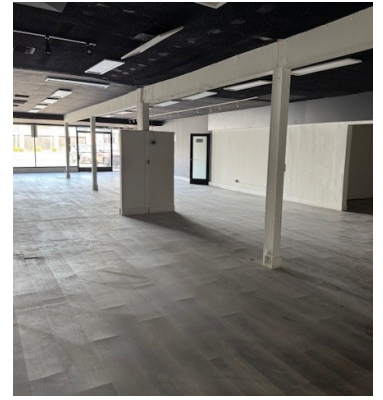


Retail Opportunity For lease In West Woodland Hills 22516 Ventura Boulevard Woodland Hills, CA



Asking Price: \$1.75/SF NNN (\$0.65/SF)

FOR MORE INFORMATION
PLEASE CONTACT:

GREG GREENE

Broker Associate
greg.greene.re@gmail.com
818-225-0097 x 116
818-321-3424 (cell)
Cal BRE #01396840

Gribin Properties

22551 Ventura Blvd Suite 201
Woodland Hills, CA 91364
Cal BRE #00450024

HIGHLIGHTS

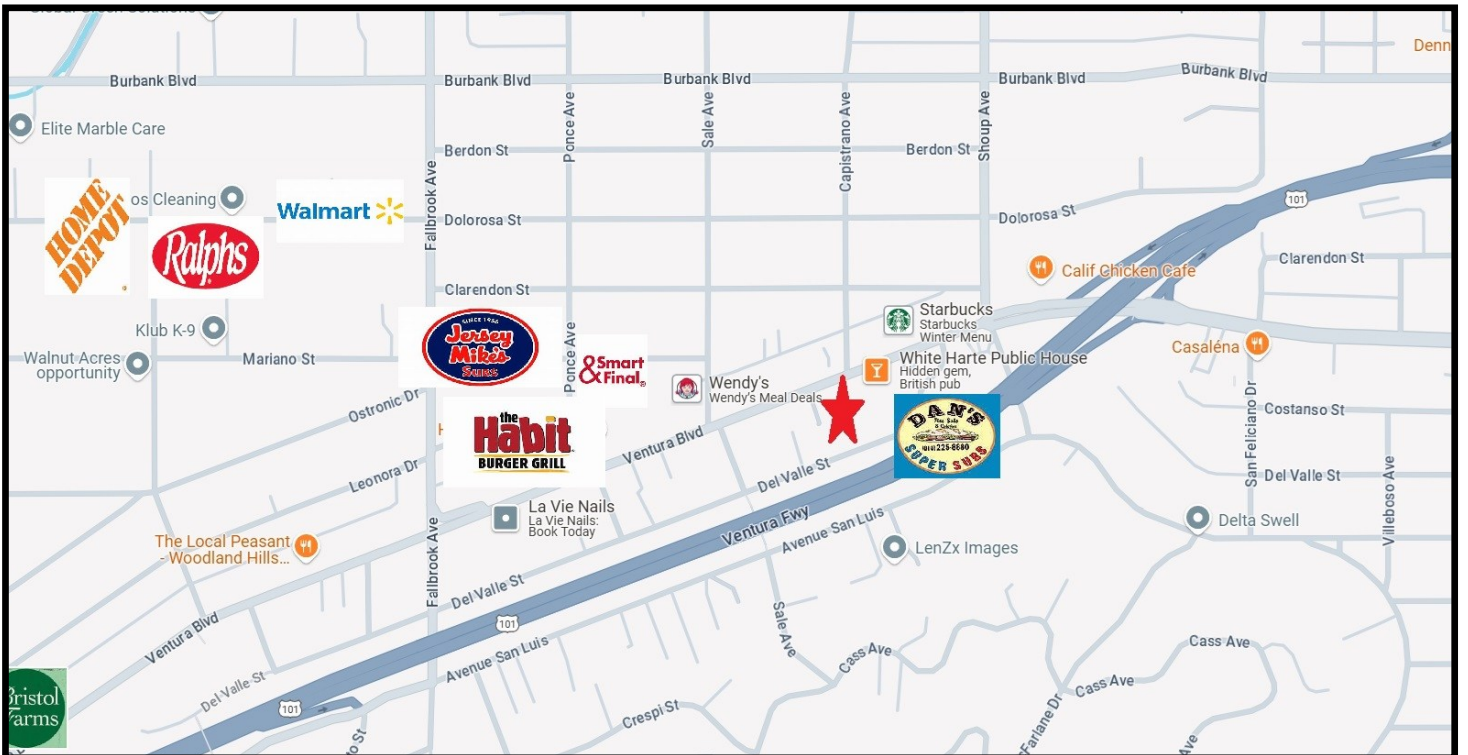
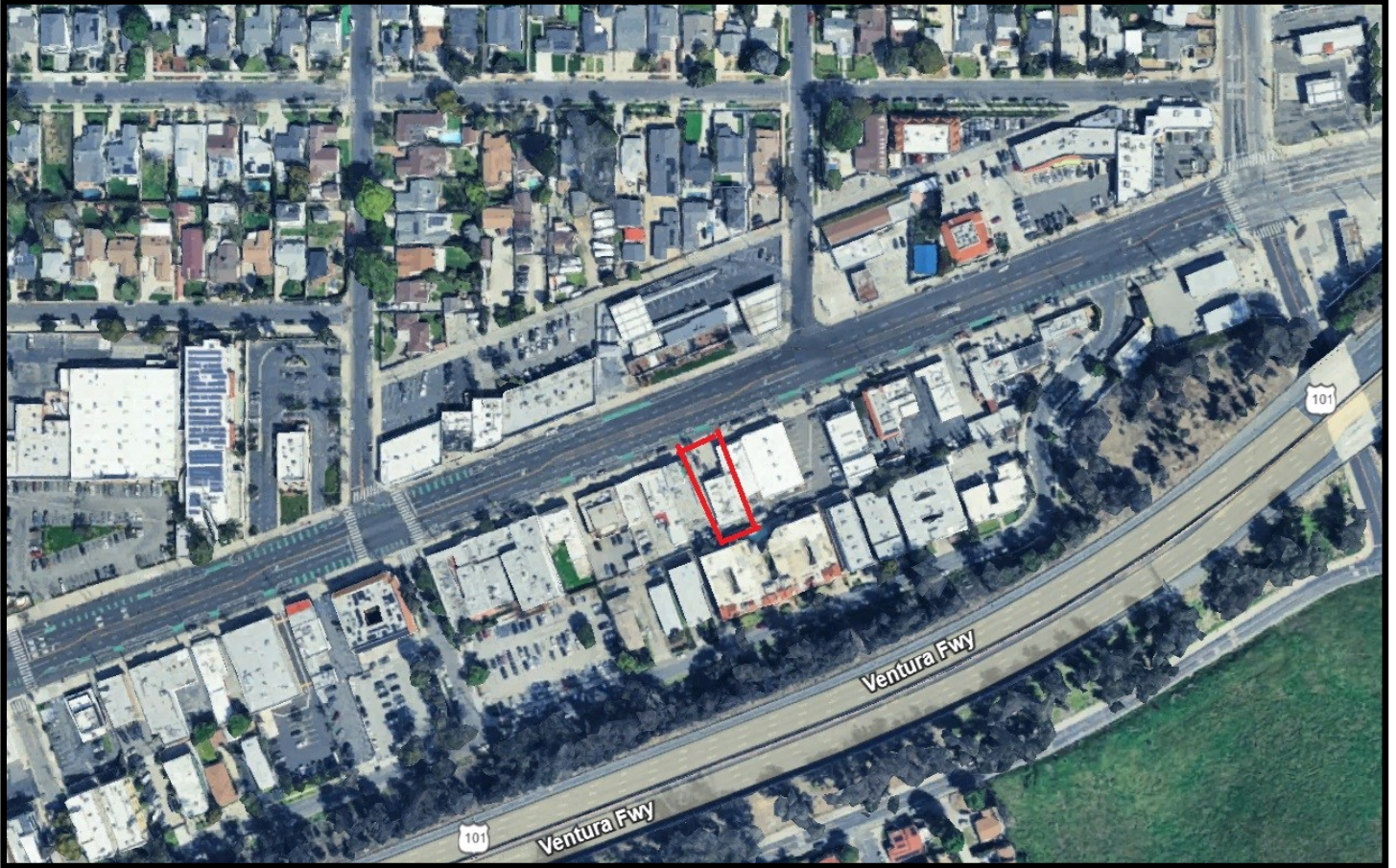
- Excellent Location!
- NEWLY RENOVATED WITH A BRAND NEW ADA RESTROOM
- Space area 2,500 SF / Land Size 6,507 SF
- Rare large monument sign space available
- Close to major intersection of Ventura Blvd & Shoup
- Traffic Counts—Over 35,000 vehicles daily
- Easy access to the Ventura (101) Freeway
- APN:2040-033-038
- 2 Onsite Parking spaces plus 1 handicap space
- Close to business support and a variety of restaurants
- Multi unit building. 1 unit vacant / short term lease on second unit.
- **SHOWN BY APPOINTMENT ONLY**



GRIBIN PROPERTIES
Commercial Real Estate

This information has been obtained from sources believed to be reliable. Gribin 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.

