



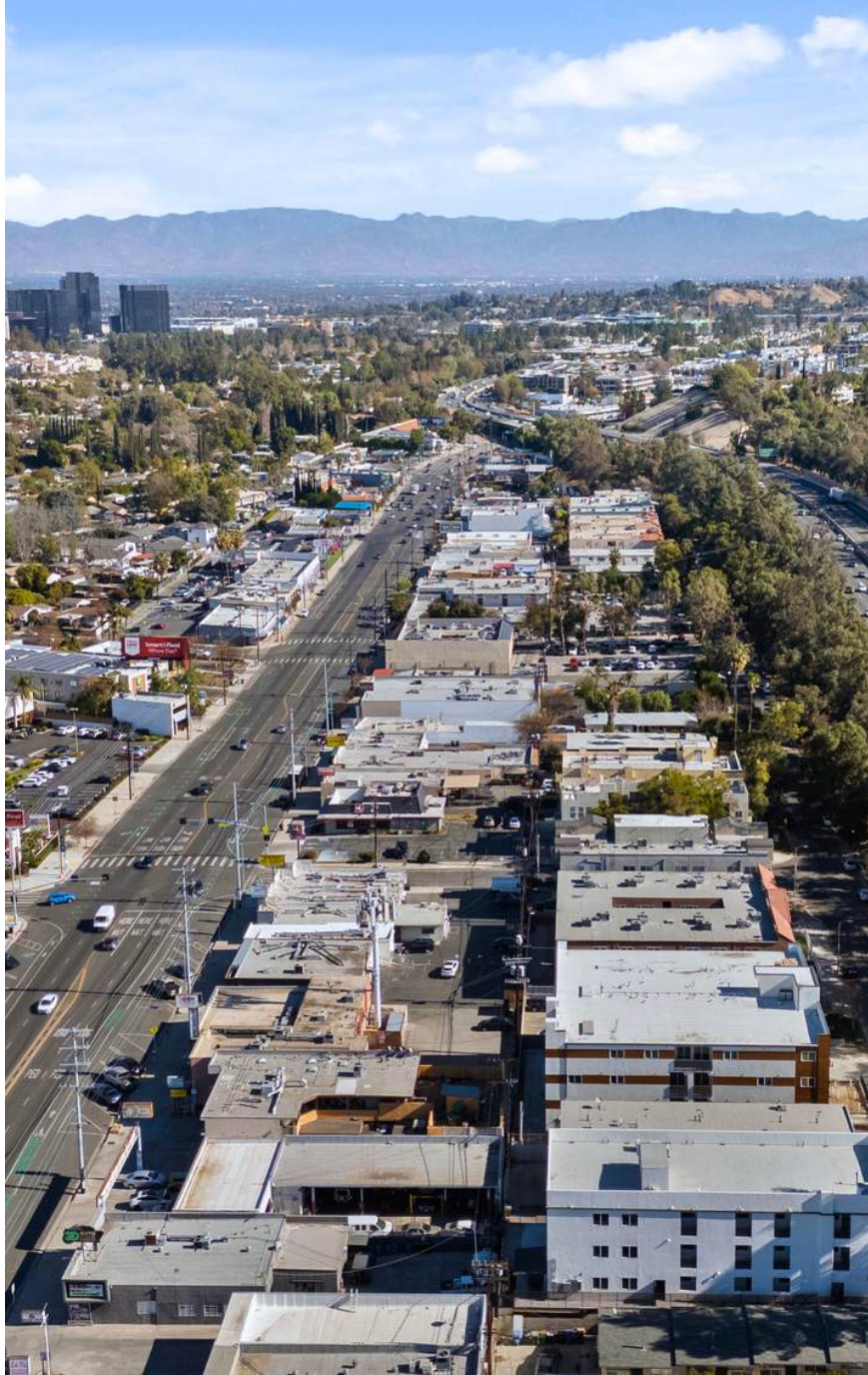
22750 VENTURA BLVD, WOODLAND HILLS, CA 91364

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
\$3.97 + \$0.25 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
- **Fully Remodeled Interior** with Modern Finishes Throughout



