



DE SOTO AVE

VENTURA BLVD

RESTAURANT  
AVAILABLE  
±1,075 SF

AVAILABLE  
±4,420 SF

AVAILABLE  
±3,800 - 7,652 SF

AVAILABLE  
±1,700 SF

## SECOND FLOOR RETAIL/OFFICE SPACES AVAILABLE IN WOODLAND HILLS

20833-20855 Ventura Blvd, Woodland Hills, CA 91364



**GREG OFFSAY, CCIM**  
(818) 697-9387 | greg@illicre.com  
DRE#01837719

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

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





RETAIL/OFFICE SPACE  
WOODLAND HILLS

## EXCLUSIVELY LISTED BY

**GREG OFFSAY, CCIM**

EXECUTIVE VICE PRESIDENT

(818) 697-9387 | [greg@illicre.com](mailto:greg@illicre.com)  
DRE#01837719

**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



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.

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



# PROPERTY FEATURES

20833-20855 Ventura Blvd, Woodland Hills, CA 91364







## APPROX. 1,075 - 7,652 SF

### 2ND GEN RESTAURANT / RETAIL / OFFICE SPACES

- ✓ Unit 3: 2nd Gen Cold Kitchen. Previously used as a Vegan Restaurant. First time on the market in over 15 years. Unit has hood, greece interceptor, sinks, refrigerators, ice machine, prep tables and more. Unit has seating area and entrance through parking garage and also off Desoto Ave.
- ✓ Unit 7: Previously used as Beauty School. (Above Hummus Republic)
- ✓ Unit 6B: Currently a Bridal Store ( Above Decarra Salon)
- ✓ Ground level and second floor spaces available
- ✓ Adjacent to Ventura Blvd entrance

## AREA AMENITIES

- ✓ Gateway to Warner Center, San Fernando Valley's most vibrant development hub, including multiple residential, hospitality, retail, and office developments
- ✓ Situated on heavily trafficked 101 Freeway on ramp
- ✓ Local businesses include Starbucks, Chase Bank, Kaiser Permanente, Target, Trader Joe's, Whole Foods, and more

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	18,558	82,562	158,682
 Avg. HH Income	\$139,585	\$115,562	\$107,696
 Daytime Pop	15,294	159,238	389,241
 Traffic Count	±67,500 CPD ON INTERSECTION		



