

Retail / Former Fitness and Dance with Excellent Ventura Boulevard Exposure

21720-32 Ventura Boulevard, Woodland Hills, CA 91364



GREG OFFSAY (818) 697-9387

greg@illicre.com · DRE#01837719

ARMEN TCHAPANIAN (818) 697-9362

armen@illicre.com · DRE#02041876

TODD NATHANSON (818) 514-2204

todd@illicre.com · DRE#00923779

FOLLOW US



5945 Canoga Avenue, Woodland Hills, CA 91367 · 818.501.2212/Phone · 818.501.2202/Fax · 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 footage 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 / Former Fitness and Dance with Excellent Ventura Boulevard Exposure

21720-32 Ventura Boulevard, Woodland Hills, CA 91364

PROPERTY FEATURES

- Unit 21720: ±2,383 former fitness and dance studio
- On-site parking (± 4 :1,000 SF)
- Beautiful building with ±10ft high glass store fronts with chrome framing and ±12ft ceilings
- Excellent frontage on Ventura Boulevard with building signage available
- Co-tenants include Cedars Sinai, State Bank of India (California), Pure Barre & Insatiable Sun Tanning

AREA AMENITIES

- Local retailers include Trader Joe's, Blue Bottle Coffee, Urban Plates, Lodge Bread, Ralphs Supermarket, Sprouts Farmers Market, Whole Foods, Rite-Aid Pharmacy, Petco, GNC, Starbucks, & many more

DEMOS	1 mile	3 mile	5 mile
Population	18,919	151,348	363,730
Avg. HH Income	\$128,927	\$120,367	\$112,882
Daytime Pop.	18,426	141,135	332,721
Traffic Count	±29,552 cars per day		



GREG OFFSAY (818) 697-9387

greg@illicre.com · DRE#01837719

ARMEN TCHAPANIAN (818) 697-9362

armen@illicre.com · DRE#02041876

TODD NATHANSON (818) 514-2204

todd@illicre.com · DRE#00923779

FOLLOW US



5945 Canoga Avenue, Woodland Hills, CA 91367 · 818.501.2212/Phone · 818.501.2202/Fax · 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 footage 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 / Former Fitness and Dance with Excellent Ventura Boulevard Exposure

21720-32 Ventura Boulevard, Woodland Hills, CA 91364

Unit 21720 | ±2,383 SF

FORMER FITNESS AND DANCE STUDIO

- 2 private rooms/office
- Mirror wall
- Padded floor
- Open floor plan
- Private restroom



