



22750 VENTURA BLVD, WOODLAND HILLS, CA 91364

**RETAIL BUILDING**



# FOR LEASE

OFFERING MEMORANDUM



## ● SITE DESCRIPTION

IKON Properties is proud to present this exceptional investment opportunity located at 22750 Ventura Blvd in Woodland Hills, positioned along a highly sought-after stretch of Ventura Boulevard—one of the San Fernando Valley’s most prominent and well-trafficked commercial corridors. The property benefits from outstanding street frontage along Ventura Boulevard, offering excellent visibility and accessibility within a dynamic, high-exposure retail and office environment. The surrounding area is anchored by a strong mix of national retailers, popular dining destinations, professional offices, and lifestyle amenities, generating consistent consumer activity and foot traffic.

The asset features on-site parking, providing convenience for both tenants and visitors—an essential amenity along this dense commercial corridor. With its flexible layout and prime positioning, the property is well-suited for a variety of uses and presents an attractive opportunity for both owner-users and investors seeking stable income with long-term upside potential. Its strategic location offers seamless access to major thoroughfares and nearby freeways, including U.S. Route 101, allowing for efficient connectivity throughout Woodland Hills, the greater San Fernando Valley, and West Los Angeles.

Combining a premier Ventura Boulevard location, strong visibility, and enduring market demand, this offering represents a compelling opportunity to acquire a well-located commercial asset in one of Los Angeles’ most desirable submarkets.

\*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

**PROPERTY TYPE**  
**Retail/Office**

**RATE**  
**\$3.00 + NNN**

**AVAILABLE SPACE**  
**900 SF**

**YEAR BUILT**  
**1955**



# PROPERTY HIGHLIGHTS

- **Prime Ventura Boulevard frontage** offering exceptional visibility and strong daily traffic exposure
- **Located in the heart of Woodland Hills** within a highly desirable and established commercial corridor
- **Surrounded by a strong mix of national** retailers, restaurants, and professional office users
- **On-site parking** providing convenience for tenants and customers
- **Flexible layout** suitable for retail, office, or service-oriented uses
- **Excellent access to U.S. Route 101 and major arterials**, ensuring strong regional connectivity



