

Ideal Retail Space West Woodland Hills 22536 Ventura Blvd Woodland Hills, CA



FOR MORE INFORMATION
PLEASE CONTACT:

GREG GREENE

Broker Associate

greg.greene.re@gmail.com

818-225-0097 x 116

818-321-3424 (cell)

Cal BRE #01396840

Gribin Properties

22551 Ventura Blvd Suite 201

Woodland Hills, CA 91364

Cal BRE #00450024

Asking Rate: \$2.37/SF NNN

HIGHLIGHTS

- Excellent Location! Ideal for a variety of retail or creative
- Service uses. Pilates / Yoga
- Excellent Visibility and foot traffic
- Multi-Tenant Retail Building—Approximate 1,200 SF
- 4 Reserved Onsite Parking Spaces
- Move in Ready— Newly painted throughout
- Close to major intersection of Ventura Blvd & Fallbrook
- Easy access to the Ventura (101) Freeway
- Close to business support and a variety of restaurants
- Easy access to Warner Center / Westfield Malls
- **SHOWN BY APPOINTMENT ONLY**



GRIBIN PROPERTIES
Commercial Real Estate

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**22536 VENTURA BOULEVARD
WOODLAND HILLS, CA / 91364**



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DEMOGRAPHICS

| Population | 1 Mile | 3 Mile | 5 Mile |
|------------------------|---------------|---------------|---------------|
| 2019 Total Population: | 13,015 | 118,576 | 264,798 |
| 2024 Population: | 13,004 | 121,220 | 269,445 |
| Pop Growth 2019-2024: | -0.08% | 2.23% | 1.75% |
| Average Age: | 43.20 | 41.40 | 39.80 |
| Households | | | |
| 2019 Total Households: | 4,668 | 46,376 | 92,795 |
| HH Growth 2019-2024: | -0.58% | 2.37% | 1.64% |
| Median Household Inc: | \$103,300 | \$93,024 | \$82,749 |
| Avg Household Size: | 2.70 | 2.50 | 2.80 |
| 2019 Avg HH Vehicles: | 2.00 | 2.00 | 2.00 |
| Housing | | | |
| Median Home Value: | \$808,574 | \$773,752 | \$706,288 |
| Median Year Built: | 1963 | 1974 | 1972 |

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**Looking to relocate or to expand
your business with another
location!!**

**Ideal for a variety of retail uses.
Excellent Visibility
High Traffic Counts
Prime West Woodland Hills location**

**Please contact Greg Greene or Jay Dean
to schedule a showing**

818-321-3424 / 818-732-9489

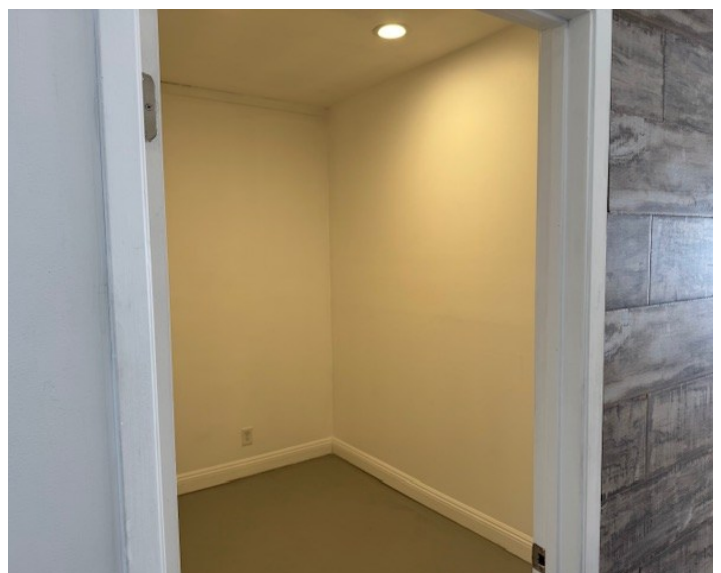
CALBRE #01396840 / #02059210

THIS SPACE WON'T LAST LONG!



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