

RETAIL SPACES AVAILABLE ON VENTURA BLVD

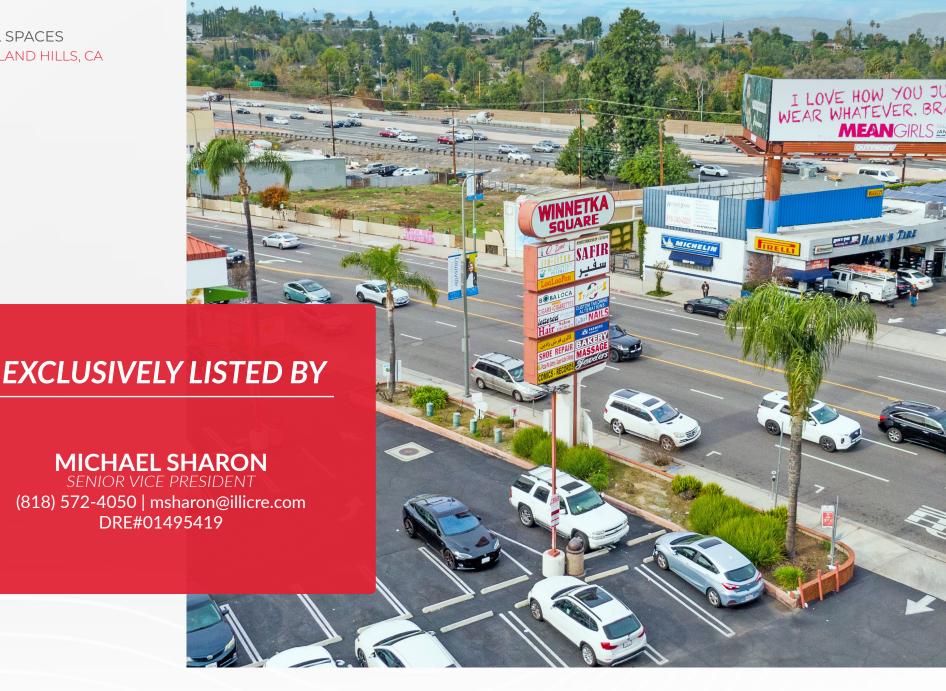
19930-19960 Ventura Blvd., Woodland Hills, CA 91364



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PROPERTY FEATURES



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



APPROX. 900 - 2,750 SF

RETAIL SPACE AVAILABLE

- ✓ Approx. 1,800 SF former art studio. Consists of open floor plan, office, and restroom
- ✓ Approx. 2,750 SF former comic book store. Consists of open floor plan and restroom
- ✓ Approx. 1,075 SF former shoe repair. Consists of open floor plan and restroom
- ✓ Approx. 900 former rug store
- ✓ Perfect for restaurant, office, retail, services, or fitness
- ✓ Excellent signage and visibility on Ventura Boulevard
- ✓ Lots of natural light
- ✓ Easy access parking

RENTAL RATES

19932 Ventura Blvd ±1,800 SF \$2.95 PSF + \$0.65 PSF NNN 19950 Ventura Blvd ±2,750 SF \$2.25 PSF + \$0.65 PSF NNN 19938 Ventura Blvd ±1,075 SF \$2.25 PSF + \$0.65 PSF NNN 19936 Ventura Blvd ±900 SF \$2.95 PSF + \$0.65 PSF NNN

AREA HIGHLIGHTS

COMMERCIAL REAL ESTATE the sign of a profitable property

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- ✓ 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, and 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

3 MILE

POPULATION

1 MILE

5 MILE

10,865

204,418 413,338

AVERAGE HOUSEHOLD INCOME



283

1 MILE 3 MILE

5 MILE

\$144,291 \$105,934

\$111,720

DAYTIME POPULATION



1 MILE 3 MILE

5 MILE

9,177

168,265

340,683



TRAFFIC COUNT

± 36,339 CPD ON VENTURA BLVD

INTERIOR PHOTOS



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

SUITE 19932 | FORMER ART STUDIO ±1,800 SF | \$2.95 PSF + \$0.65 PSF NNN











INTERIOR PHOTOS



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SUITE 19938 | FORMER SHOE REPAIR STORE ±1,075 SF | \$2.25 PSF + \$0.65 PSF NNN





INTERIOR PHOTOS



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SUITE 19950 | FORMER COMIC BOOK STORE

±2,750 SF | \$2.25 PSF + \$0.65 PSF NNN









SITE PLAN



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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









