



GROUND FLOOR RETAIL: PRIME VENTURA BLVD

20640-20668 Ventura Blvd., Woodland Hills, CA 91364



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RETAIL & OFFICE SPACE
WOODLAND HILLS, CA

PROPERTY FEATURES

20640-20668 Ventura Blvd., Woodland Hills, CA 91364



APPROX. 2,136-2,250 SF

RETAIL & OFFICE SPACES AVAILABLE

- ✓ Unit 20640: ± 2,250 SF | Wellness/spa buildout
- ✓ Unit 20654: ±2,136
- ✓ In-unit restroom
- ✓ Building signage facing Ventura Blvd
- ✓ Monument signage available
- ✓ Direct suite access
- ✓ Ample free onsite parking (3/1,000)
- ✓ Onsite property management
- ✓ Very well maintained, newer construction building/property

AREA AMENITIES

- ✓ Prime Woodland Hills
- ✓ Heavy Traffic on Ventura Blvd
- ✓ Close access to 101 Freeway and Warner Center
- ✓ Abundant restaurants and amenities within walking distance
- ✓ High-end residential neighborhoods adjacent
- ✓ Adjacent to new multi-family development with retail amenities

— 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 SPACE
WOODLAND HILLS, CA

EXTERIOR PHOTOS

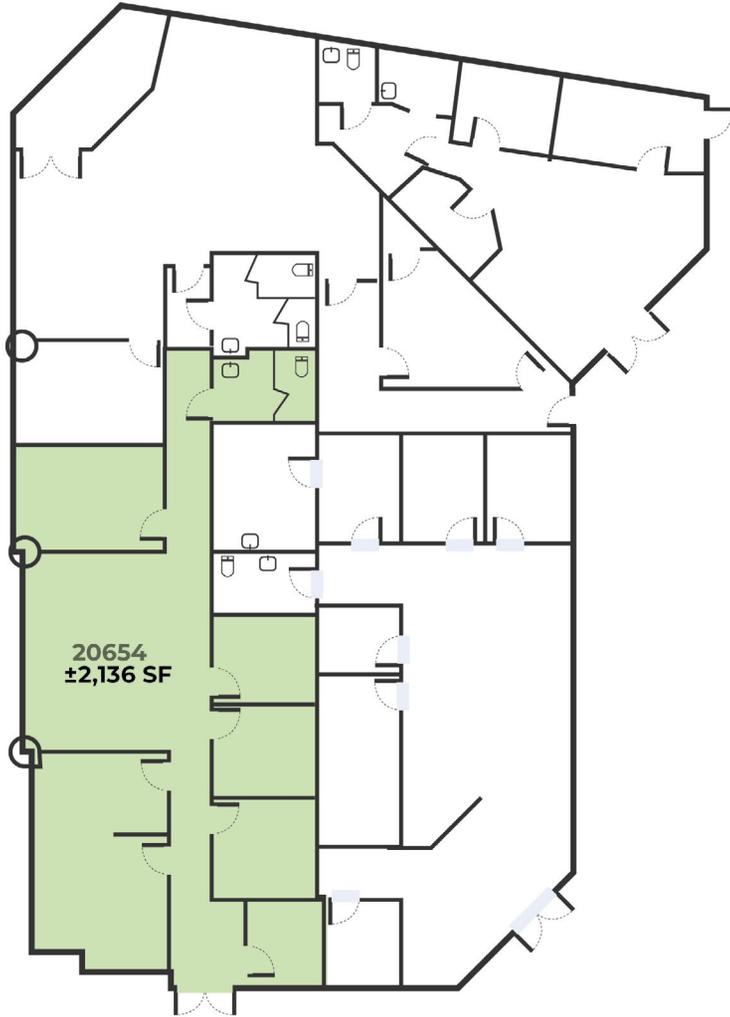
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RETAIL & OFFICE SPACE
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SUITE 20654

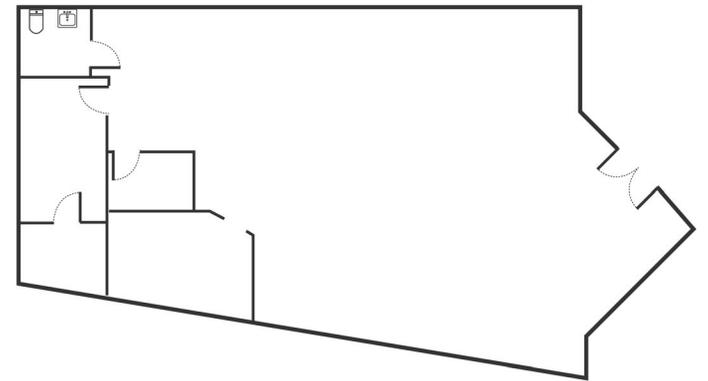
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RETAIL & OFFICE SPACE
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SUITE 20640

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SITE PLAN | FIRST FLOOR

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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.

RETAIL & OFFICE SPACE
WOODLAND HILLS, CA

SITE PLAN | SECOND FLOOR

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AVAILABLE



AERIAL MAP



COMMERCIAL
REAL ESTATE

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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.