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PROPERTY PHOTOS



RETAIL MAP

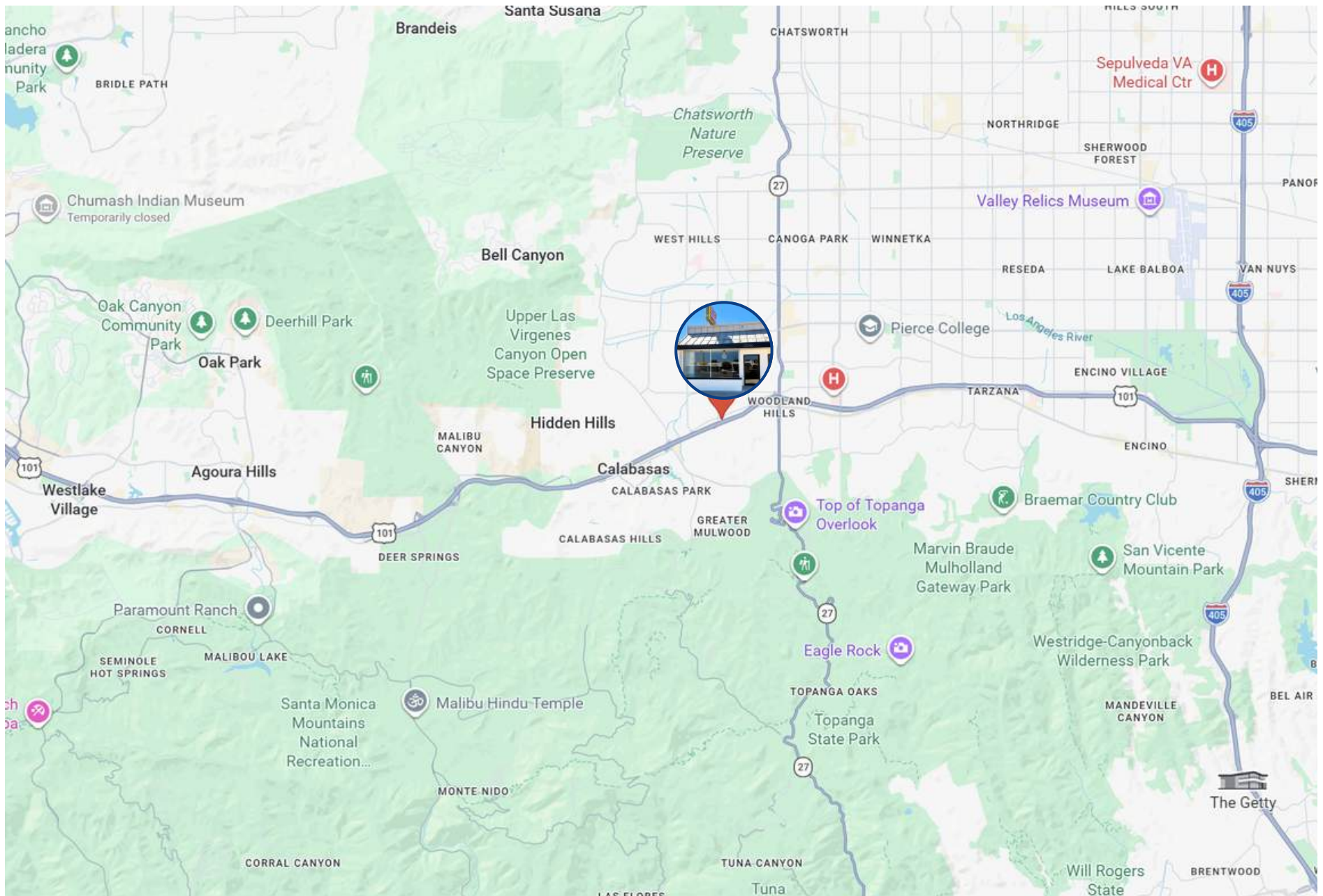


AERIAL MAP

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





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BLAS FERNANDEZ

DIRECTOR, COMMERCIAL INVESTMENTS

818.319.9191

blas@ikonpropertiesla.com

ikonpropertiesla.com

LIC NO. 02012036



JAMES VANIAN

INVESTMENT ASSOCIATE

818.262.6065

james@ikonpropertiesla.com

ikonpropertiesla.com

LIC NO. 02085069