

**SUBLEASE  
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## APPROX. 1,050 SF OF RETAIL SPACE ON A PRIME INTERSECTION

21763 Ventura Boulevard, Woodland Hills, CA 91364



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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 footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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### PROPERTY FEATURES

- Approx. 1,050 SF (Currently Occupied) Retail Space.
- West San Fernando Valley's Main Crossroad connecting Malibu, Calabasas, Woodland Hills and Warner Center.
- This High Traffic Intersection adjacent to the 101 Fwy is surrounded by Major Retailers, Services and Dining Establishments with prominent Signage on Ventura Boulevard.

### PROPERTY FEATURES

- Upscale Demographics
- Adjacent To One Of the San Fernando Valley's Highest Trafficked Intersections
- Major Traffic Counts
- Easy Access To 101 Freeway
- Join Neighboring Retailers Ralph's, Chipotle, Starbucks, Rite-Aid, Petco, Subway, Baskin Robbins & Many More



DEMOS	1 mile	3 mile	5 mile
Population	18,421	152,735	364,250
Avg. HH Income	\$125,179	\$120,828	\$110,026
Daytime Pop.	25,681	87,306	146,995
Traffic Count	±30,047 cars per day		

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