



**COMMERCIAL
REAL ESTATE**

the sign of a profitable property



EXCELLENT GROUND FLOOR OFFICE/RETAIL OPPORTUNITY

22837 Ventura Blvd., Woodland Hills, CA 91364



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5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

OFFICE / RETAIL SPACE
WOODLAND HILLS, CA

EXCLUSIVELY LISTED BY

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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

22837 Ventura Blvd., Woodland Hills, CA 91364



APPROX. 2,893 SF

GROUND FLOOR OFFICE / RETAIL OPPORTUNITY

- ✓ On-site and off-site parking available - 3/1000 parking ratio*
- ✓ Excellent visibility and traffic on Ventura Blvd
- ✓ Possible signage opportunity
- ✓ Spacious interior layout
- ✓ Potential for up to 9 private offices
- ✓ 1 block from 101 Freeway on/off ramps
- ✓ Direct street access from Ventura Blvd
- ✓ Rental Rate: \$1.95/sf/mo Modified Gross

AREA AMENITIES

- ✓ Rapidly developing area with major growth expected due to Promenade 2035, the Rams training facility, and other major developments underway
- ✓ Adjacent to a strong income demographic in Woodland Hills, West Hills, and Calabasas
- ✓ Proximal to an abundance of excellent restaurants and retail on the Ventura Blvd commercial corridor

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	13,429	127,511	288,533
Avg. HH Income	\$155,283	\$134,645	\$125,802
Daytime Pop	11,083	107,832	237,413
Traffic Count	± 26,263 CPD ON VENTURA BLVD		

*PARKING AT A PREVAILING RATE

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INTERIOR PHOTOS

22837 Ventura Blvd., Woodland Hills, CA 91364





AVAILABLE



AERIAL MAP



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