

FOR LEASE

NEIGHBORHOOD CENTER ANCHOR SPACE



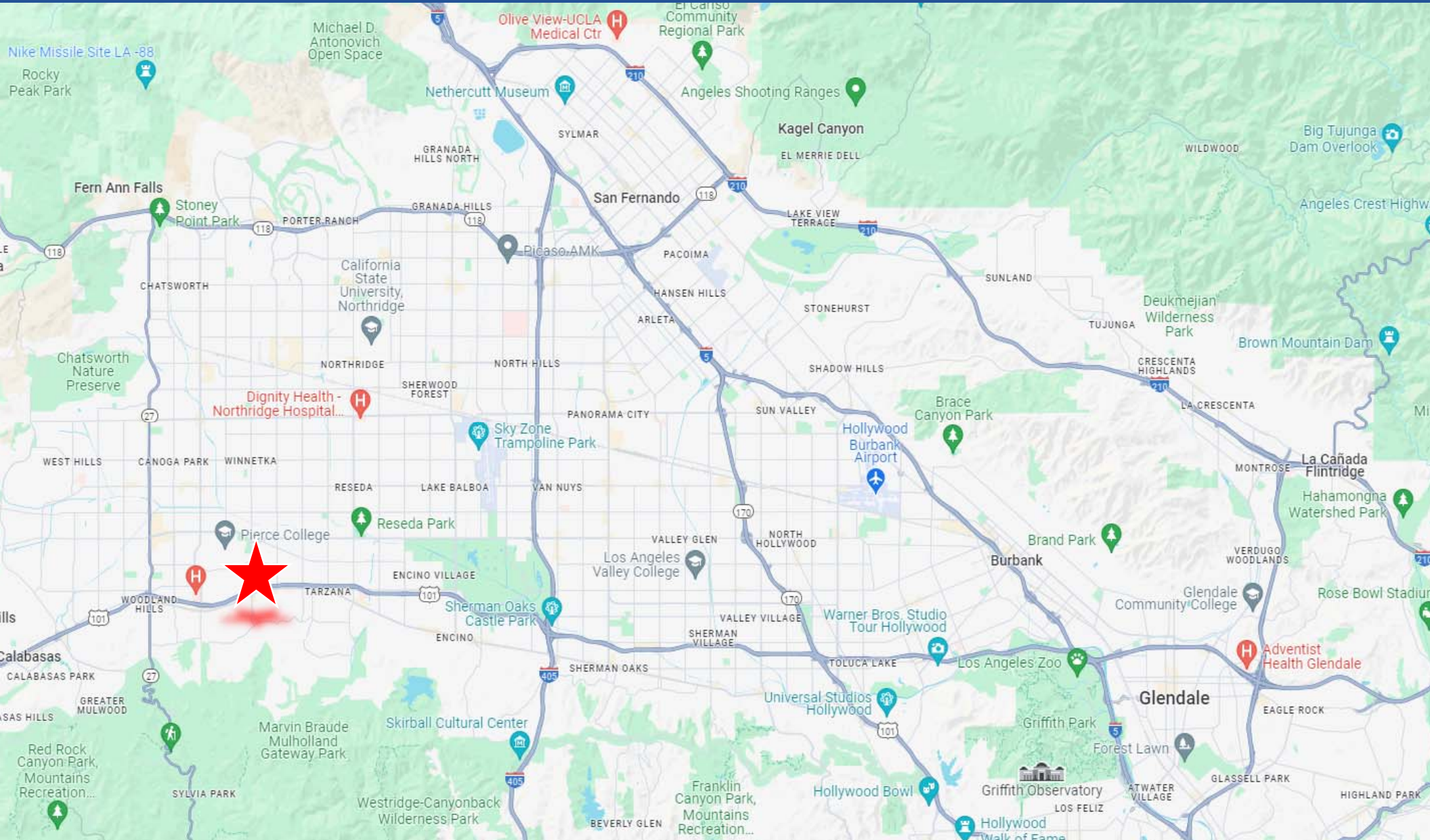
19800 VENTURA BLVD, WOODLAND HILLS 91364

