



RETAIL SPACE AVAILABLE ON VENTURA BLVD

19930-19960 Ventura Blvd., Woodland Hills, CA 91364



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RETAIL SPACE
WOODLAND HILLS, CA

EXCLUSIVELY LISTED BY

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DRE#01495419



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.

RETAIL SPACE
WOODLAND HILLS, CA

PROPERTY FEATURES

19930-19960 Ventura Blvd., Woodland Hills, CA 91364



APPROX. 2,750 SF

RETAIL SPACE AVAILABLE

- ✓ Former comic book store
- ✓ Consists of open floor plan and restroom
- ✓ Perfect for restaurant, office, retail, services, or fitness
- ✓ Excellent signage and visibility on Ventura Boulevard
- ✓ Lots of natural light
- ✓ Easy access parking

AREA AMENITIES

- ✓ Heavy pedestrian and automobile traffic
- ✓ Adjacent to Tarzana Village Walk
- ✓ Neighboring tenants include: In-N-Out Burger, Panda Express, Subway, Starbucks, Coffee Bean Tea and Leaf, Ralphs, 99¢ Only Store, US Bank, Wells Fargo, Bank of America, 76 Gas Station, El Pollo Loco, Corbin Bowl, 7-Eleven, & Jersey Mike's
- ✓ Nearby Taft Charter High School, Pierce College, Woodland Hills Academy, Avalon Woodland Hills (luxury apartments), hotels, places of worship, restaurants, shopping, entertainment, & animal hospitals
- ✓ Close proximity to the 101 FWY

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	10,865	204,418	413,338
Avg. HH Income	\$144,291	\$105,934	\$111,720
Daytime Pop	9,177	168,265	340,683
Traffic Count	±36,339 CPD ON VENTURA BLVD		

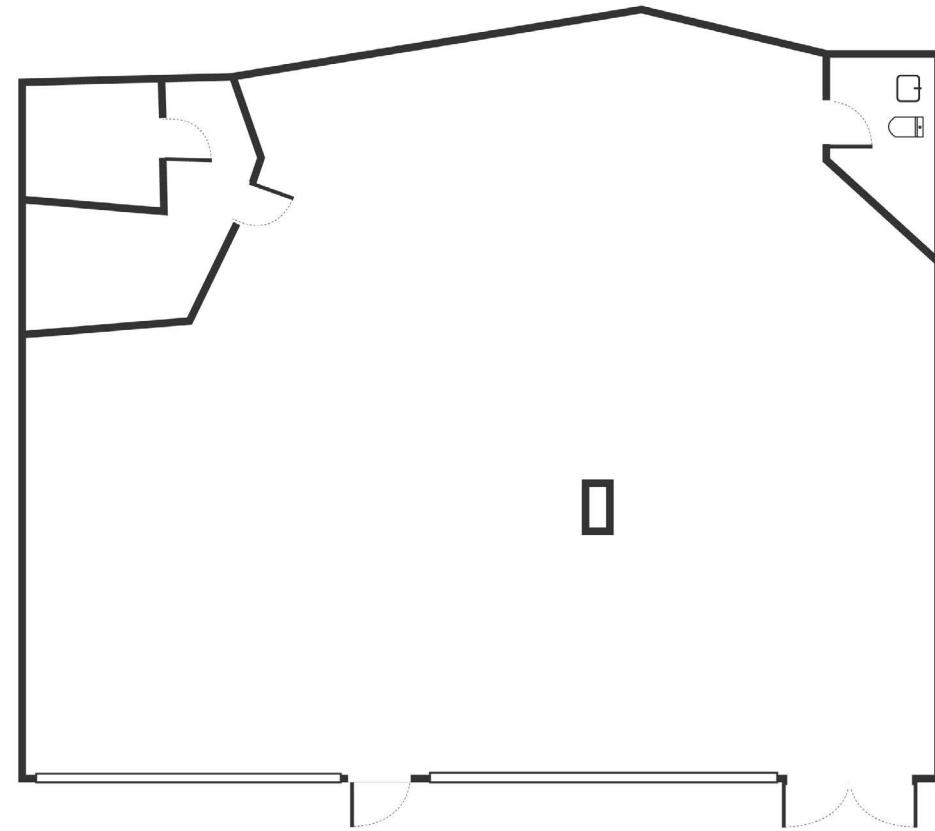
RETAIL SPACE
WOODLAND HILLS, CA

INTERIOR PHOTOS

19930-19960 Ventura Blvd., Woodland Hills, CA 91364



±2,750 SF | \$2.25 PSF + \$0.65 PSF NNN | FORMER COMIC BOOK STORE



RETAIL SPACE
WOODLAND HILLS, CA

SITE PLAN

19930-19960 Ventura Blvd., Woodland Hills, CA 91364



19950 VENTURA BLVD
±2,750 SF

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.



AN AERIAL MAP



**COMMERCIAL
REAL ESTATE**

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