



19709 VENTURA BLVD, WOODLAND HILLS, CA 91364

RETAIL/OFFICE



FOR LEASE
OFFERING MEMORANDUM



🕒 SITE DESCRIPTION

Ikon Properties is proud to present a unique opportunity to acquire a well-located commercial property at 19709 Ventura Boulevard in the heart of Woodland Hills' vibrant business corridor. Positioned along the highly trafficked Ventura Boulevard, the property benefits from exceptional street visibility and frontage on one of the San Fernando Valley's premier retail and office thoroughfares.

The property offers functional commercial space suitable for a variety of uses, including retail, office, medical, or service-oriented operations. Its practical layout supports efficient business operations, while on-site and nearby parking options enhance accessibility for employees and customers alike.

Zoned for commercial use, the site provides flexibility for both owner-users and investors seeking a well-positioned asset within a dense, amenity-rich trade area. The surrounding corridor is characterized by a strong mix of national retailers, professional offices, restaurants, and service businesses, supporting consistent foot traffic and long-term demand.

Strategically located with convenient access to U.S. Route 101 (Ventura Freeway) and major arterial streets, the property offers excellent regional connectivity throughout the San Fernando Valley and the greater Los Angeles area.

The buyer is responsible for verifying all information contained herein.

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

PROPERTY TYPE
Retail/Office

AVAILABLE UNITS
2nd flr - 103 (1,429 SF)
2nd flr - 105 (236 SF)

2nd flr - 204 (576 SF)
2nd flr - 205 (473 SF)

BUILDING
5,818 SF

ZONING
LAC1



PROPERTY HIGHLIGHTS

- **High-visibility Ventura Blvd** frontage just west of the signalized corner at Corbin Ave & Ventura Blvd.
- **Strong demographics and traffic counts** supporting daily-drive-by exposure and local customer density.
- **On-site parking:** 8 surface spaces (approx. 1.38/1,000 SF) with alley access to the rear.
- **Convenient access and strong surrounding connectivity** with nearby retail, dining, and services driving consistent day-to-day activity.
- **Flexible multi-tenant opportunity** ideal for boutique retail, personal services, creative office, or showroom-style users (subject to use/zoning/landlord approval).

