



**Available**  
19950 | ± 2,750 SF

**Available**  
19952 ½ | ± 1,250 SF

## RETAIL SPACES AVAILABLE ON VENTURA BLVD

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



**MICHAEL SHARON**  
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DRE#01495419



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



RETAIL SPACES  
WOODLAND HILLS, CA

**EXCLUSIVELY LISTED BY**

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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.

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# PROPERTY FEATURES

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



## APPROX. 1,250 - 2,750 SF

### RETAIL SPACE AVAILABLE

- ✓ Approx. 2,750 SF former comic book store. Consists of open floor plan and restroom
- ✓ Approx. 1,250 SF former gift shop. Consists of open floor plan, perfect for retail or creative business use
- ✓ Perfect for restaurant, office, retail, services, or fitness
- ✓ Excellent signage and visibility on Ventura Boulevard
- ✓ Lots of natural light
- ✓ Easy access parking

## RENTAL RATES

19950 Ventura Blvd ±2,750 SF \$2.25 PSF + \$0.65 PSF NNN

19952 ½ Ventura Blvd ±1,250 SF \$3.25 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

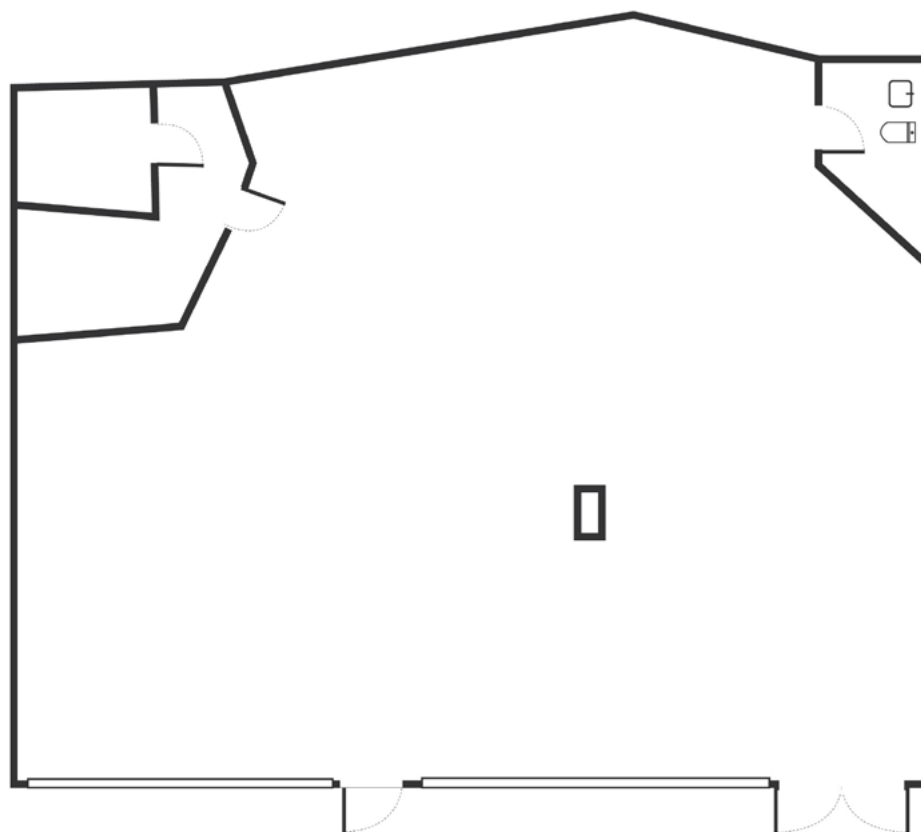


# INTERIOR PHOTOS

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

## SUITE 19950 | FORMER COMIC BOOK STORE

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





RETAIL SPACES  
WOODLAND HILLS, CA

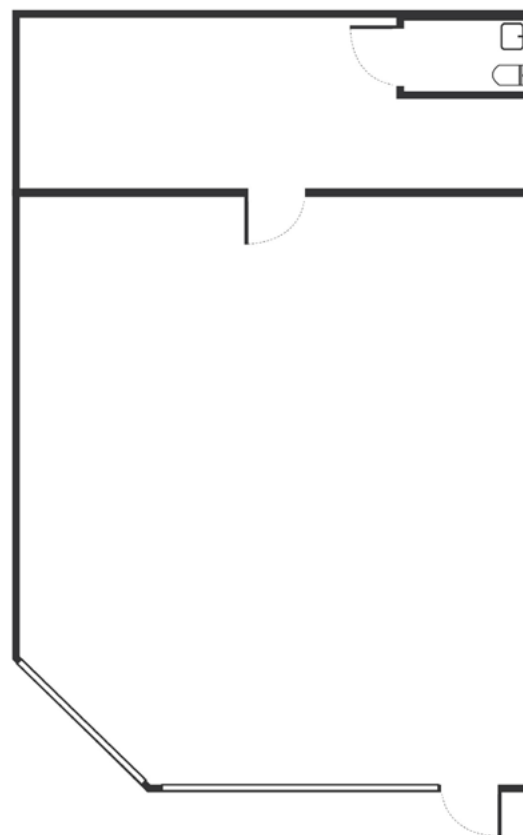
# INTERIOR PHOTOS

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## SUITE 19952 ½ | FORMER GIFT SHOP

±1,250 SF | \$3.25 PSF + \$0.65 PSF NNN





# SITE PLAN

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



19950 VENTURA BLVD  
±2,750 SF



19952 1/2 VENTURA BLVD  
±1,250 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





**COMMERCIAL**  
REAL ESTATE

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