GREG OFFSAY (818) 697-9387

greg@illicre.com · DRE#01837719

ARMEN TCHAPANIAN (818) 697-9362

armen@illicre.com · DRE#02041876

TODD NATHANSON (818) 514-2204

todd@illicre.com · DRE#00923779

FOLLOW US



5945 Canoga Avenue, Woodland Hills, CA 91367 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

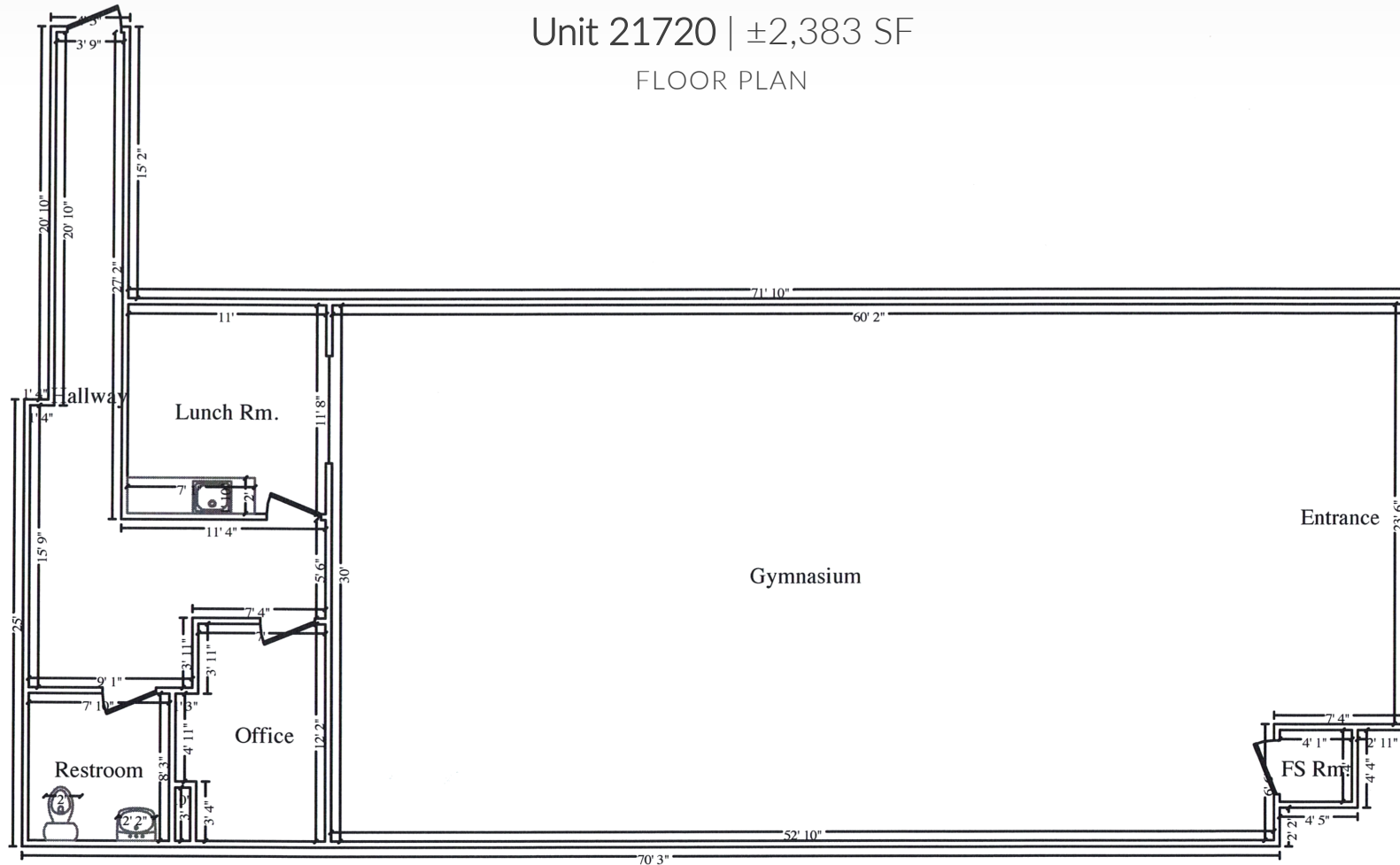
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be 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 / Former Fitness and Dance with Excellent Ventura Boulevard Exposure