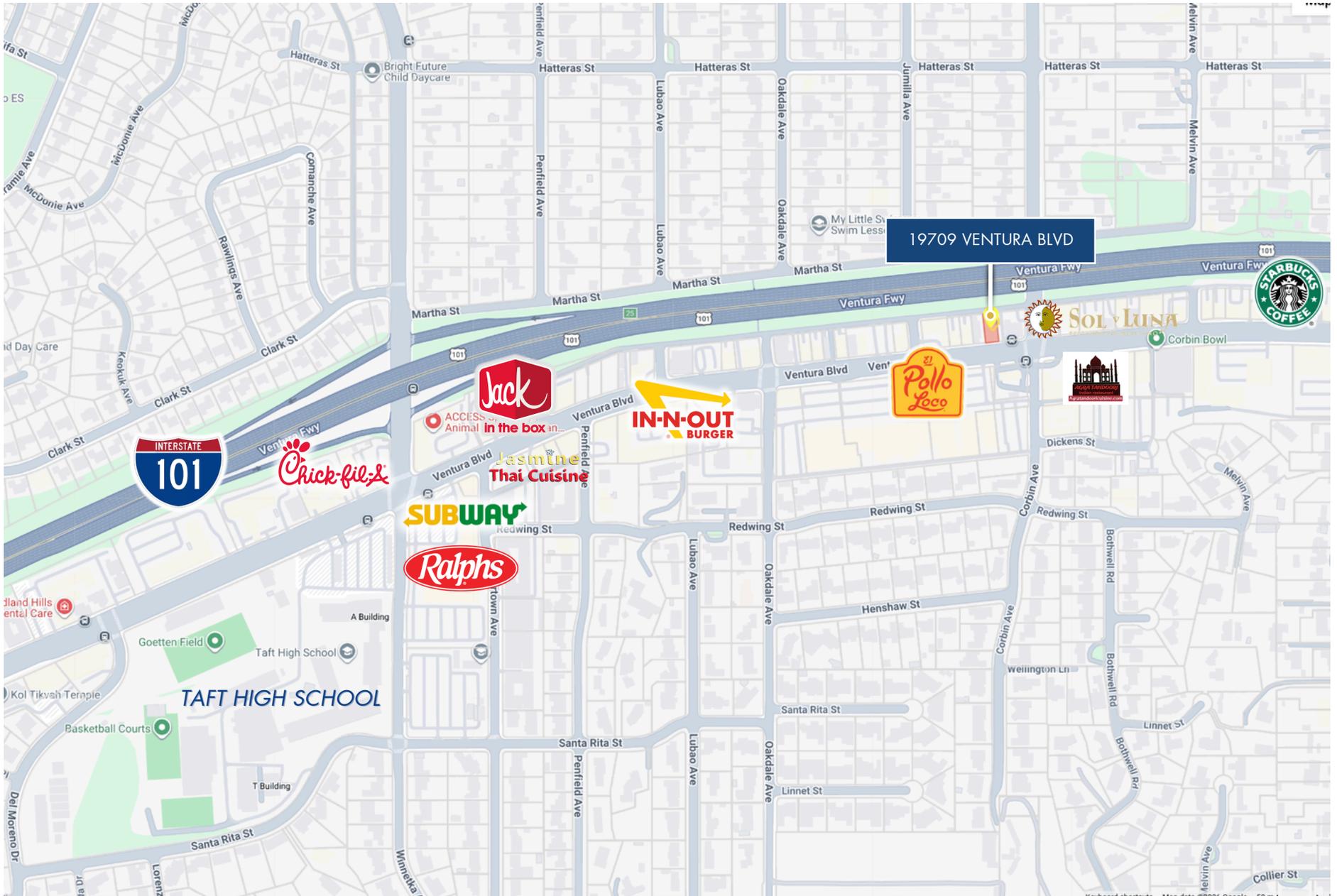


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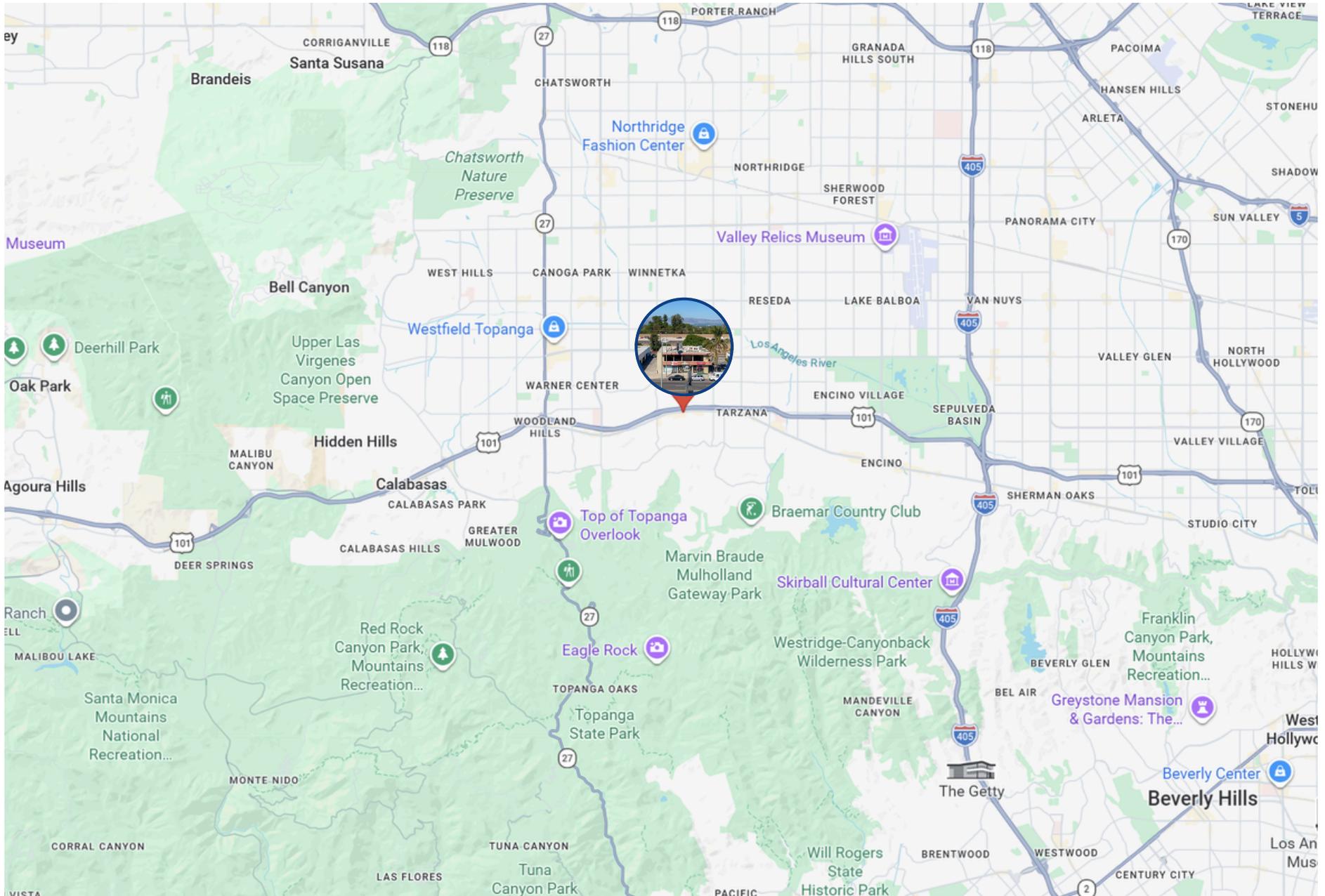


RETAIL MAP



19709 VENTURA BLVD

LOCATION MAP



DEMOGRAPHICS



Category	1 Mile	3 Mile	5 Mile
2024 Total Population	11,836	212,918	434,673
2029 Population	11,415	208,201	423,778
Pop Growth 2024-2029	-3.56%	-2.22%	-2.51%
Average Age	43.60	40.60	40.60
2024 Total Households	4,269	79,060	152,740
HH Growth 2024-2029	-3.94%	-2.25%	-2.63%
Median Household Income	\$123,473	\$83,104	\$86,104
Avg Household Size	2.60	2.60	2.70
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$1,049,271	\$811,556	\$814,069
Median Year Built	1961	1972	1969



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