



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



FREESTANDING RETAIL/OFFICE: PRIME VENTURA BLVD

21528 1/2 - 21530 Ventura Blvd., Woodland Hills, CA 91364



JAMES HEERDEGEN
(818) 697-9379 | james@illicre.com
DRE#02197482



5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

FREESTANDING BUILDING
WOODLAND HILLS, CA

EXCLUSIVELY LISTED BY

JAMES HEERDEGEN
ASSOCIATE

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DRE#02197482



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.

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FREESTANDING BUILDING
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PROPERTY FEATURES

21528 ½ - 21530 Ventura Blvd., Woodland Hills, CA 91364







APPROX. 1,500 SF

RETAIL/OFFICE AVAILABLE

- ✓ Rare freestanding building
- ✓ ±750 SF ground floor retail
- ✓ ±750 SF 2nd floor offices
- ✓ Units can be combined
- ✓ Located on Ventura Blvd
- ✓ Parking rate 4.67/1000

AREA AMENITIES

- ✓ Prime Woodland Hills
- ✓ Surrounded by national tenants such as Ralphs, Sprouts, Whole Foods, etc.
- ✓ Minutes away from booming Warner Center
- ✓ Easy access off the 101 Freeway
- ✓ Surrounded by an affluent trade area with an HHI of \$131,106 within 1 mile

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	18,919	151,348	363,730
 Avg. HH Income	\$128,927	\$120,367	\$112,882
 Daytime Pop	15,669	124,902	299,568
 Traffic Count	± 33,281 CPD ON VENTURA BLVD		

FREESTANDING BUILDING
WOODLAND HILLS, CA

INTERIOR PHOTOS

21528 ½ - 21530 Ventura Blvd., Woodland Hills, CA 91364



petco

SPROUTS
FARMERS MARKET

AVAILABLE

WHOLE
FOODS
MARKET

TRADER JOE'S

ups

Starbucks

BLUE BOTTLE
COFFEE

KAISER
PERMANENTE

target

DE SOTO AVE

WOODLAND HILLS ACADEMY
MIDDLE SCHOOL

SERRANIA AVE

VENTURA BLVD

CVS
pharmacy

US
101

PORSCHE

PIERCE
COLLEGE

VENTURA BLVD

DE MORENO DR

Taft Charter
High School

Chick-fil-A

Ralphs

Sleep

CHIPOTLE

THE HOME
DEPOT

SUBWAY

Chick-fil-A

ups

Ralphs

IN-N-OUT
BURGER

Starbucks

citi

petco

EL TORITO

PAJODA EXPRESS
CHINESE KITCHEN

SPROUTS
FARMERS MARKET

AT&T

KAISER
PERMANENTE

CVS
pharmacy

target

99c
only
STORES

BLUE BOTTLE
COFFEE

VONS

Pollo
Loco

McDonald's

WHOLE
FOODS
MARKET

TRADER JOE'S

AERIAL MAP



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