

4,807 SF SUITE FOR LEASE
MEDICAL | PROFESSIONAL | RETAIL

Marcus & Millichap
AGNEW | SERLING GROUP



19900 VENTURA BLVD, WOODLAND HILLS, CA 91364

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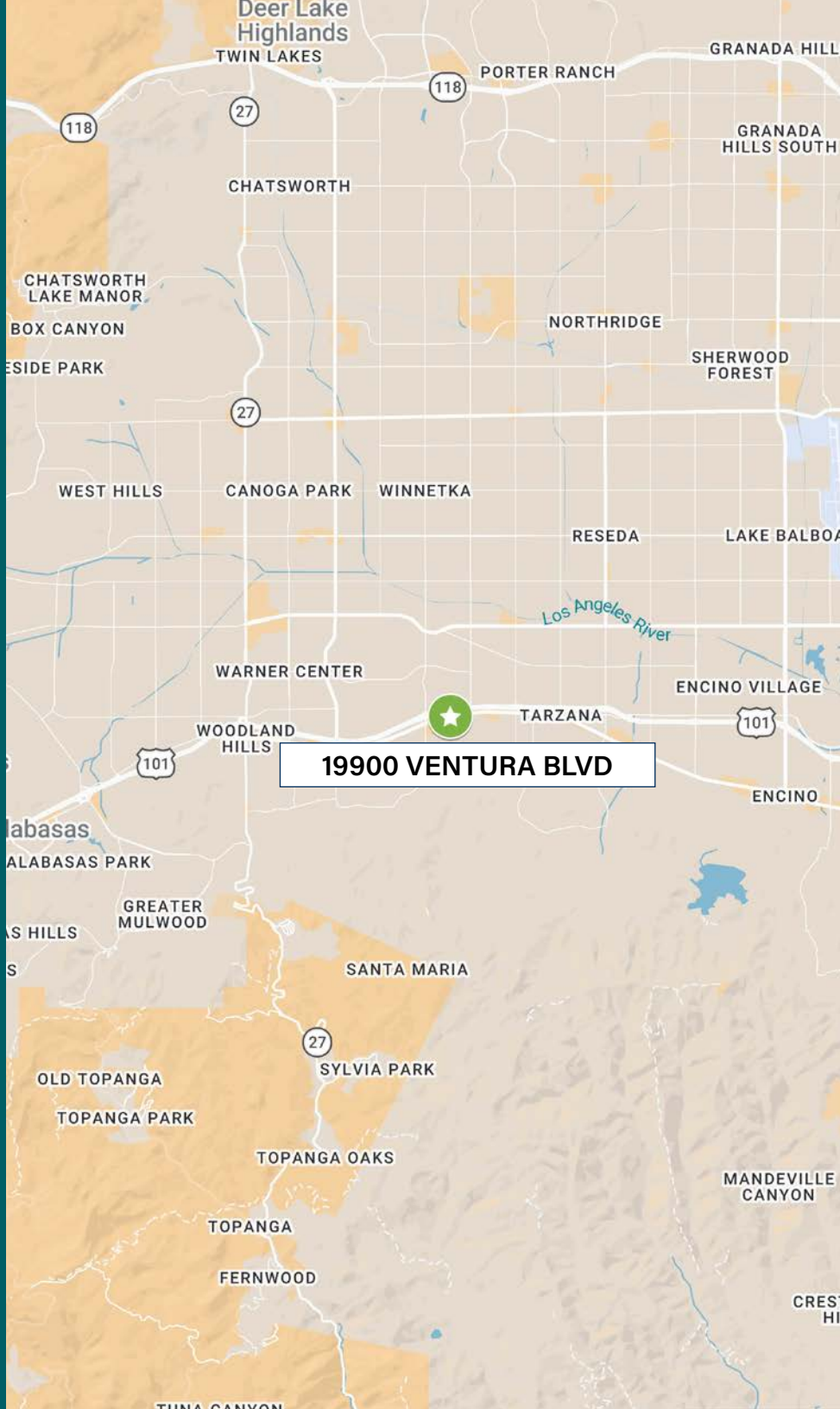
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19900 VENTURA BLVD

LEASE OVERVIEW

SUMMARY	
Available SF	4,807 SF Ground Floor
Monthly Lease Rate	\$3.25/SF
Term	Negotiable
Lease Type	NNN
Estimated NNN's	\$1.00/SF
Available	Immediately
Year Built	1970
Parking	66 Spaces 6.64/1,000 SF
Lot Size	0.74 AC
Zoning	C4-1VLD
APN	2164-001-035
Uses	Medical, Retail





