retail/Medical Office



Valley
Country
Market

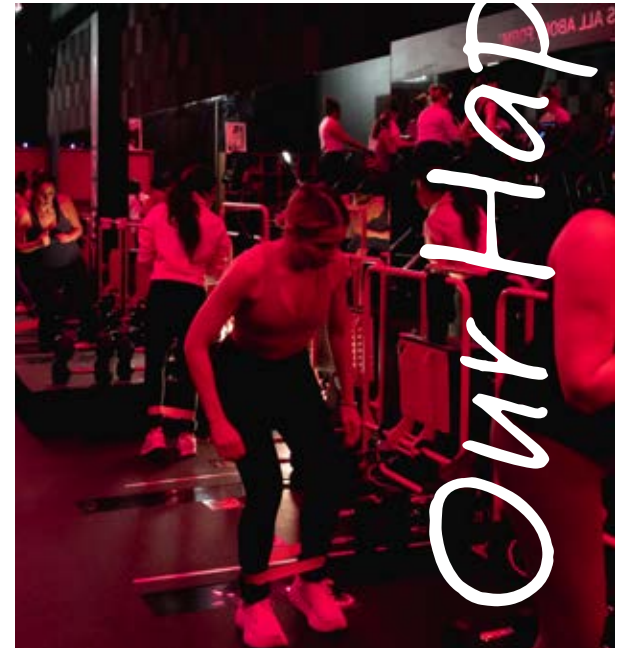
- AVAILABLE RESTAURANT
- OCCUPIED
- AVAILABLE RETAIL
- 2ND GENERATION FITNESS



Ventura Blvd

De Soto Ave

OUR HAPPENINGS



Our Happenings

DEMOGRAPHICS

The region is home to those who value a high quality of life and seek space and serenity; a respite from the fast pace and congestion of the city. West Valley residents are affluent, family oriented, and cherish their close knit community. The residents enjoy the same appreciation for quality, luxury and service as experienced in high profile areas, such as Beverly Hills, West Hollywood, Brentwood and Bel Air. The Valley Country Market fills a unique niche by combining the sophisticated tenancy of the city with the charming and relaxed personality of the West Valley.





