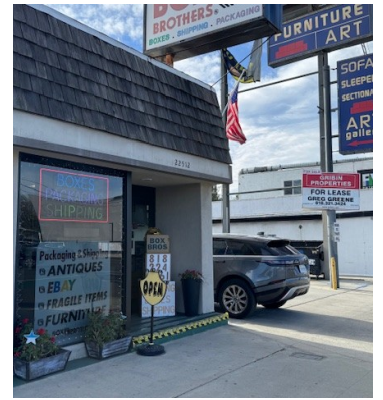


Owner/User Retail Opportunity In West Woodland Hills 22512-22516 Ventura Boulevard Woodland Hills, CA



SALE PRICE: \$2,600,000 (\$622/SF)

FOR MORE INFORMATION
PLEASE CONTACT:

GREG GREENE

Broker

greg.greene.re@gmail.com

818-321-3424 (cell)

Cal BRE #01396840

Greene Properties

19427 Olivos Drive

Tarzana, CA 91356

Cal DRE#01396840

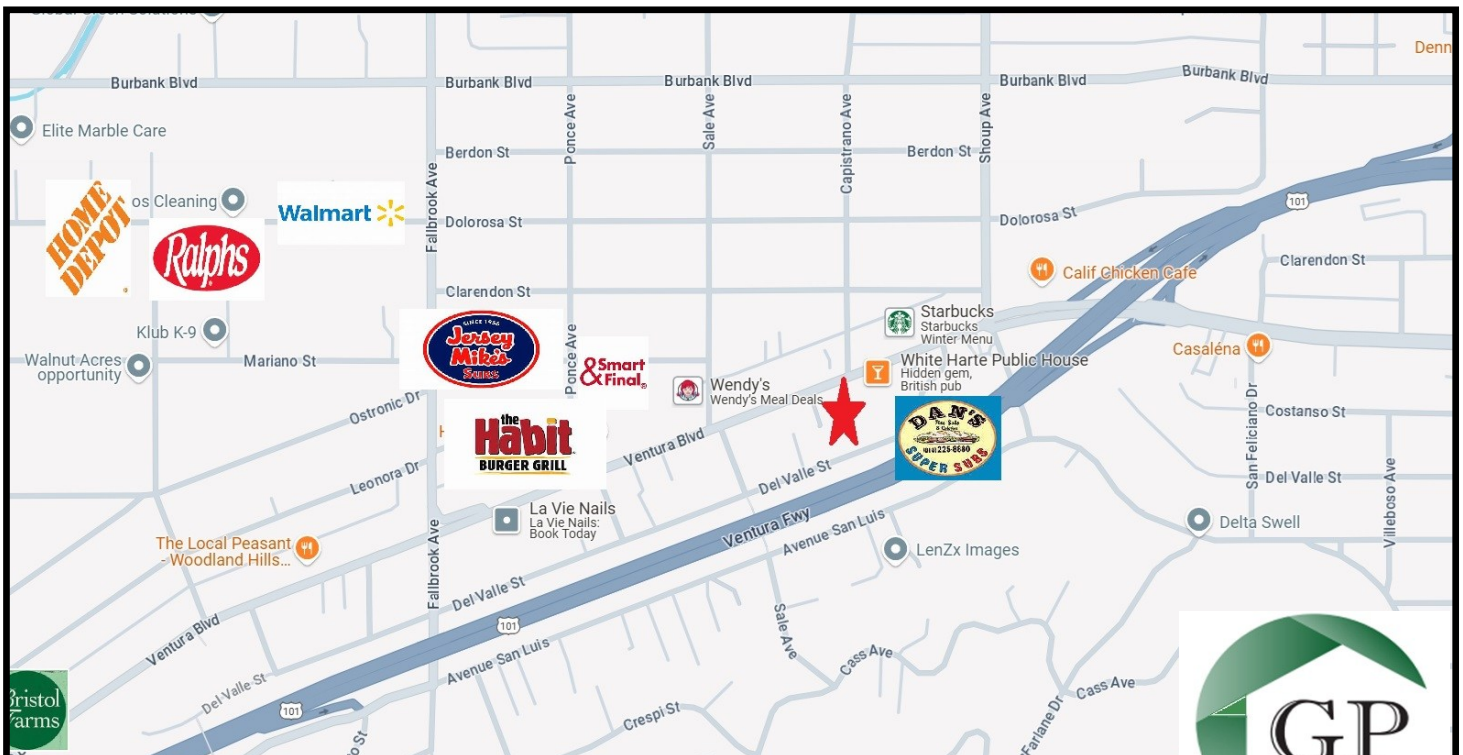
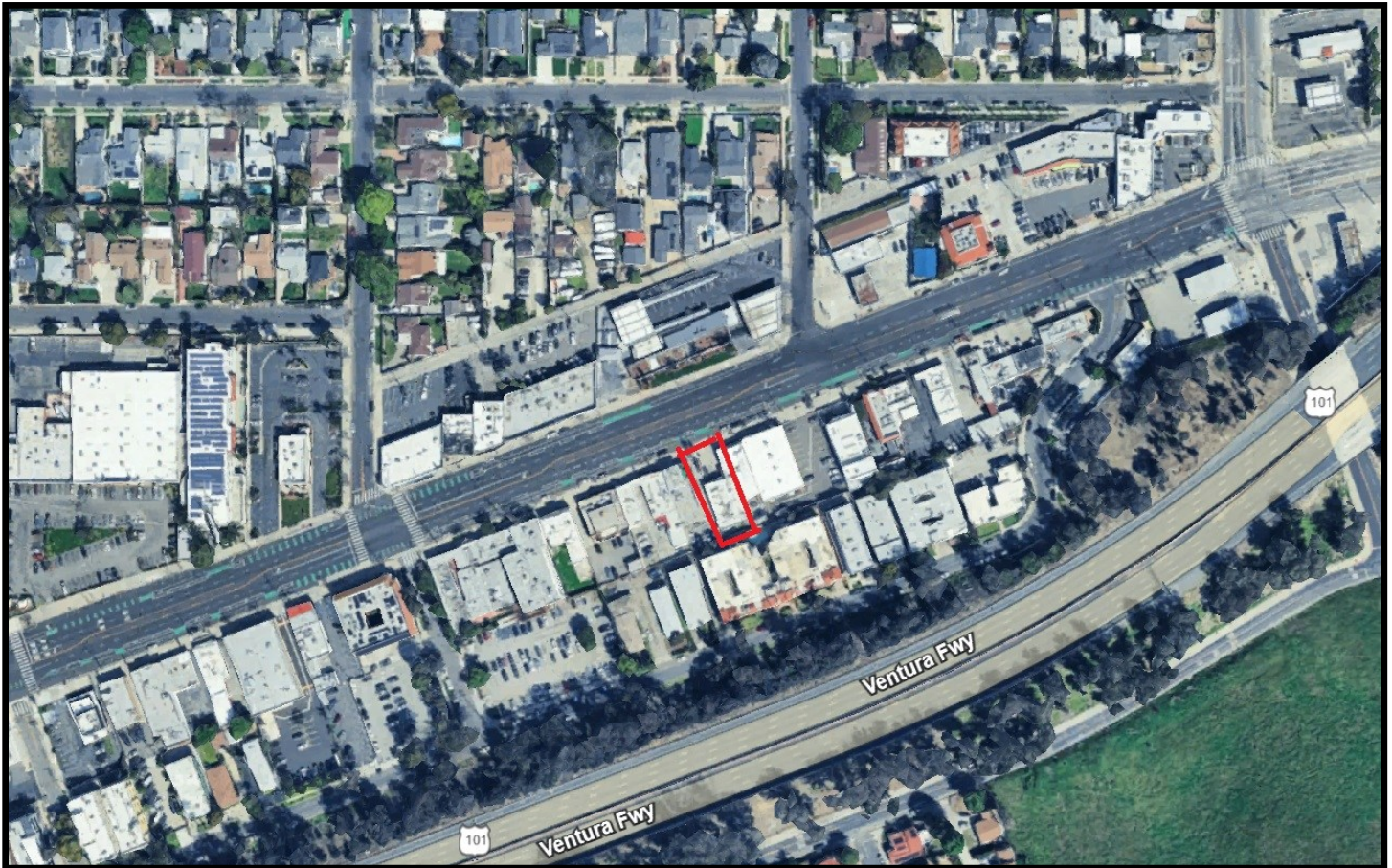
HIGHLIGHTS

