



COMMERCIAL  
REAL ESTATE  
*the sign of a profitable property*



# GROUND FLOOR RETAIL/OFFICE OPPORTUNITY

20812 Ventura Blvd., Woodland Hills, CA 91364



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RETAIL & OFFICE SPACES  
WOODLAND HILLS, CA

## EXCLUSIVELY LISTED BY

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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.

# PROPERTY FEATURES

20812 Ventura Blvd., Woodland Hills, CA 91364



## APPROX. 855 SF





GROUND FLOOR RETAIL/OFFICE OPPORTUNITY

- ✓ Ground floor retail office units
- ✓ Perfect for service-oriented businesses
- ✓ Wells Fargo branch on site
- ✓ Pylon signage

## AREA AMENITIES

- ✓ Prime Woodland Hills
- ✓ Heavy traffic on Ventura Blvd
- ✓ Close access to 101 Freeway
- ✓ Abundant restaurants and amenities within walking distance



— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	13,940	163,250	380,469
 Avg. HH Income	\$126,407	\$115,257	\$114,204
 Daytime Pop	14,137	160,789	371,662
 Traffic Count	± 34,139 CPD ON VENTURA BLVD		

RETAIL & OFFICE SPACES  
WOODLAND HILLS, CA

# EXTERIOR PHOTOS

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# SUITE #108

20812 Ventura Blvd., Woodland Hills, CA 91364



# SITE PLAN

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



Westfield TOPANGA  
amc THEATRES | Apple | H&M | TARGET | macys  
blainingsbles | MICHAEL KORS | EXPRESS | HOLLISTER

**LA** UPCOMING  
LA RAMS  
TRAINING FACILITY

**PIERCE  
COLLEGE**

US  
101

**COURTYARD**  
BY MARRIOTT

**KAISER  
PERMANENTE**

**TRADER JOE'S**

BLUE BOTTLE  
COFFEE

WOODLAND HILLS ACADEMY  
MIDDLE SCHOOL

**AVAILABLE**

**target**

Starbucks

**CVS  
pharmacy**

**PORSCHE**

US  
101

Google

- Sleep
- Chipotle
- The Home Depot
- Subway
- Chick-fil-A
- UPS
- Ralphs
- In-N-Out Burger
- Starbucks
- Citi
- Petco
- El Torito
- Panda Express
- Sprouts Farmers Market
- AT&T
- Kaiser Permanente
- CVS Pharmacy
- Target
- 99c Only Stores
- Blue Bottle Coffee
- Vons
- Pollo Loco
- McDonald's
- Whole Foods Market
- Trader Joe's

**AERIAL MAP**



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