



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@illcre.com](mailto:james@illcre.com)  
DRE#02197482



FREESTANDING BUILDING  
WOODLAND HILLS, CA

**EXCLUSIVELY LISTED BY**

**JAMES HEERDEGEN**  
ASSOCIATE  
(818) 697-9379 | [james@illicre.com](mailto:james@illicre.com)  
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.

FREESTANDING BUILDING  
WOODLAND HILLS, CA

# 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



TRADER JOE'S



BLUE BOTTLE  
COFFEE



KAISER  
PERMANENTE.

DE SOTO AVE



target



WOODLAND HILLS  
ACADEMY  
MIDDLE SCHOOL

SERRANIA AVE

VENTURA BLVD



PORSCHE

VENTURA BLVD

DE MORENO DR



SUBWAY



petco



SPROUTS  
FARMERS MARKET



KAIER  
PERMANENTE.



target

99¢  
only  
STORES.

BLUE BOTTLE  
COFFEE

VONS



WHOLE  
FOODS  
MARKET

TRADER JOE'S

AEIRAL MAP



COMMERCIAL  
REAL ESTATE

JAMES HEERDEGEN  
ASSOCIATE

(818) 697-9379 | [james@illicre.com](mailto:james@illicre.com)  
DRE#02197482



5990 SEPULVEDA BLVD., STE. 600 | SHERMAN OAKS, CA 91411 | 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.