- Excellent Location! Ideal Owner/User Opportunity
- Building area 4,175 SF / Land Size 6,507 SF
- Owner/User—Rare Opportunity to own instead of renting
- Rare double monument signs
- Billboard sign income
- Close to major intersection of Ventura Blvd & Shoup
- Traffic Counts—Over 35,000 vehicles daily
- Easy access to the Ventura (101) Freeway
- APN:2040-033-038
- 4 Onsite Parking spaces
- Close to business support and a variety of restaurants
- Multi unit building. 1 unit vacant / short term lease on second unit. **Please do not disturb tenant.**
- First time on the market in over 50 years
- **RARE WOODLAND HILLS OPPORTUNITY TO PURCHASE**
- **SHOWN BY APPOINTMENT ONLY**



This information has been obtained from sources believed to be reliable. Greene Properties have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

22512-22516 VENTURA BOULEVARD / WOODLAND HILLS, CA / 91364



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DEMOGRAPHICS

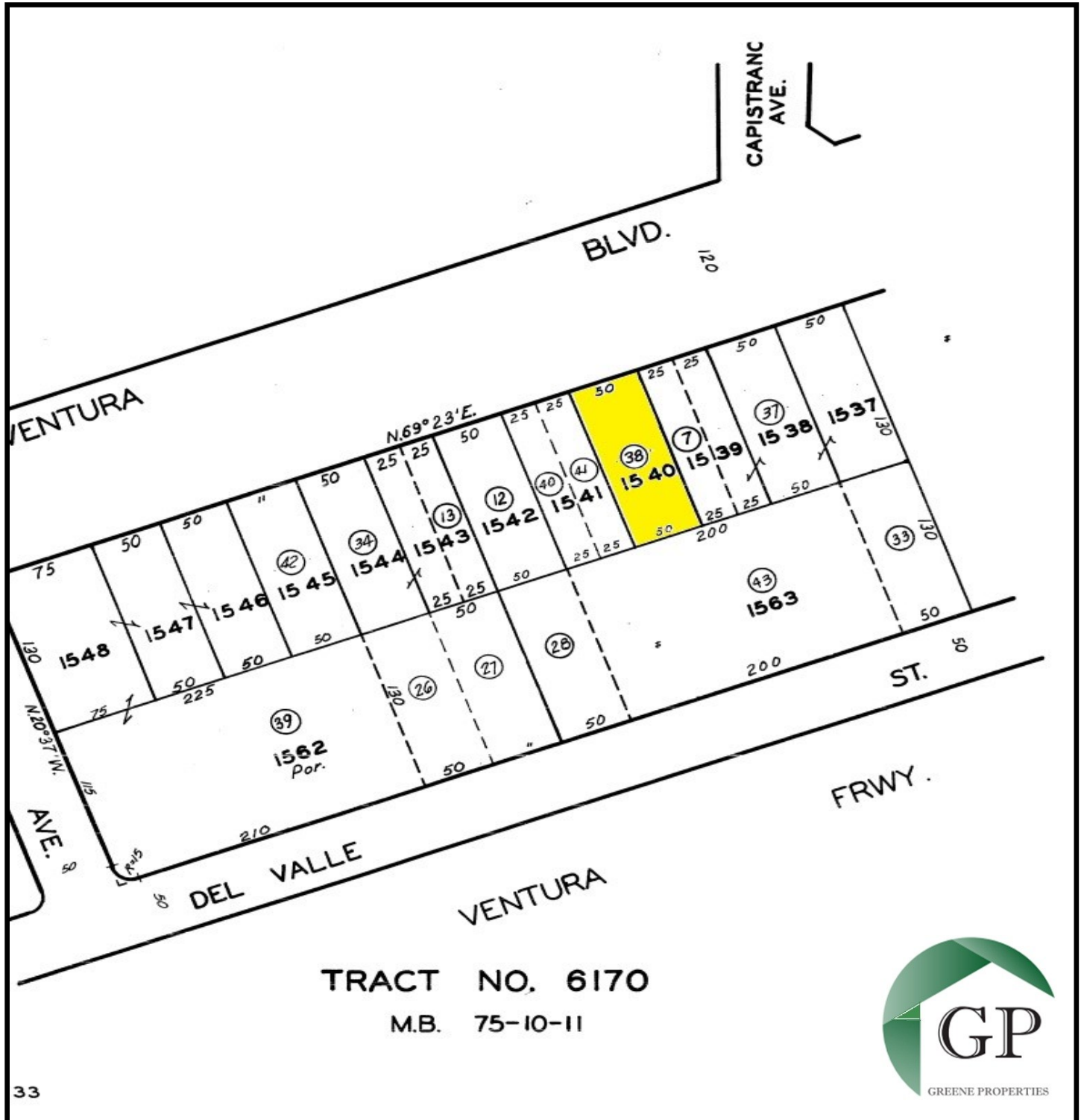
Population	1 Mile	3 Mile	5 Mile
2019 Total Population:	13,015	118,576	264,798
2024 Population:	13,004	121,220	269,445
Pop Growth 2019-2024:	-0.08%	2.23%	1.75%
Average Age:	43.20	41.40	39.80
Households			
2019 Total Households:	4,668	46,376	92,795
HH Growth 2019-2024:	-0.58%	2.37%	1.64%
Median Household Inc:	\$103,300	\$93,024	\$82,749
Avg Household Size:	2.70	2.50	2.80
2019 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$808,574	\$773,752	\$706,288
Median Year Built:	1963	1974	1972

FOR MORE INFORMATION PLEASE
CONTACT:
GREG GREENE



22512-22516 VENTURA BOULEVARD / WOODLAND HILLS, CA / 91364

PLAT MAP



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READY TO PURCHASE?

OWNER/USER OPPORTUNITY

**MULTI UNIT BUILDING - 1 UNIT IS VACANT AND
THE 2ND UNIT HAS A SHORT TERM LEASE**

POSSIBLE SBA FINANCING AVAILABLE!

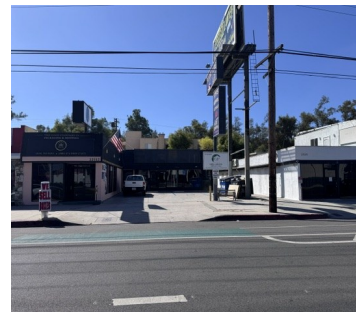
**PRIME RETAIL WOODLAND HILLS BUILDING!
EXCELLENT SIGNAGE!
HIGH TRAFFIC AREA!**

**PLEASE CALL TO DISCUSS SHOWING
OF THE PROPERTY!**

PLEASE DO NOT DISTURB TENANT!



CAL DRE #01396840



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