



19701 VENTURA BLVD, WOODLAND HILLS, CA 91364

**RETAIL | INVESTMENT OPPORTUNITY**

# FOR SALE

OFFERING MEMORANDUM





## ● SITE DESCRIPTION

IKON Properties is proud to present this investment opportunity located along Ventura Boulevard in Woodland Hills' premier commercial corridor. The property offers a high-visibility position on a signalized corner with strong street presence and consistent daily traffic exposure. The surrounding area is supported by dense population, strong demographics, and a well-established mix of retail, restaurant, and service-oriented businesses.

The asset features two gated parking lots, providing secure and convenient on-site parking for both tenants and visitors—an increasingly valuable amenity along Ventura Boulevard. With a long-term tenant already in place, the property presents a stable, income-producing investment with dependable cash flow and reduced near-term leasing risk. Combining a prime Woodland Hills location, excellent corner positioning, and long-term upside potential, this offering represents a compelling opportunity to acquire a well-located commercial asset in a proven trade area.

\*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

PROPERTY TYPE  
**Retail**

PRICE  
**\$2,850,000**

PARCEL NUMBER  
2164-012-002

BUILDING  
3,982 SF

LOT  
13,908 SF

YEAR BUILT  
1969

ZONING  
LAC1



# PROPERTY HIGHLIGHTS

- **Stable Income Opportunity** – Existing tenancy provides immediate in-place income and reduces near-term lease-up risk for an investor.
- **Investor-Friendly Asset Profile** – Combination of location, visibility, parking, and existing income creates an attractive investment profile.
- **Prime Ventura Boulevard Location** – Located along one of Woodland Hills' most established commercial corridors with strong traffic exposure.
- **Two Gated Parking Lots** – Secure and convenient on-site parking for tenants and visitors.
- **Strong Demographics & Traffic Counts** – Situated in a well-established trade area with consistent consumer traffic and strong surrounding population density.
- **Long-Term Tenant in Place** – Demonstrates tenant commitment and offers dependable cash flow potential.



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## INVESTMENT OVERVIEW

- ✓ **Monthly Rent:** \$9,900/mo
- ✓ **Cap Rate:** 4.16%
- ✓ **Single Tenant NNN Lease**
- ✓ **Remaining Lease Term:** 2.75 Years
- ✓ **3.5% annual increases (Next Increase June 1<sup>st</sup> 2026)**
- ✓ **Tenant has Two 5 Year Options to Extend**
- ✓ **Tenant Pays for all Property Taxes, Insurance & Maintenance**

