



**Available**  
19950 | ± 2,750 SF

**Available**  
19930 | ± 1,875 SF

# RETAIL SPACES AVAILABLE ON VENTURA BLVD

19930-19960 Ventura Blvd., Woodland Hills, CA 91364



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DRE#01495419



RETAIL SPACES  
WOODLAND HILLS, CA



**EXCLUSIVELY LISTED BY**

**MICHAEL SHARON**  
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DRE#01495419

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.

5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - WWW.ILLICRE.COM - DRE #01834124

# PROPERTY FEATURES

19930-19960 Ventura Blvd., Woodland Hills, CA 91364



## APPROX. 1,875-2,750 SF

RETAIL SPACES AVAILABLE

- ✓ End-cap former AT&T store ±1,875 SF
- ✓ Former comic book store ±2,750 SF
- ✓ Consists of open floor plan and restroom
- ✓ Perfect for restaurant, office, retail, services, or fitness
- ✓ Excellent signage and visibility on Ventura Boulevard
- ✓ Lots of natural light
- ✓ Easy access parking

## AREA AMENITIES

- ✓ Heavy pedestrian and automobile traffic
- ✓ Adjacent to Tarzana Village Walk
- ✓ Neighboring tenants include: In-N-Out Burger, Panda Express, Subway, Starbucks, Coffee Bean Tea and Leaf, Ralphs, 99c Only Store, US Bank, Wells Fargo, Bank of America, 76 Gas Station, El Pollo Loco, Corbin Bowl, 7-Eleven, & Jersey Mike's
- ✓ Nearby Taft Charter High School, Pierce College, Woodland Hills Academy, Avalon Woodland Hills (luxury apartments), hotels, places of worship, restaurants, shopping, entertainment, & animal hospitals
- ✓ Close proximity to the 101 FWY

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	10,865	204,418	413,338
 Avg. HH Income	\$144,291	\$105,934	\$111,720
 Daytime Pop	9,177	168,265	340,683
 Traffic Count	±36,339 CPD ON VENTURA BLVD		