21720-32 Ventura Boulevard, Woodland Hills, CA 91364

Unit 21720 | ±2,383 SF

FLOOR PLAN



GREG OFFSAY (818) 697-9387

greg@illicre.com · DRE#01837719

ARMEN TCHAPANIAN (818) 697-9362

armen@illicre.com · DRE#02041876

TODD NATHANSON (818) 514-2204

todd@illicre.com · DRE#00923779

FOLLOW US

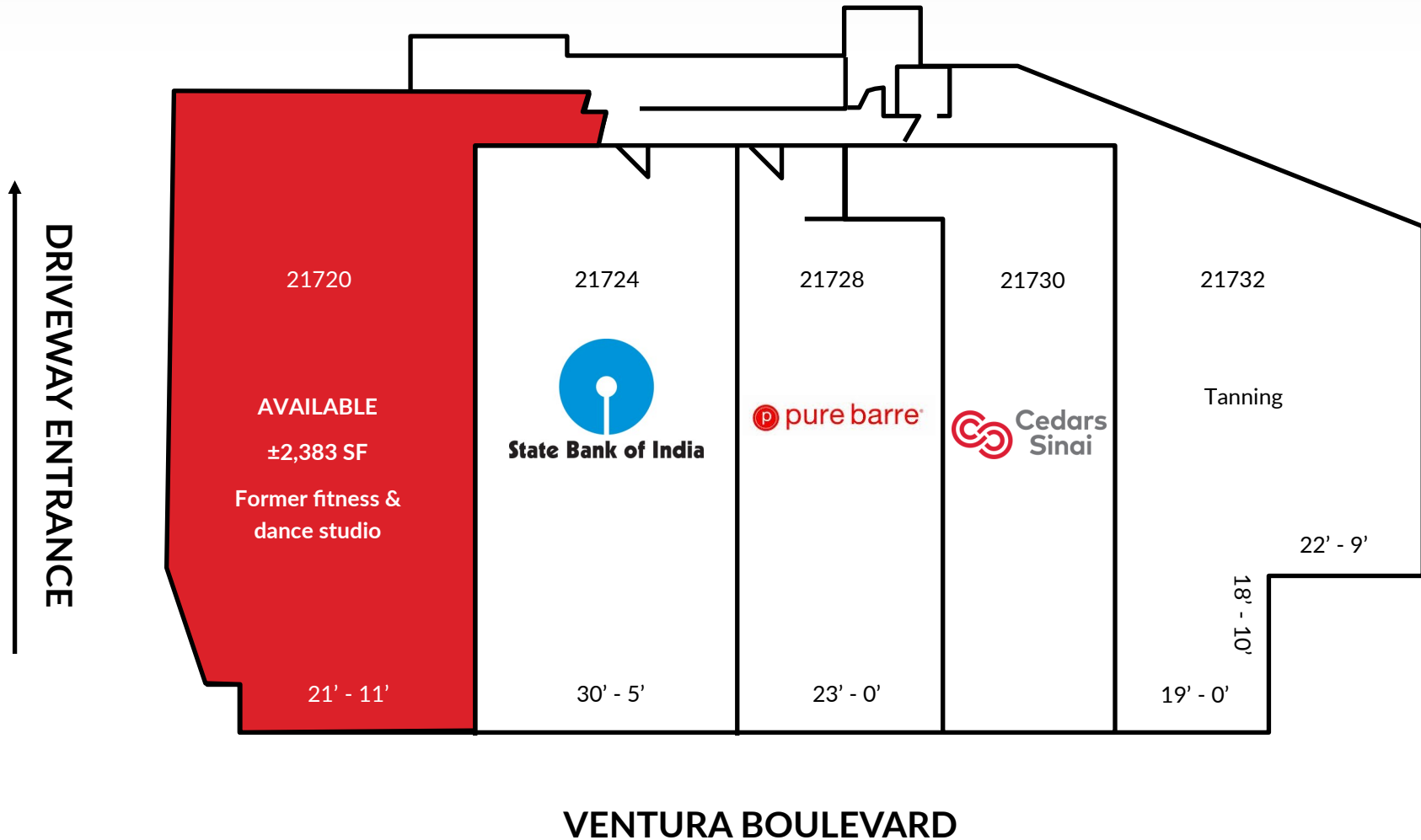


5945 Canoga Avenue, Woodland Hills, CA 91367 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

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 footage 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 / Former Fitness and Dance with Excellent Ventura Boulevard Exposure

21720-32 Ventura Boulevard, Woodland Hills, CA 91364



GREG OFFSAY (818) 697-9387
greg@illicre.com · DRE#01837719

ARMEN TCHAPANIAN (818) 697-9362
armen@illicre.com · DRE#02041876

TODD NATHANSON (818) 514-2204
todd@illicre.com · DRE#00923779

FOLLOW US



5945 Canoga Avenue, Woodland Hills, CA 91367 · 818.501.2212/Phone · 818.501.2202/Fax · 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 footage 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 / Former Fitness and Dance with Excellent Ventura Boulevard Exposure

21720-32 Ventura Boulevard, Woodland Hills, CA 91364



GREG OFFSAY (818) 697-9387

greg@illicre.com · DRE#01837719

ARMEN TCHAPANIAN (818) 697-9362

armen@illicre.com · DRE#02041876

TODD NATHANSON (818) 514-2204

todd@illicre.com · DRE#00923779

FOLLOW US



5945 Canoga Avenue, Woodland Hills, CA 91367 · 818.501.2212/Phone · 818.501.2202/Fax · 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 footage 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.