

# RETAIL SPACE AVAILABLE FOR LEASE IN WARNER PLAZA

21809 Ventura Blvd., Woodland Hills, CA 91364



### **ALEYA COOLIDGE**

(818) 697-9361 | aleya@illicre.com DRE#01407539

### **ASHER PERGAMENT**

(818) 626-5770 | asher@illicre.com DRE#01922775



RETAIL SPACE
WOODLAND HILLS, CA

### **PROPERTY FEATURES**

COMMERCIAL REAL ESTATE the skyn of a profitable property

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### APPROX. 1,200 SF

RETAIL SPACE AVAILABLE FOR LEASE

- ✓ Immediate access/visibility to/from the Ventura (US-101) Freeway (238,772 cars per day)
- ✓ Exposure on Ventura Blvd

### **AREA AMENITIES**

- ✓ Warner Plaza is a 110,918 square foot shopping center anchored by Sprouts Farmers Market, Co-tenancies including Gateway Center: Coffee Bean, European Wax Center, Paris Baguette, Nick the Greek, Western Bagel, Carbon Health, Ralphs, Jamba, Fedex, Petco
- ✓ Strong demographics with average household incomes in excess of \$100.000 within a 3-mile radius
- ✓ Warner Center adjacent
- ✓ Located in the West San Fernando Valley's Main Crossroad connecting Malibu, Calabasas, Woodland Hills and Warner Center
- ✓ High traffic intersection adjacent to the 101 Fwy is surrounded by major retailers, services and dining establishments

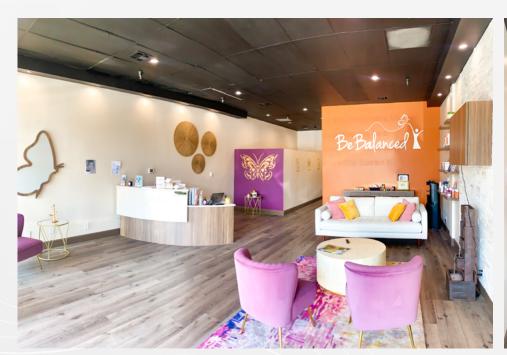
- DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	23,401	161,152	364,979
Avg. HH Income	\$127,330	\$124,107	\$119,248
QQ Daytime Pop	19,581	133,303	301,987
Traffic Count	± 29,552 CPD ON VENTURA BLVD +210 373 CPD ON 101 FWV		

RETAIL SPACE WOODLAND HILLS, CA

# **INTERIOR PHOTOS**

COMMERCIAL REAL ESTATE the sign of a mortistible property

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## SITE PLAN



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**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.

































TRADER JOE'S





