



COMMERCIAL  
REAL ESTATE  
*the sign of a profitable property*

**AVAILABLE**  
**±3,800 SF**  
SHARED PARKING LOT WITH BUSY TARGET!

**SIGNALIZED ENTRY**



AVAILABLE  
(818) 501-2212



VENTURA BLVD  
± 34,139 CPD



**101 DE SOTO ON/OFF RAMP**

**PRIME RETAIL SPACE AVAILABLE ON TARGET OUTPARCEL**  
20819 Ventura Blvd., Woodland Hills, CA 91364



**CALEB MORRISON**  
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DRE#02168133

**TODD NATHANSON**  
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DRE#00923779



RETAIL SPACE  
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.

5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - [www.illicre.com](http://www.illicre.com) - DRE #01834124

RETAIL SPACE  
WOODLAND HILLS, CA

# PROPERTY FEATURES

20819 Ventura Blvd., Woodland Hills, CA 91364



## APPROX. 3,800 SF

PRIME RETAIL SPACE AVAILABLE ON TARGET OUTPARCEL

- ✓ Clearly visible from the 101 freeway
- ✓ Back office and restroom
- ✓ Directly in front of busy Target
- ✓ High ceilings
- ✓ Great retail identity and signage
- ✓ Bus stop and signalized entry
- ✓ 101 freeway on/off ramp at corner

## AREA AMENITIES

- ✓ Directly in front of busy Target
- ✓ Strong local demographics with high consumer spending
- ✓ Located just outside of Warner Center, the San Fernando Valley's most vibrant development hub, including multiple residential, hospitality, retail, and office projects
- ✓ Near upcoming LA Rams Training Facility

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		

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# INTERIOR PHOTOS

20819 Ventura Blvd., Woodland Hills, CA 91364



RETAIL SPACE  
WOODLAND HILLS, CA

# SITE PLAN

20819 Ventura Blvd., Woodland Hills, CA 91364



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.



Google



# AERIAL MAP

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