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# PROPERTY PHOTOS

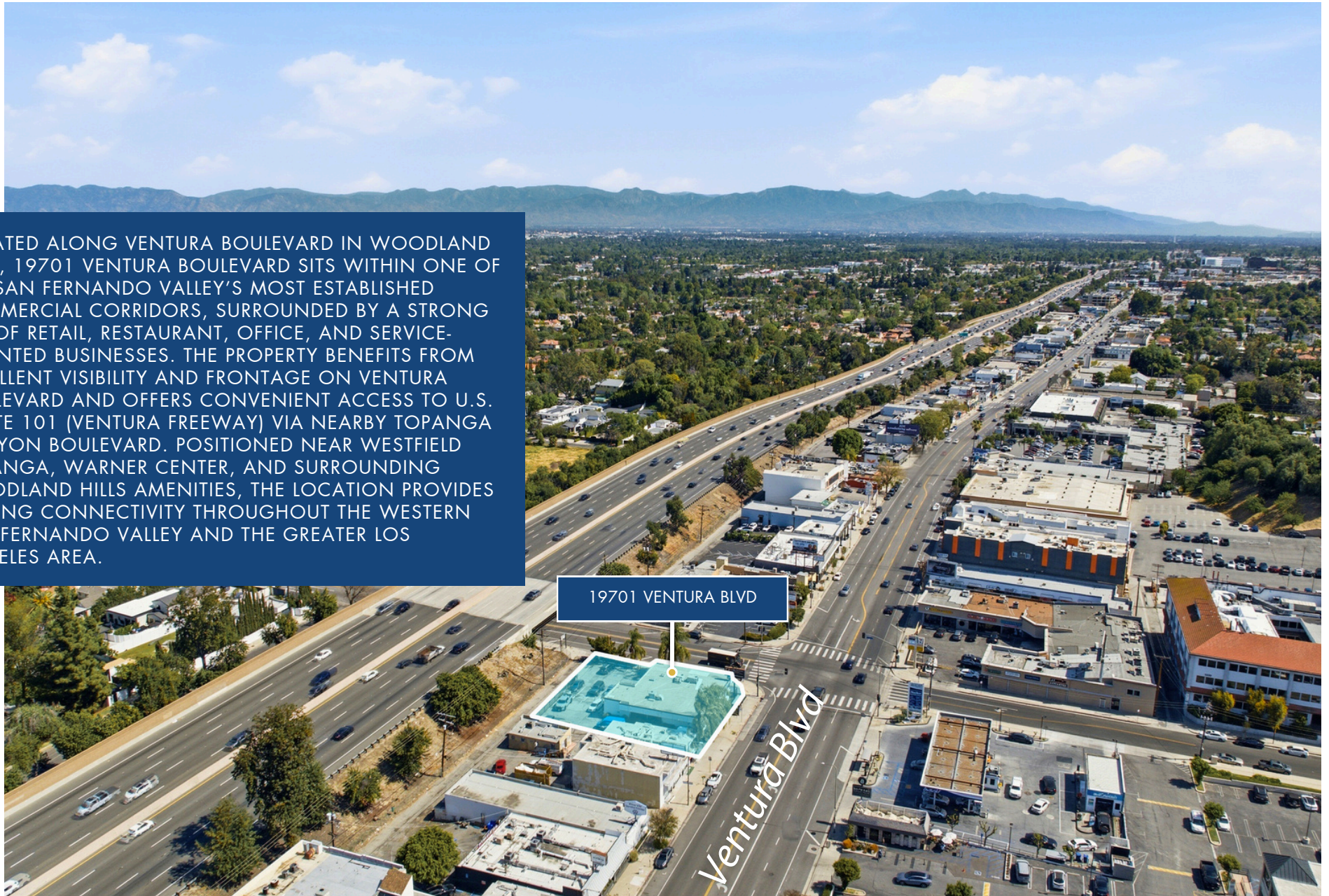


# RETAIL MAP

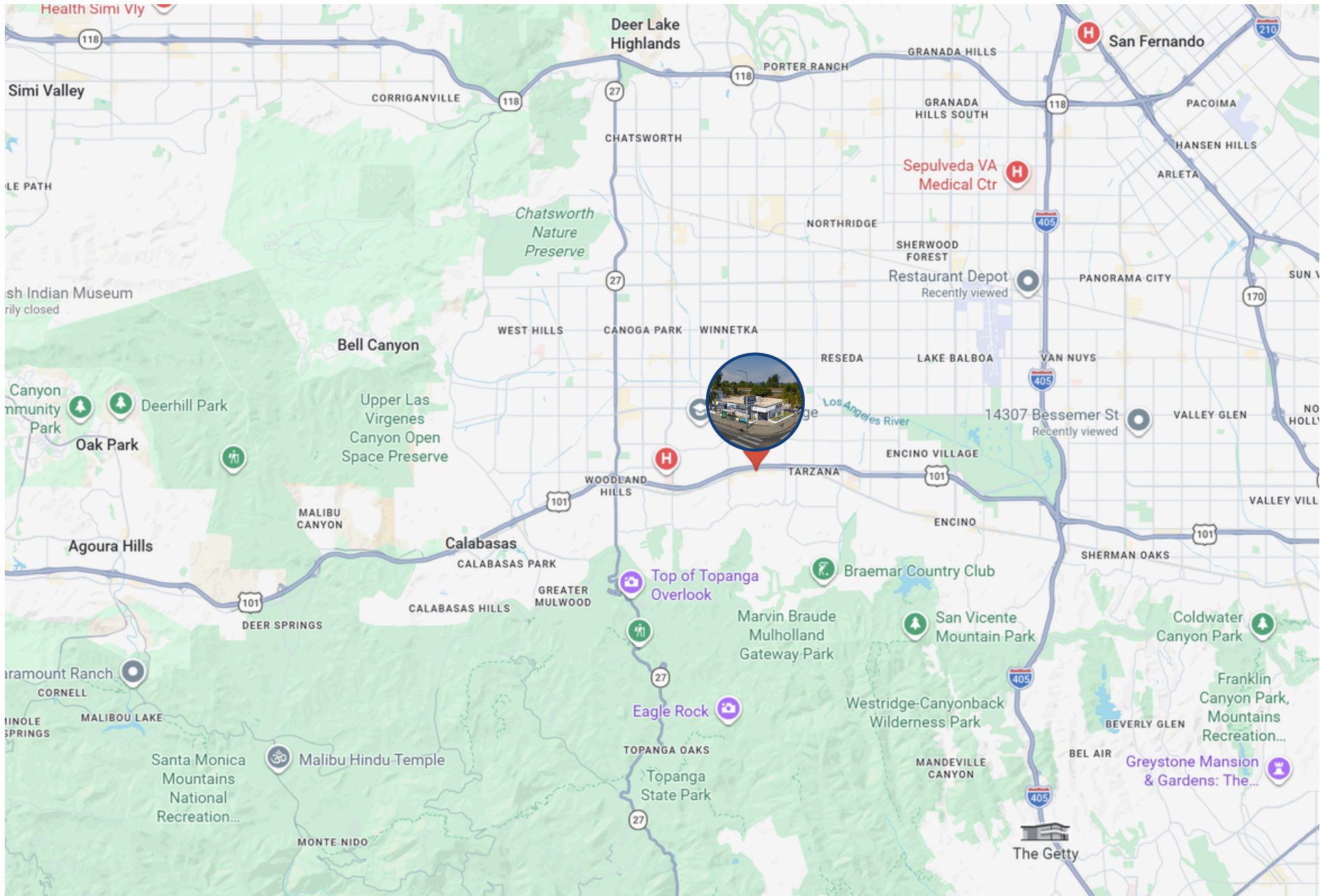


# AERIAL MAP

LOCATED ALONG VENTURA BOULEVARD IN WOODLAND HILLS, 19701 VENTURA BOULEVARD SITS WITHIN ONE OF THE SAN FERNANDO VALLEY'S MOST ESTABLISHED COMMERCIAL CORRIDORS, SURROUNDED BY A STRONG MIX OF RETAIL, RESTAURANT, OFFICE, AND SERVICE-ORIENTED BUSINESSES. THE PROPERTY BENEFITS FROM EXCELLENT VISIBILITY AND FRONTAGE ON VENTURA BOULEVARD AND OFFERS CONVENIENT ACCESS TO U.S. ROUTE 101 (VENTURA FREEWAY) VIA NEARBY TOPANGA CANYON BOULEVARD. POSITIONED NEAR WESTFIELD TOPANGA, WARNER CENTER, AND SURROUNDING WOODLAND HILLS AMENITIES, THE LOCATION PROVIDES STRONG CONNECTIVITY THROUGHOUT THE WESTERN SAN FERNANDO VALLEY AND THE GREATER LOS ANGELES AREA.



# LOCATION MAP



# DEMOGRAPHICS



Category	1 Mile	3 Mile	5 Mile
2024 Total Population	11,836	212,918	434,673
2029 Population	11,415	208,201	423,778
Pop Growth 2024-2029	-3.56%	-2.22%	-2.51%
Average Age	43.60	40.60	40.60
2024 Total Households	4,269	79,060	152,740
HH Growth 2024-2029	-3.94%	-2.25%	-2.63%
Median Household Income	\$123,473	\$83,104	\$86,104
Avg Household Size	2.60	2.60	2.70
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$1,049,271	\$811,556	\$814,069
Median Year Built	1961	1972	1969



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