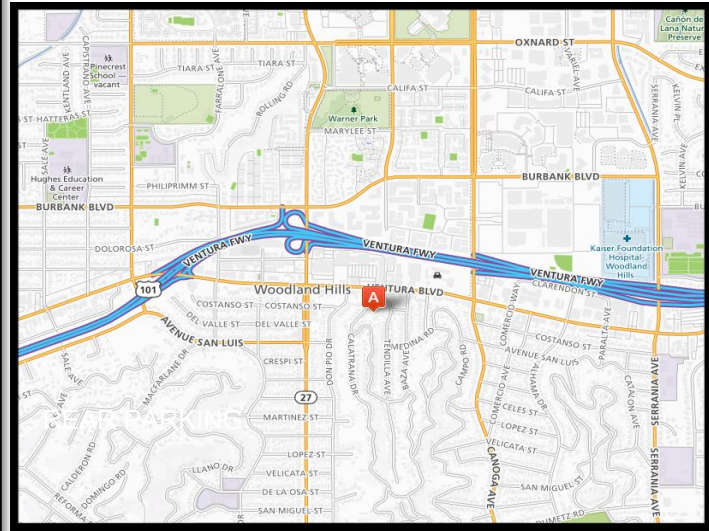


# COMING SOON - PRIME RETAIL SPACE FOR LEASE

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: approximately mid Nov'25  
 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 pet clinic, 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	20,591	156,139	362,654
Avg Household Income (\$)	\$130,202	\$124,934	\$119,420
Number of Employees	28,811	98,348	167,711
Traffic Volume (2022)	29,552 cars per day		

Source: CoStar Analytics



**TOLD**  
**partners** INC.  
 INDUSTRIAL/COMMERCIAL REAL ESTATE  
 CA DRE #01132455

FOR FURTHER INFORMATION  
 PLEASE CONTACT:

*Jack Mikail*

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