



**COMMERCIAL  
REAL ESTATE**  
*the sign of a profitable property*



**AVAILABLE** 

# 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



# PROPERTY FEATURES

21809 Ventura Blvd., Woodland Hills, CA 91364






## 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
 Daytime Pop	19,581	133,303	301,987
 Traffic Count	± 29,552 CPD ON VENTURA BLVD ±210,373 CPD ON 101 FWY		

RETAIL SPACE  
WOODLAND HILLS, CA

# INTERIOR PHOTOS

21809 Ventura Blvd., Woodland Hills, CA 91364



RETAIL SPACE  
WOODLAND HILLS, CA

# SITE PLAN

21809 Ventura Blvd., Woodland Hills, CA 91364



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.



Westfield  
TOPANGA  
amc THEATRES | Apple | H&M | TARGET | macy's  
bloomingdales | MICHAEL KORS | EXPRESS | HOLLISTER

**LA** LA RAMS TRAINING FACILITY

PIERCE COLLEGE

**AVAILABLE**

**COURTYARD**  
BY MARRIOTT

KAISER PERMANENTE

TRADER JOE'S

BLUE BOTTLE COFFEE



CVS pharmacy

PORSCHE



Google



**AERIAL MAP**



**COMMERCIAL  
REAL ESTATE**

**ALEYA COOLIDGE**

SENIOR ASSOCIATE

(818) 697-9361 | [aleya@illicre.com](mailto:aleya@illicre.com)

DRE#01407539

**ASHER PERGAMENT**

SENIOR ASSOCIATE

(818) 626-5770 | [asher@illicre.com](mailto:asher@illicre.com)

DRE#01922775



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.