



UNIT 10A
±1,700 SF

UNIT 6B
±4,420 SF

UNIT 20847
±3,650 SF

**RESTAURANT
AVAILABLE**
±1,075 SF

DE SOTO AVE

VENTURA BLVD

SECOND GENERATION RESTAURANT/RETAIL/OFFICE SPACE AVAILABLE

20833-20855 Ventura Blvd, Woodland Hills, CA 91364



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RETAIL/OFFICE SPACE
WOODLAND HILLS

EXCLUSIVELY LISTED BY

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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PROPERTY FEATURES

20833-20855 Ventura Blvd, Woodland Hills, CA 91364



APPROX. 1,075 - 4,420 SF

2ND GEN RESTAURANT / RETAIL / OFFICE SPACES

- ✓ Unit 3: ±1,075 SF | 2nd Gen Restaurant. Currently the Vegan Joint. Unit has hood, grease interceptor, sinks, refrigerators, ice machine, prep tables, seating area and entrance through parking garage and also off De Soto Ave. *Do Not Disturb Tenant
- ✓ Unit 20847: ±3,650 SF | Multi-level office space featuring a ground-floor reception area, upstairs offices, and a private restroom
- ✓ Unit 6B: ±4,420 SF (Above Decarra Salon) | Currently Pebbles Bridal, 30+ years in the property
- ✓ Unit 10A: ±1,700 SF | Ground floor space featuring multiple interior rooms

AREA AMENITIES

- ✓ Gateway to Warner Center, San Fernando Valley's most vibrant development hub, including multiple residential, hospitality, retail, and office developments
- ✓ Situated on heavily trafficked 101 Freeway on ramp
- ✓ Local businesses include Starbucks, Chase Bank, Kaiser Permanente, Target, Trader Joe's, Whole Foods, and more

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	18,558	82,562	158,682
 Avg. HH Income	\$139,585	\$115,562	\$107,696
 Daytime Pop	15,294	159,238	389,241
 Traffic Count	±67,500 CPD ON INTERSECTION		

RETAIL/OFFICE SPACE
WOODLAND HILLS

UNIT 3

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RETAIL/OFFICE SPACE
WOODLAND HILLS

UNIT 6B

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RETAIL/OFFICE SPACE
WOODLAND HILLS

UNIT 20847

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RETAIL/OFFICE SPACE
WOODLAND HILLS

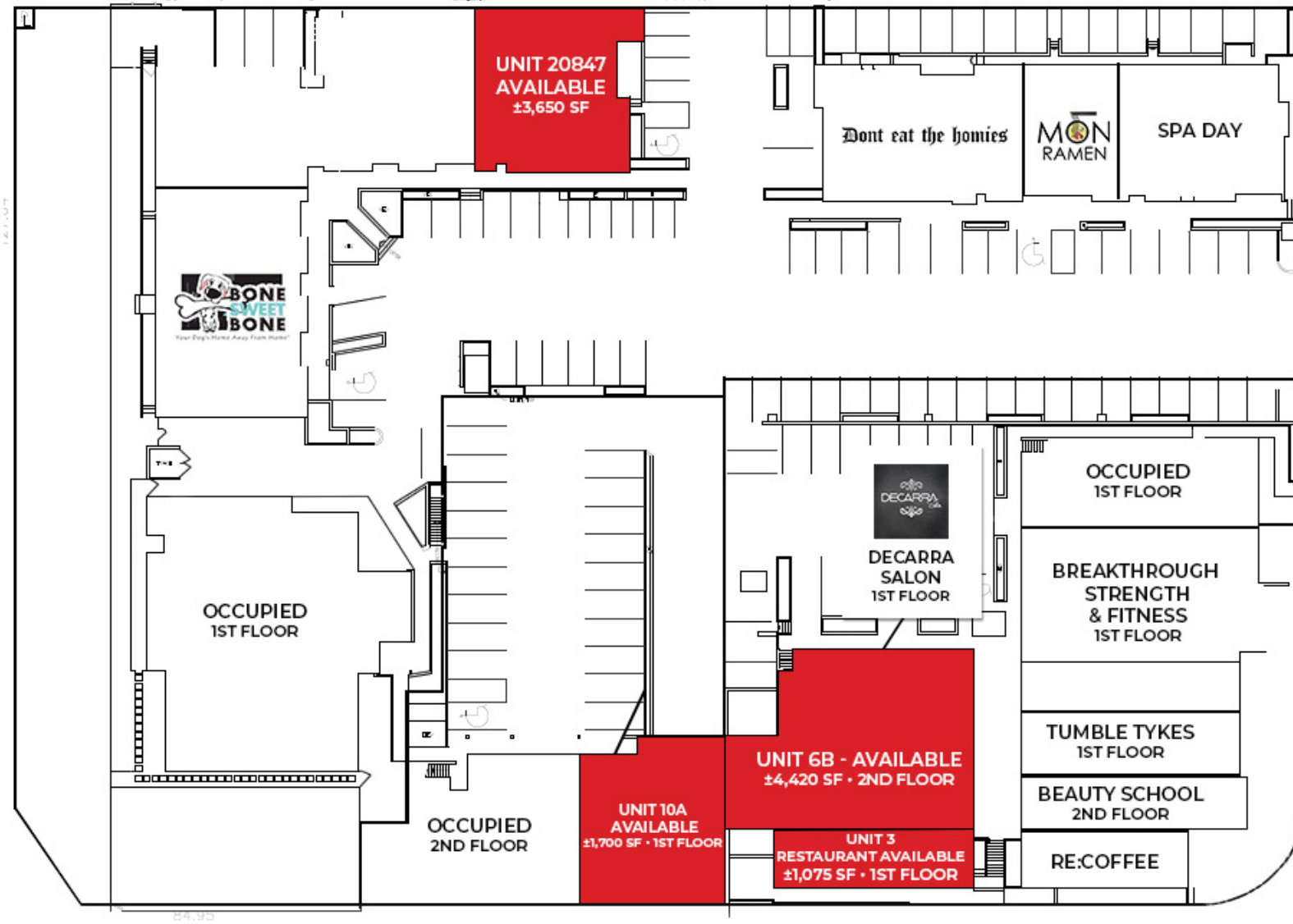
UNIT 10A

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SITE PLAN

20833-20855 Ventura Blvd, Woodland Hills, CA 91364



Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AERIAL MAP



COMMERCIAL
REAL ESTATE

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