POPULATION

15,828

1 MILE

166,182

3 MILES

391,039

5 MILES



MEDIAN AGE

41.8

1 MILE

39.6

3 MILES

39.9

5 MILES



AVERAGE HOUSEHOLD INCOME

\$160,259

1 MILE

\$142,637

3 MILES

\$136,927

5 MILES

Source: Esri 2022



VALLEY COUNTRY MARKET

WARNER CENTER



CLASS A OFFICE

4.4 million SF
90% leased on average



EMPLOYEES

Approximately 171,443
employees within a 5
mile radius of Valley
Country Market



FUTURE DEVELOPMENTS

Westfield Promenade 2035 - ±34 AC Mixed-
Use Development

The Trillium - Proposed ±45,000 SF Medical Office

The Variel - Proposed Senior Living Community

District at Warner Center - ±852 Apartment
Units, ±204 room hotel

The Q De Soto - ±352 Residential Units, ±69,600
SF Commercial Space

PIERCE COLLEGE



STUDENTS

Approximately
18,765 enrolled
students

TOPANGA CANYON BOULEVARD

CANOGA AVENUE

VICTORY BOULEVARD

DE SOTO AVENUE

BURBANK BOULEVARD



3 MINS TO
WARNER
CENTER



3 MINS TO
WARNER
CENTER



101 FREEWAY
±262,000 CPD

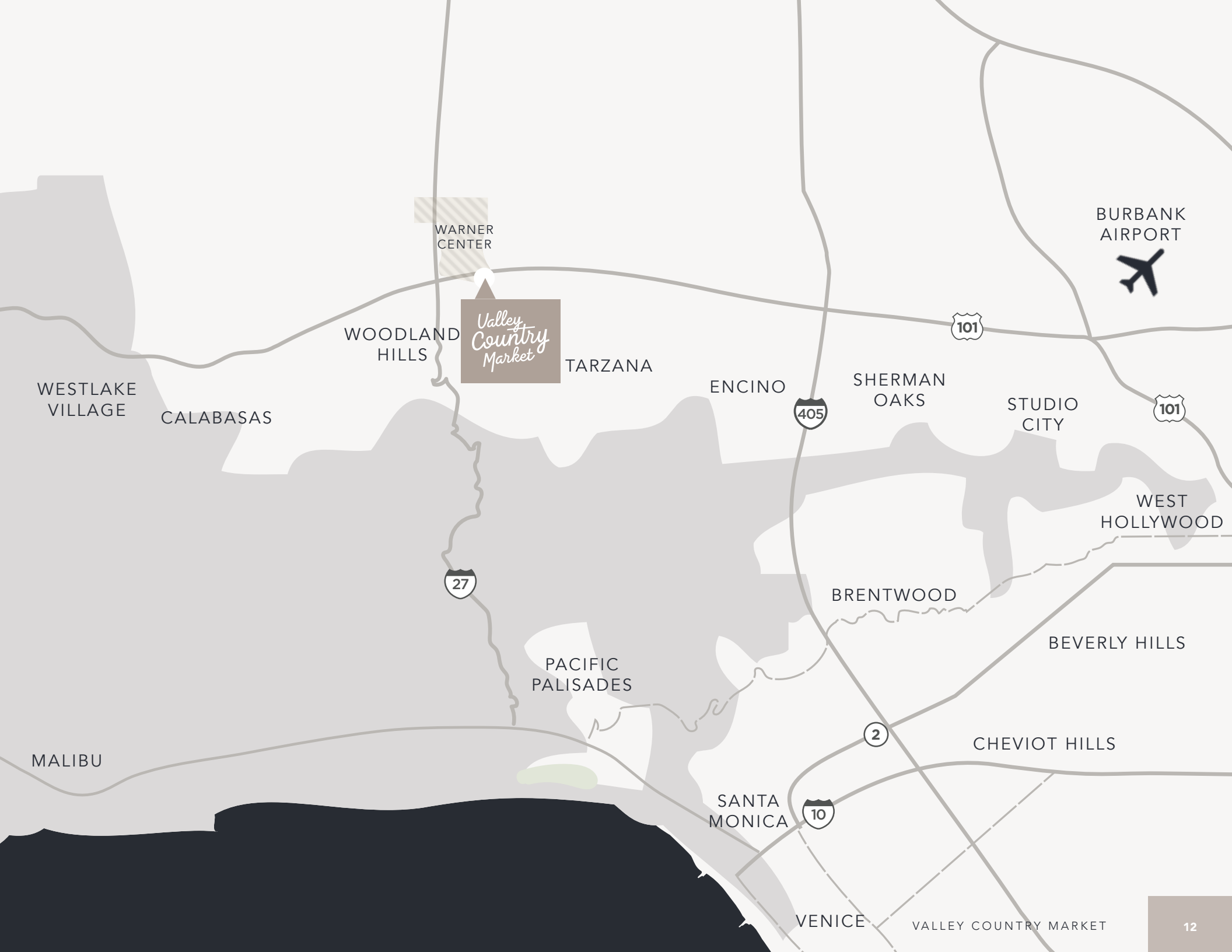


±35,140 CPD



±34,203 CPD

Valley
Country
Market



WARNER
CENTER

*Valley
Country
Market*

WOODLAND
HILLS

TARZANA

ENCINO

SHERMAN
OAKS

STUDIO
CITY

BURBANK
AIRPORT



101

101

405

27

2

10

WESTLAKE
VILLAGE

CALABASAS

WEST
HOLLYWOOD

BRENTWOOD

BEVERLY HILLS

CHEVIOT HILLS

PACIFIC
PALISADES

SANTA
MONICA

VENICE

VALLEY COUNTRY MARKET

MALIBU



Valley Country Market

JAY LUCHS

VICE CHAIRMAN

T 310 407 6593

JAY.LUCHS@NMRK.COM

CA RE LICENSE #01260345

JAYLUCHS.COM

GAVIN KETCHUM

DIRECTOR

T 310 407 6593

GAVIN.KETCHUM@NMRK.COM

CA RE LICENSE #01929170

RYAN GURMAN

SENIOR VICE PRESIDENT

T 310 650 7545

RYAN.GURMAN@CBRE.COM

CA RE LICENSE #01972081

NEWMARK CBRE

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