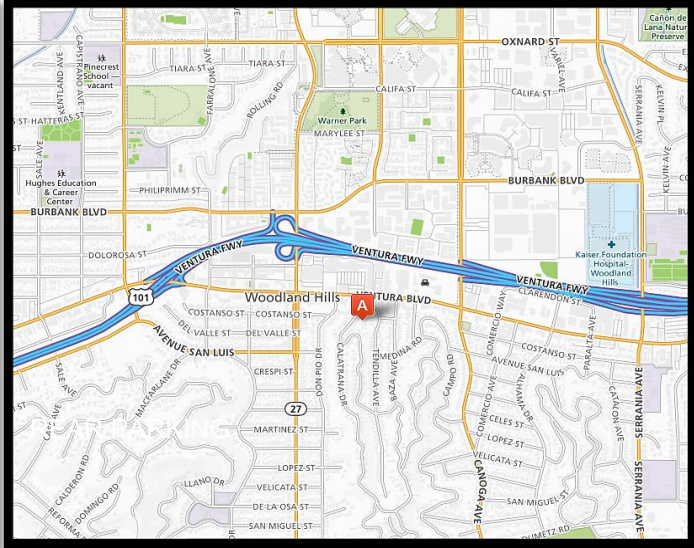


PRIME RETAIL SPACE FOR LEASE

21800 Ventura Boulevard, Woodland Hills, CA 91364

RENOVATION COMPLETE – LOOKS GREAT / MUST SEE



AVAILABILITY:

Size: ± 2,700 SF POL Retail Building
 Dimension: 57' ½ in length and 47' in width
 Lease Rate: \$2.75 PSF plus NNN charges
 Triple Net: currently at \$0.70 PSF
 Lease Term: 5 years or longer with renewal
 Occupancy: Early May 2026
 Adjustment: Annual Fixed Increases
 Signage: Excellent building signage
 Parking: Large rear parking lot
 HVAC Charge: quarterly maintenance charge
 Zoning: C4

PROPERTY FEATURES:

- High Traffic Retail with Excellent Exposure & Identity on Ventura Blvd.
- Ideal for dog daycare, wireless, furniture, jewelry & other high-end retailers
- The Space is going through Complete Restoration and Renovation
- 47' frontage on Ventura Blvd and Great parking at the back of the Bldg.
- High Income Demographic Area with Heavy Traffic Count
- Near major retailers, restaurants, banks, Westfield Mall & The Village
- Local Retailers: Ralph, Sprouts, Petco, Amazon Go and many more
- Near Ventura 101 Freeway on and off ramps
- Located between Canoga Avenue & Topanga Canyon Blvd.

DEMOGRAPHICS (2024)	1 Mile	3 Miles	5 Miles
Population	20,357	157,556	367,475
Avg Household Income (\$)	\$139,959	\$136,605	\$130,435
Daytime Employment	27,835	95,550	164,291
Traffic Volume (2025)	30,242 cars per day		

Source: CoStar Analytics



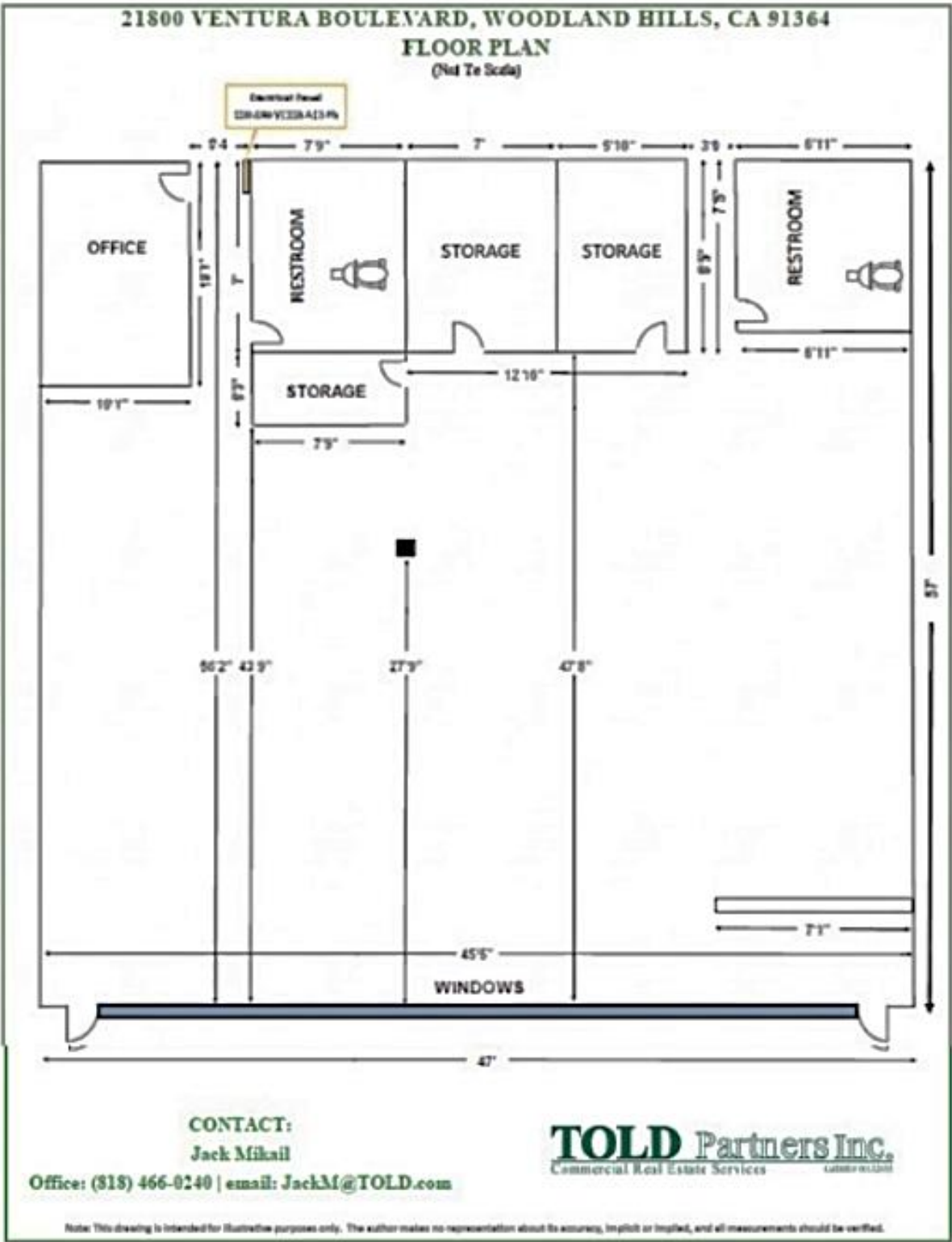
FOR FURTHER INFORMATION
PLEASE CONTACT:

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FLOOR PLAN



Not to Scale