



**Available**  
19950 | ± 2,750 SF

## RETAIL SPACE AVAILABLE ON VENTURA BLVD

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



**MICHAEL SHARON**  
(818) 572-4050 | msharon@illicre.com  
DRE#01495419



5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - WWW.ILICRE.COM - DRE #01834124



RETAIL SPACE  
WOODLAND HILLS, CA

**EXCLUSIVELY LISTED BY**

**MICHAEL SHARON**  
SENIOR VICE PRESIDENT  
(818) 572-4050 | [msharon@illicre.com](mailto:msharon@illicre.com)  
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.

5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - [WWW.ILICRE.COM](http://WWW.ILICRE.COM) - DRE #01834124



# 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, 99c 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		

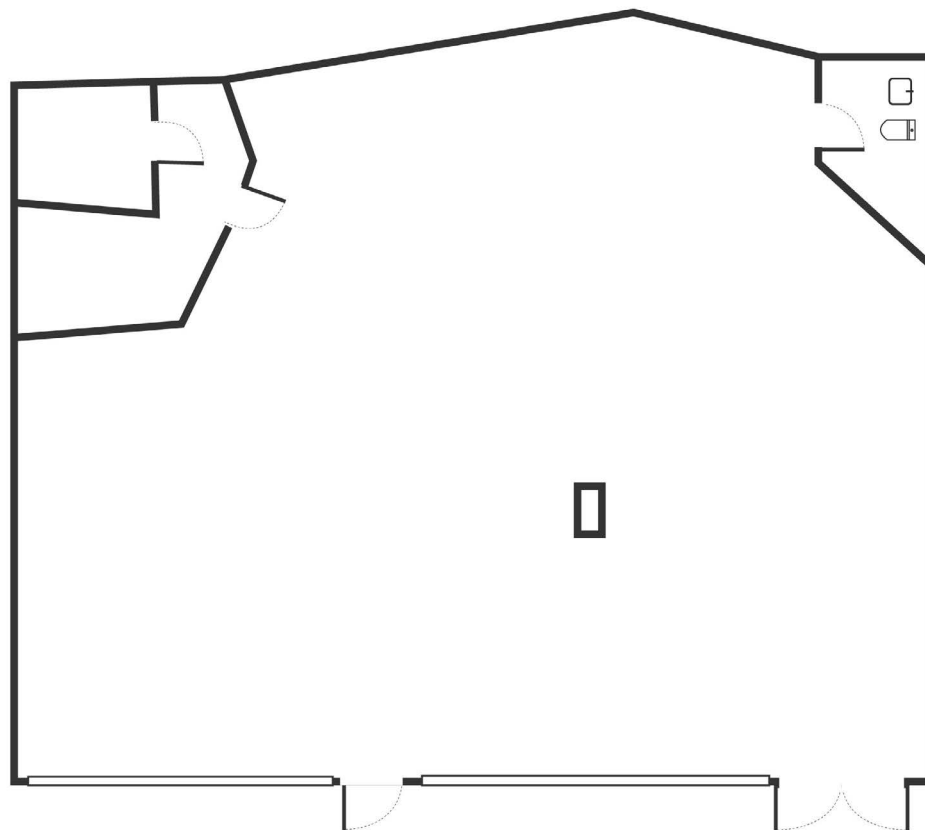
RETAIL SPACE  
WOODLAND HILLS, CA

# 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



COMMERCIAL  
REAL ESTATE  
the sign of a profitable property



19950 VENTURA BLVD  
±2,750 SF

VENTURA BLVD

VENTURA BLVD

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.





**AERIAL MAP**





**COMMERCIAL**  
REAL ESTATE

**MICHAEL SHARON**  
SENIOR VICE PRESIDENT  
(818) 572-4050 | [msharon@illicre.com](mailto:msharon@illicre.com)  
DRE#01495419



5945 CANOGA AVENUE | WOODLAND HILLS, CA 91367 | 818.501.2212/PHONE | [www.illicre.com](http://www.illicre.com) | DRE #01834124

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.