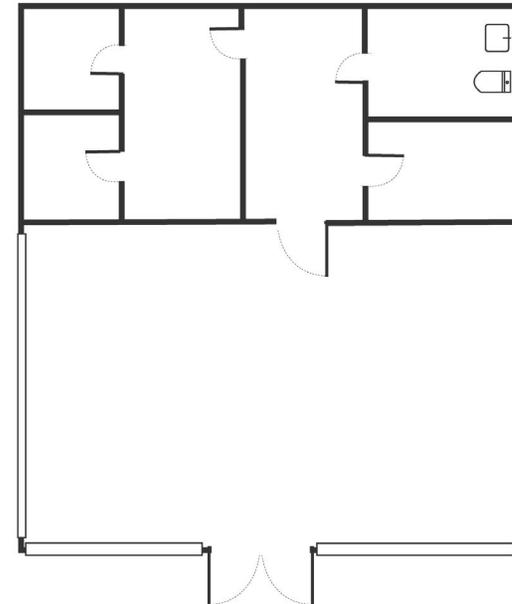
RETAIL SPACES  
WOODLAND HILLS, CA

# UNIT 19930

19930-19960 Ventura Blvd., Woodland Hills, CA 91364



±1,875 SF | \$4.25 PSF + \$0.65 PSF NNN | FORMER AT&T STORE



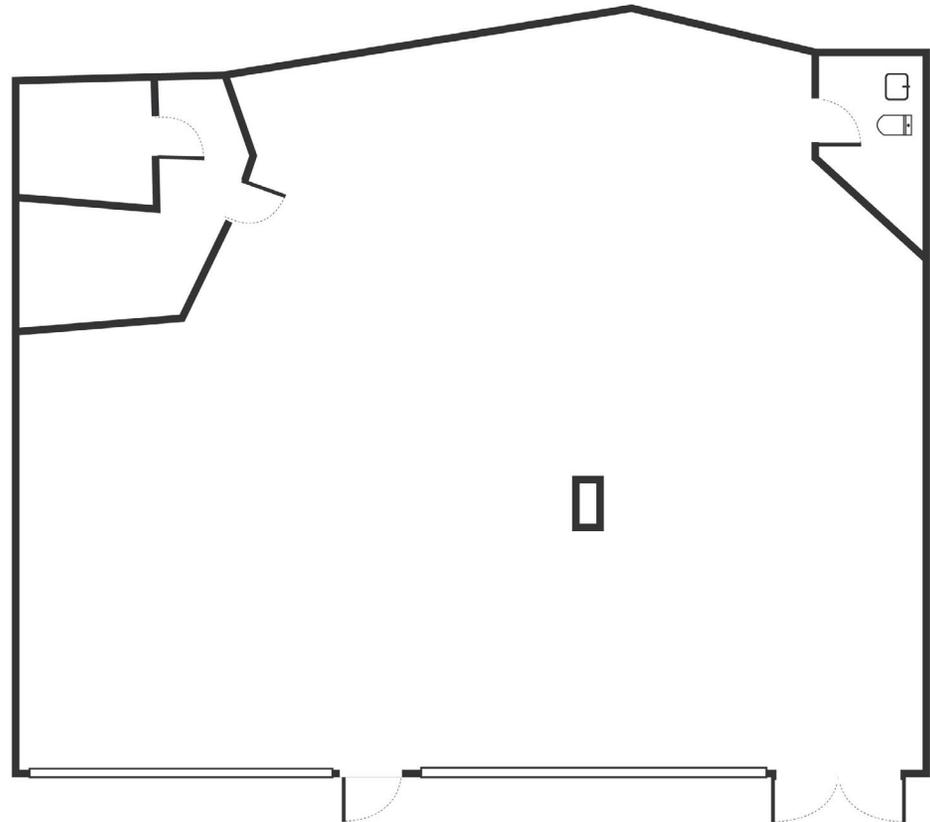
RETAIL SPACES  
WOODLAND HILLS, CA

# UNIT 19950

19930-19960 Ventura Blvd., Woodland Hills, CA 91364



±2,750 SF | \$2.25 PSF + \$0.65 PSF NNN | FORMER COMIC BOOK STORE

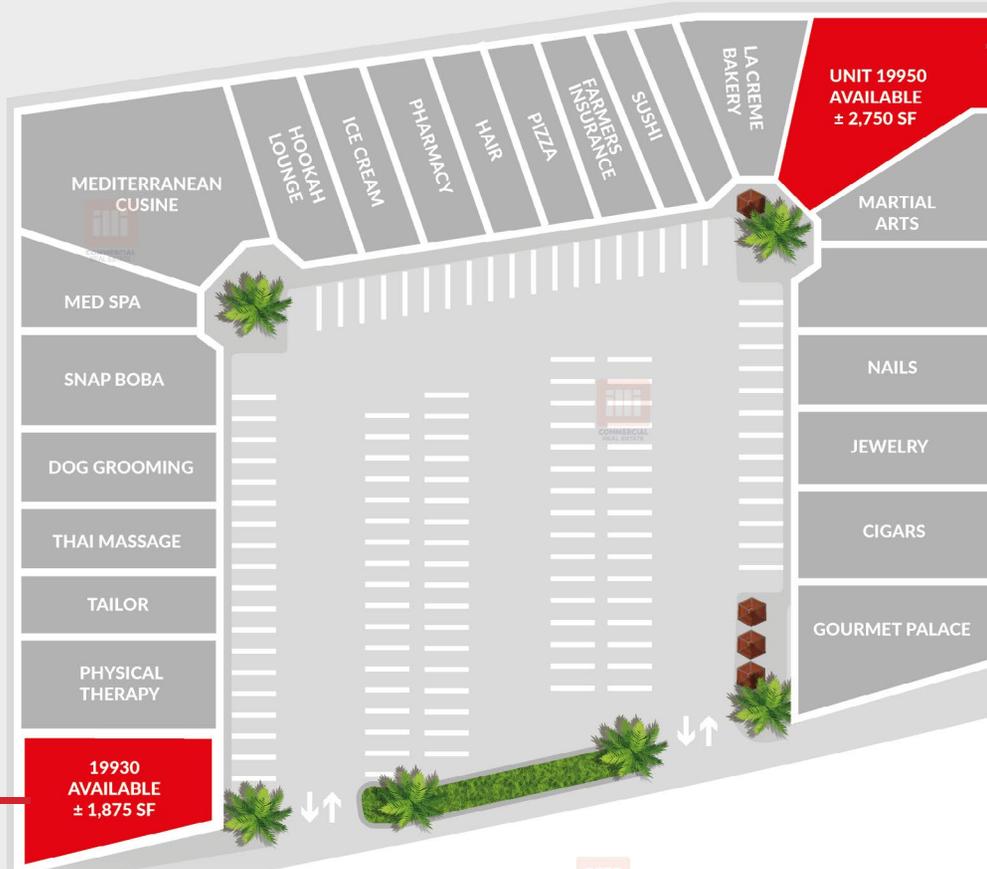


# SITE PLAN

19930-19960 Ventura Blvd., Woodland Hills, CA 91364



19930 VENTURA BLVD



19950 VENTURA BLVD



VENTURA BLVD

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.



Google



# AERIAL MAP



**COMMERCIAL**  
REAL ESTATE

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