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**

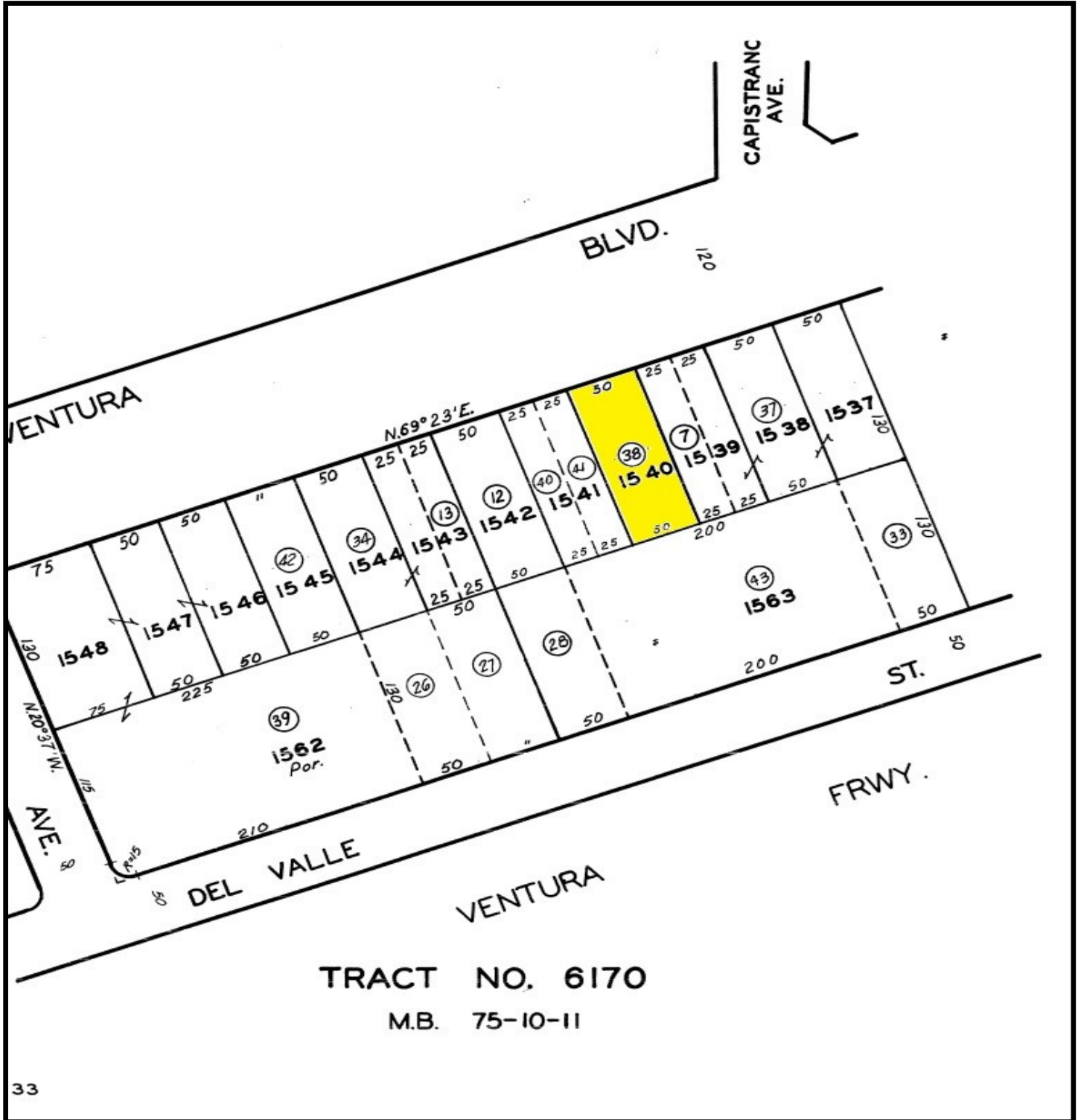


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PLAT MAP



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**READY TO RELOCATE?
READY TO OPEN A NEW BUSINESS?**

**COME SEE THIS MOSTLY OPEN FLOOR PLAN
SPACE HAS 2 INTERIOR PRIVATE OFFICES
AND A CONFERENCE AREA**

**INCLUDES 2 RESTROOMS
(1 BRAND NEW ADA COMPLIANT)**

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



GRIBIN PROPERTIES
Commercial Real Estate

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



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