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# PROPERTY PHOTOS



# RETAIL MAP

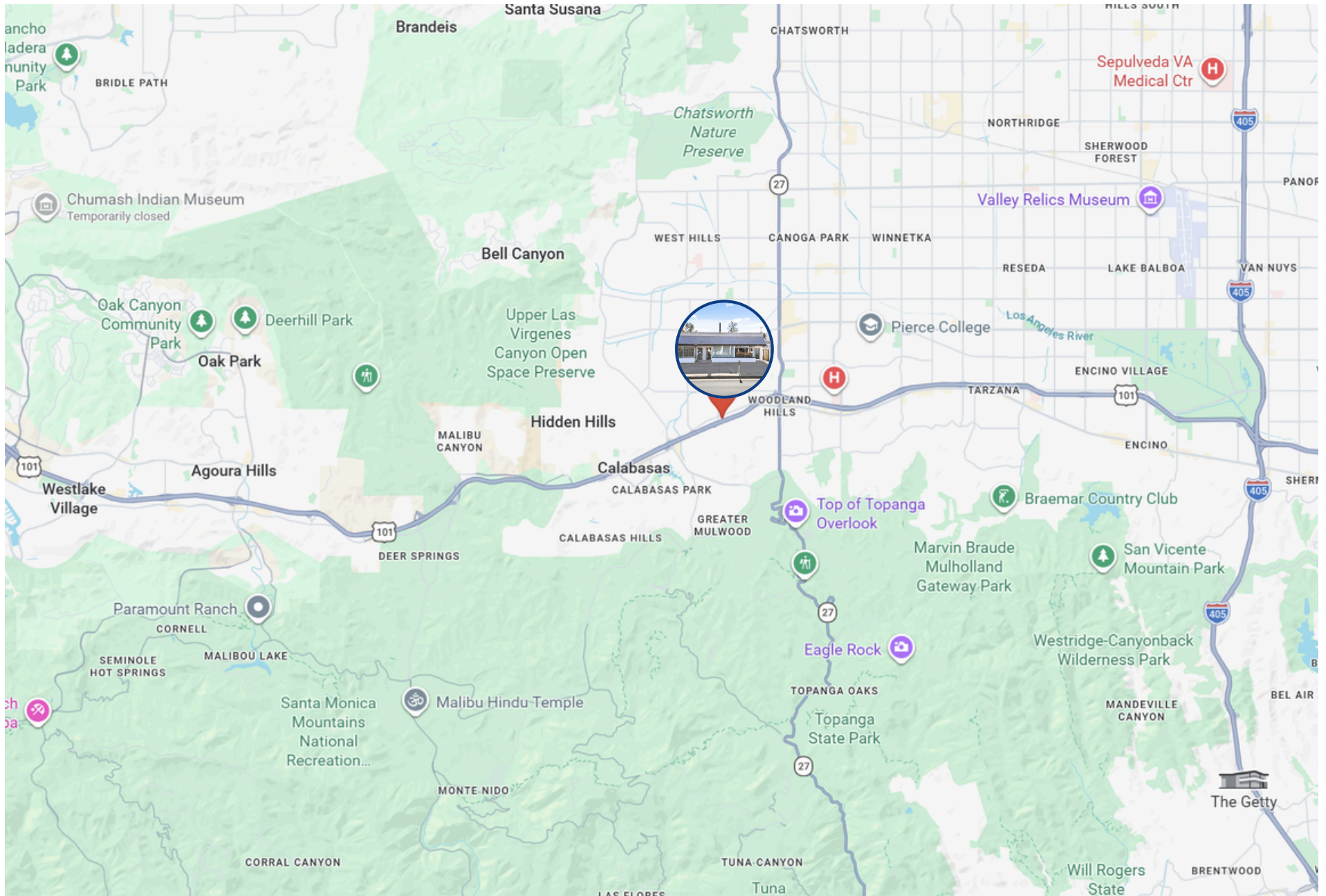


# AERIAL MAP

LOCATED ALONG VENTURA BOULEVARD IN WOODLAND HILLS, 22750 VENTURA BLVD SITS WITHIN ONE OF THE SAN FERNANDO VALLEY'S MOST ESTABLISHED AND HIGHLY SOUGHT-AFTER COMMERCIAL CORRIDORS, KNOWN FOR ITS DYNAMIC MIX OF RETAIL, DINING, AND PROFESSIONAL OFFICE USES. THE PROPERTY BENEFITS FROM STRONG STREET FRONTAGE ALONG A HEAVILY TRAVELED THOROUGHFARE, PROVIDING CONSISTENT EXPOSURE TO BOTH VEHICULAR AND PEDESTRIAN TRAFFIC THROUGHOUT THE DAY. THE SURROUNDING AREA FEATURES A VIBRANT BLEND OF NATIONAL BRANDS, LOCAL BUSINESSES, AND LIFESTYLE AMENITIES, CONTRIBUTING TO STEADY CONSUMER ACTIVITY AND DEMAND. THE LOCATION ALSO OFFERS CONVENIENT ACCESS TO U.S. ROUTE 101 AND OTHER MAJOR ARTERIALS, ALLOWING FOR EFFICIENT CONNECTIVITY THROUGHOUT WOODLAND HILLS, THE GREATER SAN FERNANDO VALLEY, AND WEST LOS ANGELES.



# LOCATION MAP





Category	1 Mile	3 Mile	5 Mile
2025 Total Population	15,610	133,315	297,992
2030 Population	15,515	133,796	298,177
Pop Growth 2024-2029	-0.61%	0.36%	0.06%
Average Age	42.90	42.40	41.70
2025 Total Households	5,862	52,003	105,849
HH Growth 2024-2029	-0.80%	0.52%	0.03%
Median Household Income	\$144,630	\$114,873	\$103,093
Avg Household Size	2.60	2.50	2.70
2025 Avg HH Vehicles	2	2	2
Median Home Value	\$1,100,293	\$1,021,912	\$944,063
Median Year Built	1963	1974	1972



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**BLAS FERNANDEZ**  
DIRECTOR, COMMERCIAL INVESTMENTS

818.319.9191  
blas@ikonpropertiesla.com  
ikonpropertiesla.com  
LIC NO. 02012036



**BRIAN VU**  
SR. INVESTMENT ASSOCIATE

818.913.8819  
brian@ikonpropertiesla.com  
ikonpropertiesla.com  
LIC NO. 02181861