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AREA MAP

19800 VENTURA BLVD, WOODLAND HILLS 91364



WIDE AERIAL OVERVIEW

19800 VENTURA BLVD, WOODLAND HILLS 91364



NORTH FACING AERIAL

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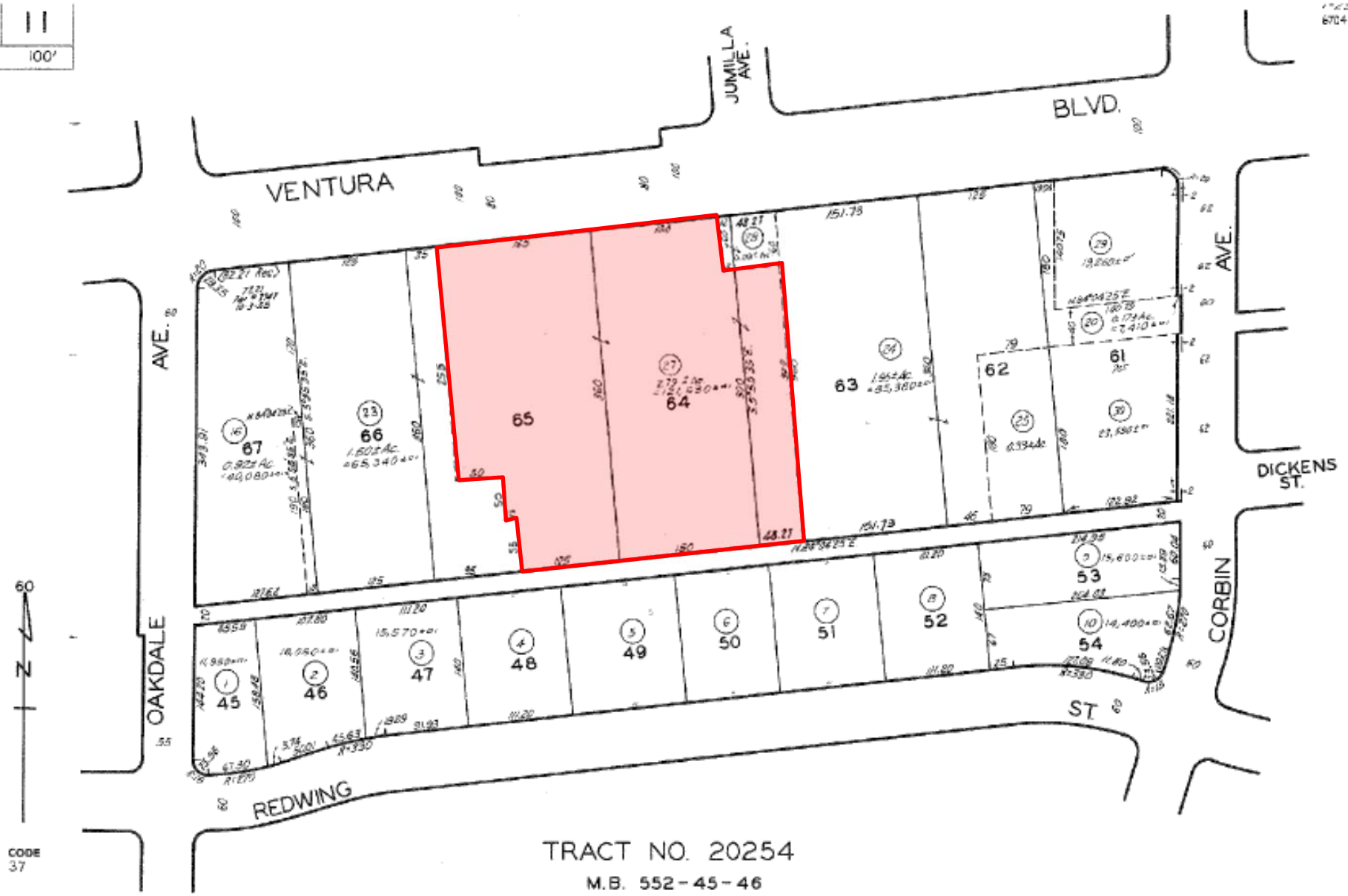
BUILDING PARCEL MAP

19800 VENTURA BLVD, WOODLAND HILLS 91364



2164 11
SCALE 1" = 100'

REVISED
1-12-60
8-22-62
3-6-62
4-28-64
1-31-64
680315600
700716289
770217
850401008-05
8930404001001



TRACT NO. 20254
M.B. 552-45-46

PROPERTY PHOTOS

19800 VENTURA BLVD, WOODLAND HILLS 91364



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PROPERTY OVERVIEW & HIGHLIGHTS

19800 VENTURA BLVD, WOODLAND HILLS 91364



Address:	19800 Ventura Blvd, Woodland Hills CA 91364
Building:	47,465 Square Feet
Price:	TBD + NNN
Land Use:	Retail Shopping Center
Zoning:	LAC1
Previous Tenant:	Orchard Hardware Supply (OSH)

Year Built:	2011 (13 years old)
Construction:	Masonry
Ceiling Height:	To verify
Loading Doors:	One (1) Dock High in rear of building
HVAC:	On roof with number and tonnage to verify
Parking Spaces:	365/4.23 per 1,000 includes 19836 VB (NAP)

LOCATION

Prime Ventura Boulevard in the heart of Woodland Hills. Within close proximity to 101 Freeway via Winnetka Avenue off and onramps, nearby Pierce College, and Warner Center. Area tenants include Wells Fargo, BMO Bank, El Pollo Loco, In-N-Out, and the iconic Corbin Bowl.

PROPERTY DESCRIPTION

Anchor Space in seasoned Neighborhood Shopping Center which was initially occupied by Vons Supermarket and most recently Orchard Hardware Supply who spent a considerable amount of money performing their tenant improvements. Over 4 per 1,000 parking allows for a variety of retailers. Convenient alley access to dock high loading area in the rear of the premises.

HIGHLIGHTS

- Rare Anchor Retail Space
- Pride of Ownership Property
- Easy Access to the 101 Freeway
- Ideal for Many Big-Box Operators
- Excellent Parking in front of premises
- Pierce College and Warner Center nearby
- Surrounded by multiple National Retailers
- Former Tenant Made Extensive Improvements

DEMOGRAPHICS

19800 VENTURA BLVD, WOODLAND HILLS 91364



POPULATION	2-Mile	5-Mile	10-Mile
2010 Population	68,531	407,199	1,210,312
2023 Population	69,223	416,687	1,210,252
2028 Population Projection	67,962	410,122	1,186,197
HOUSEHOLD INCOME	2-Mile	5-Mile	10-Mile
Avg Household Income	\$114,024	\$111,087	\$115,743
Median Household Income	\$86,778	\$83,910	\$86,546

POPULATION BY RACE	2-Mile	5-Mile	10-Mile
White	53,884	314,396	923,497
Black	3,562	20,037	52,619
American Indian/Alaskan Native	564	4,464	13,186
Asian	7,469	58,634	171,702
Hawaiian & Pacific Islander	121	914	2,452
Two or More Races	3,623	18,242	46,796
Hispanic Origin	18,494	154,130	474,565

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