



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

Available
19936 | ± 900 SF

Available
19938 | ± 1,075 SF

Available
19950 | ± 2,750 SF

Available
19932 | ± 1,800 SF



RETAIL SPACES AVAILABLE ON VENTURA BLVD
19930-19960 Ventura Blvd., Woodland Hills, CA 91364



MICHAEL SHARON
(818) 572-4050 | msharon@illicre.com
DRE#01495419



RETAIL SPACES
WOODLAND HILLS, CA



EXCLUSIVELY LISTED BY

MICHAEL SHARON
SENIOR VICE PRESIDENT

(818) 572-4050 | msharon@illicre.com
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.

5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

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

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



- ✓ 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

POPULATION



1 MILE	3 MILE	5 MILE
10,865	204,418	413,338

AVERAGE HOUSEHOLD INCOME



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

RETAIL SPACES
WOODLAND HILLS, CA

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

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

SUITE 19938 | FORMER SHOE REPAIR STORE

±1,075 SF | \$2.25 PSF + \$0.65 PSF NNN



INTERIOR PHOTOS

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

SUITE 19950 | FORMER COMIC BOOK STORE

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



SITE PLAN

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



19938 VENTURA BLVD
±1,075 SF



19936 VENTURA BLVD
±900 SF



19932 VENTURA BLVD
±1,800 SF



19950 VENTURA BLVD
±2,750 SF

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.



AERIAL MAP

5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124



**COMMERCIAL
REAL ESTATE**

MICHAEL SHARON
SENIOR VICE PRESIDENT

(818) 572-4050 | msharon@illicre.com

DRE#01495419



5990 SEPULVEDA BLVD., STE. 600 | SHERMAN OAKS, CA 91411 | 818.501.2212/PHONE | 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.