

Woodland Hills

KWP
REAL ESTATE

Prime Freestanding Retail on Ventura Blvd.

21506 Ventura Blvd., Woodland Hills, CA 91364



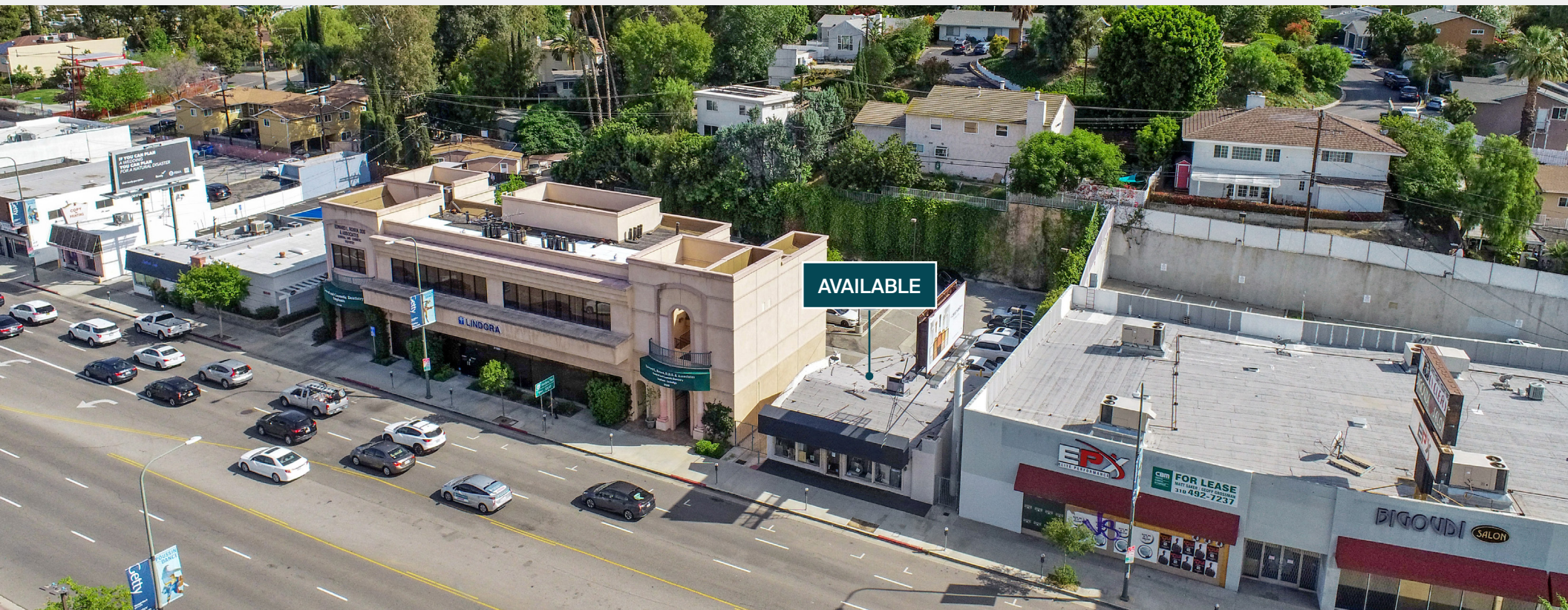
Available

Size:	±1,557 SF
Rent:	Negotiable
Lease Type:	NNN
Parking:	±36 spaces
Available:	Immediately

Features

- ▶ Prime freestanding retail located on Ventura Blvd., the main thoroughfare in the San Fernando Valley
- ▶ Near the major intersection of Ventura Blvd. and Canoga Ave. with ±68,666 cars per day
- ▶ Shared parking lot with ±36 spaces
- ▶ Located just off the 101 Freeway, surrounded by shopping and dining amenities
- ▶ Dense trade area with ±19,272 people within one mile
- ▶ Surrounding demographics are strong with the average HHI within one mile of ±\$155,133
- ▶ Near Warner Center where there is extensive development underway as a result of the new Rams practice facility and adoption of the Warner Center 2035 Specific Plan (more info page 5)

Prospective tenants are hereby advised that all uses are subject to City approval



Immediate Vicinity

Close proximity to busy Ventura Blvd. and Canoga Ave. with 68,666 cars per day



Amenity Map

Close proximity to 101 Freeway and many major credit tenants.



Warner Center Development

21506 Ventura Blvd. is located just south of Warner Center, the business hub of the San Fernando Valley. The area has seen major development in recent years thanks to the adoption of the Warner Center 2035 Specific Plan; a bold, long-term blueprint for the future that imagines a new downtown for the San Fernando Valley. The plan aspires to make Warner Center a mixed-use, transit-oriented, lively downtown district. Spearheaded by Rams owner Stan Kroenke, this 52-acre, \$10-billion mixed-use district replaces the former Promenade Mall. It will feature the team's practice facility and permanent headquarters, alongside 3,000+ residences, two entertainment venues, and nearly 2 million sq. ft. of retail and office space.



Woodland Hills Profile



	0.5 Mile	1 Mile	2 Mile
POPULATION			
2025 Estimated Population	6,702	19,272	75,793
2030 Projected Population	6,414	18,515	75,299
2020 Census Population	5,956	17,561	69,815
2010 Census Population	6,006	16,419	64,423
Projected Annual Growth 2025 to 2030	-0.9%	-0.8%	-0.1%
Historical Annual Growth 2010 to 2025	0.7%	1.1%	1.1%
2025 Median Age	42.6	42.2	41.3
HOUSEHOLDS			
2025 Estimated Households	3,133	8,821	33,478
2030 Projected Households	2,998	8,515	33,580
2020 Census Households	2,913	8,102	30,775
2010 Census Households	2,904	7,394	26,926
Projected Annual Growth 2025 to 2030	-0.9%	-0.7%	-
Historical Annual Growth 2010 to 2025	0.5%	1.2%	1.5%
RACE & ETHNICITY			
2025 Estimated White	60.3%	60.6%	56.0%
2025 Estimated Black or African American	7.0%	7.4%	7.7%
2025 Estimated Asian or Pacific Islander	14.2%	13.8%	15.0%
2025 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
2025 Estimated Other Races	18.0%	17.8%	20.8%
2025 Estimated Hispanic	21.9%	21.4%	24.8%
INCOME			
2025 Estimated Average Household Income	\$141,564	\$155,133	\$159,248
2025 Estimated Median Household Income	\$100,944	\$106,484	\$115,198
2025 Estimated Per Capita Income	\$66,407	\$71,178	\$70,464
EDUCATION			
2025 Estimated High School Graduate	14.6%	14.5%	15.1%
2025 Estimated Some College	20.8%	18.1%	16.9%
2025 Estimated Associates Degree Only	8.0%	8.5%	8.2%
2025 Estimated Bachelors Degree Only	33.9%	34.4%	32.8%
2025 Estimated Graduate Degree	19.3%	20.6%	20.8%
BUSINESS			
2025 Estimated Total Businesses	1,879	4,208	9,262
2025 Estimated Total Employees	12,401	35,523	73,652
2025 Estimated Employee Population per Business	6.6	8.4	8.0
2025 Estimated Residential Population per Business	3.6	4.6	8.2

Your trusted *partners*

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