

Offering Memorandum



22148 Ventura Blvd, Woodland Hills, CA 91364

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Property Details

Price: \$1,800,000

- Conveniently located right off of Ventura Blvd
- Located next to high end Casaleña restaurant

View the full listing here: <https://www.loopnet.com/Listing/22148-Ventura-Blvd-Woodland-Hills-CA/33073342/>

Executive Summary:

Take advantage of this rare opportunity to own a premium retail space in the bustling Woodland Hills/Warner Center submarket. Located on Ventura Blvd, one of the most sought-after commercial corridors in the San Fernando Valley, this retail property offers excellent visibility and foot traffic.

Space details:

- Retail/Commercial
- High visibility on Ventura Blvd
- Located in a thriving business and shopping hub
- Ideal for a variety of retail uses

Features:

- Ample parking available for customers
- Modern design with open floor plan
- High ceilings, and ample natural light
- Easy access to major freeways (101 and 27)
- Proximity to restaurants, shopping centers, and other attractions

Don't miss this opportunity to make your mark in the Woodland Hills/Warner Center

Price:	\$1,800,000
Property Type:	Retail
Property Subtype:	Storefront
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.07 AC
Gross Leasable Area:	2,244 SF
No. Stories:	2
Year Built:	1955
Tenancy:	Single
Parking Ratio:	0.89/1,000 SF
Zoning Description:	C4, Los Angeles
APN / Parcel ID:	2169-001-019
Walk Score ®:	88 (Very Walkable)
Transit Score ®:	42 (Some Transit)

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Location



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Property Photos



Building front (1)



Covered area (1)

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Property Photos



Covered area (2)



Covered area (3)

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Property Photos



Retail store (1)



Retail store (2)

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Property Photos



Retail store (2)



Bathroom

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Property Photos



Retail kitchen (1)



Retail kitchen (2)

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Property Photos



Covered area (4)



Office 1 (1)

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Office 1 (2)



Hallway

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Office 2



Office 3 (T)

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Property Photos



Office 3 (2)



Kitchen

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Property Photos



Bathroom



Building front (2)



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