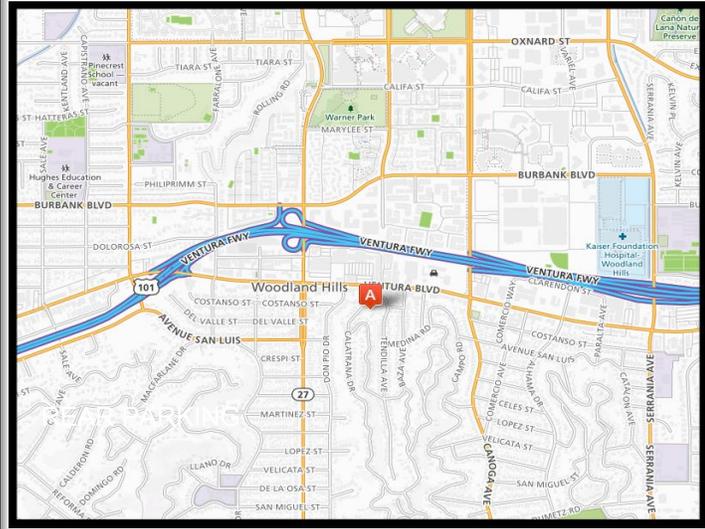


COMING SOON - PRIME RETAIL SPACE FOR LEASE

21800 Ventura Boulevard, Woodland Hills, CA 91364



AVAILABILITY:

Size: ± 2,700 SF POL Retail Building
 Dimension: 57' ½ in length and 47' in width
 Lease Rate: \$2.75 PSF plus NNN charges
 Triple Net: currently at \$0.70 PSF
 Lease Term: 5 years or longer with renewal
 Possession: scheduled March 2026
 Adjustment: Annual Fixed Increases
 Signage: Excellent building signage
 Parking: Large rear parking lot
 HVAC Charge: quarterly maintenance charge
 Zoning: C4

PROPERTY FEATURES:

- High Traffic Retail with Excellent Exposure & Identity on Ventura Blvd.
- Ideal for dog daycare, wireless, furniture, jewelry & other high-end retailers
- The Space is going through Complete Restoration and Renovation
- 47' frontage on Ventura Blvd and Great parking at the back of the Bldg.
- High Income Demographic Area with Heavy Traffic Count
- Near major retailers, restaurants, banks, Westfield Mall & The Village
- Local Retailers: Ralph, Sprouts, Petco, Amazon Go and many more
- Near Ventura 101 Freeway on and off ramps
- Located between Canoga Avenue & Topanga Canyon Blvd.

DEMOGRAPHICS (2024)	1 Mile	3 Miles	5 Miles
Population	20,270	154,836	364,585
Avg Household Income (\$)	\$132,202	\$124,934	\$119,420
Daytime Employment	28,811	98,348	167,711
Traffic Volume (2025)	30,242 cars per day		

Source: CoStar Analytics



TOLD Partners Group
 Commercial Real Estate Services DRE 02317247

FOR FURTHER INFORMATION
 PLEASE CONTACT:

Jack Mikail

Senior Partner
 CA DRE #00969374
 (818) 466-0240 direct
 (818) 203-8968 mobile
JackM@TOLD.com