RETAIL/OFFICE SPACE  
WOODLAND HILLS

# INTERIOR PHOTOS

20833-20855 Ventura Blvd, Woodland Hills, CA 91364



UNIT 3





RETAIL/OFFICE SPACE  
WOODLAND HILLS

# INTERIOR PHOTOS

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UNIT 7



RETAIL/OFFICE SPACE  
WOODLAND HILLS

# INTERIOR PHOTOS

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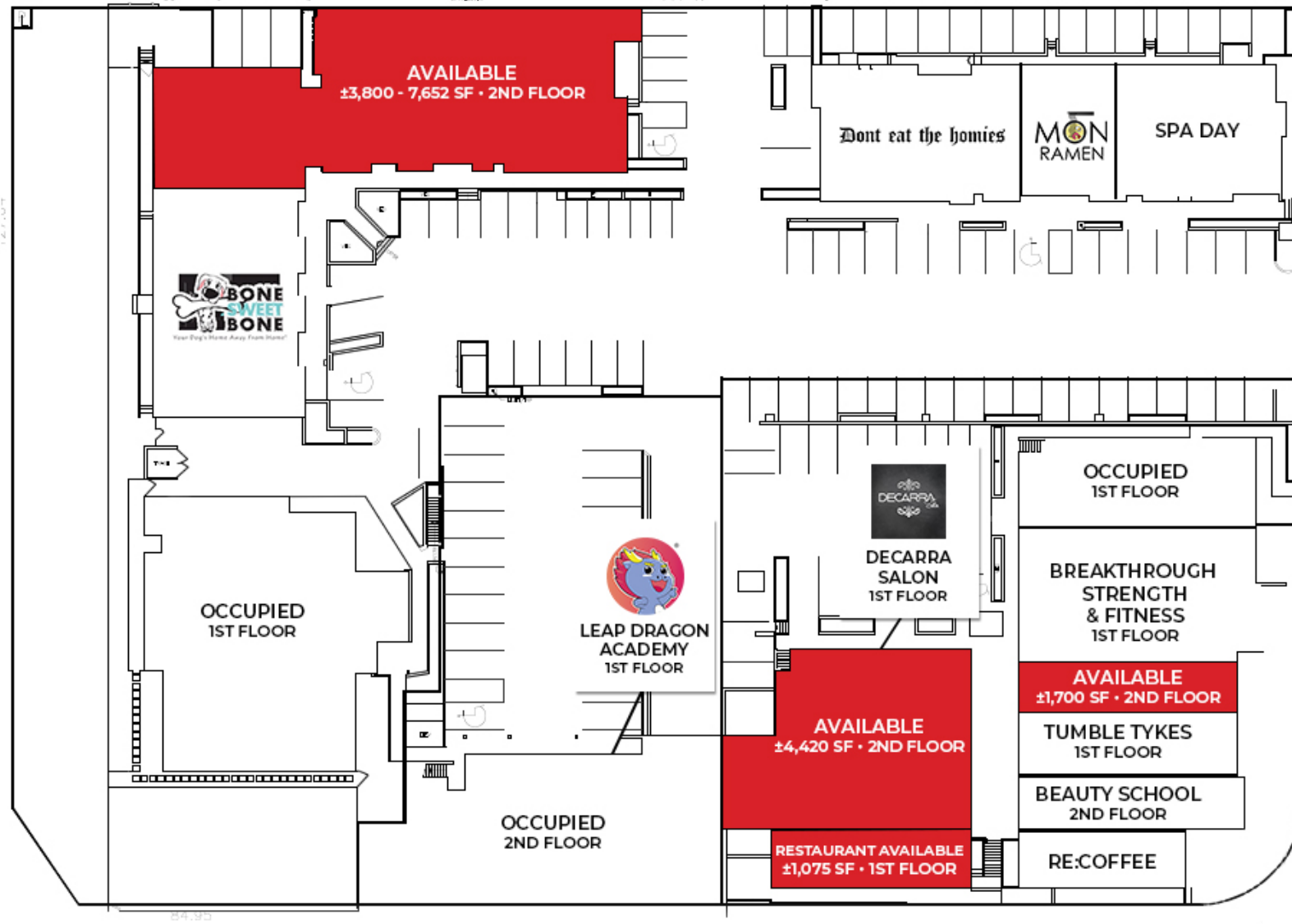
UNIT 20847





# SITE PLAN

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.





Westfield  
TOPANGA  
amc THEATRES Apple H&M TARGET  
blanngobles MICHAEL KORS EXPRESS HOLLISTER

UPCOMING  
LA RAMS  
TRAINING FACILITY

PIERCE  
COLLEGE

DUNKIN'

Ralphs

SPROUTS  
FARMERS MARKET

WHOLE  
FOODS  
MARKET

US  
101

COURTYARD  
BY MARRIOTT

KAISER  
PERMANENTE

TRADER JOE'S

BLUE BOTTLE  
COFFEE

Starbucks

AVAILABLE

target

WOODLAND HILLS  
CITY OF

CVS  
pharmacy

PORSCHE

US  
101

Sleep  
EZZO CONTEMPORARY

CHIPOTLE  
MEXICAN GRILL

THE HOME  
DEPOT

SUBWAY

Chick-fil-A

ups

Ralphs

IN-N-OUT  
BURGER

Starbucks

citi

petco

EL TORITO

PANDA EXPRESS  
CHINESE KITCHEN

SPROUTS  
FARMERS MARKET

AT&T

KAISER  
PERMANENTE

CVS  
pharmacy

target

99c  
only  
STORES

BLUE BOTTLE  
COFFEE

VONS

Polo  
Ralph Lauren

McDonald's

WHOLE  
FOODS  
MARKET

TRADER JOE'S

AERIAL MAP





**COMMERCIAL**  
REAL ESTATE

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