19900 VENTURA BLVD

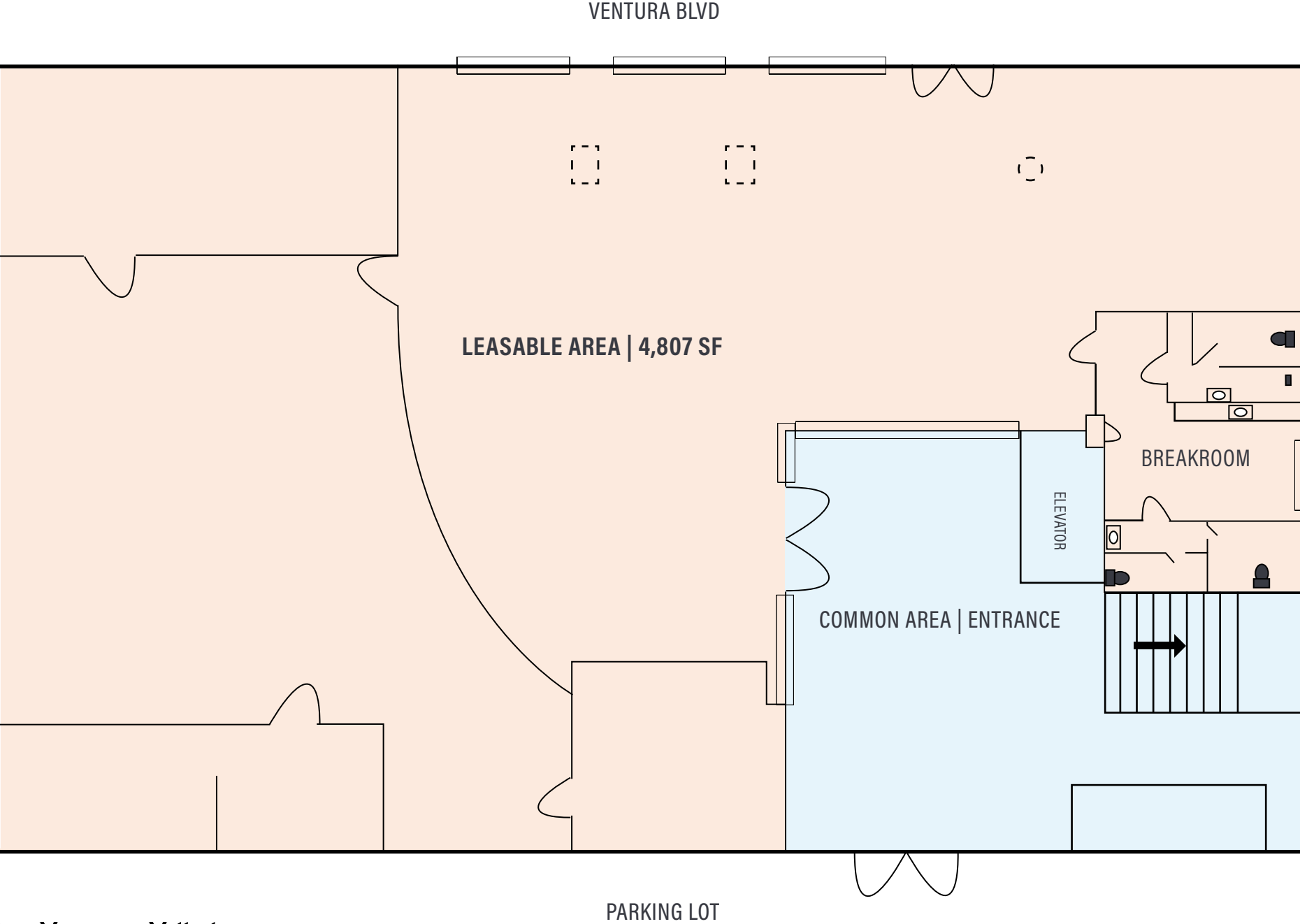
PROPERTY HIGHLIGHTS

- **Prominent Freestanding Building** - featuring outstanding street presence and highly visible pylon signage opportunities for maximum brand exposure.
- **Premier Ventura Boulevard Location** - with exceptional exposure along one of the San Fernando Valley's most heavily traveled commercial corridors, benefiting from approximately 42,109 vehicles per day.
- **Highly Versatile C4-1VLD Zoning** - allowing a broad range of potential uses, including medical office, professional office, retail, and other commercial applications.
- **Signalized Hard Corner Position** - at Ventura Boulevard and Oakdale Avenue, providing excellent visibility, access, and ingress/egress.
- **Excellent Parking Ratio** - with 66 parking spaces (6.64 spaces per 1,000 SF), exceeding many competing office and medical properties in the market.
- **Affluent and Dense Trade Area** - with an average household income of approximately \$127,671 and a surrounding population of approximately 418,292 residents, providing a strong customer and employment base.
- **Strategically Positioned Near Major Employers** - Medical Providers, and Retail Amenities, generating strong daytime population and consumer traffic.
- **Convenient Access to the US-101 Freeway** - with approximately 272,000 vehicles per day on the nearby freeway, enhancing regional connectivity and customer accessibility.
- **Immediate Occupancy Available** - allowing tenants to tailor the space to their specific requirements.



FLOOR PLAN - GROUND FLOOR

NOT TO SCALE







WOODLAND HILLS - TARZANA

LOCATION OVERVIEW

Woodland Hills and Tarzana sit side by side in the southwestern San Fernando Valley, bordering the Santa Monica Mountains and offering a blend of suburban comfort and easy access to the rest of Los Angeles. Woodland Hills is the larger of the two, with a population around 79,000 residents as of the most recent estimates, while Tarzana is home to roughly 38,000 people. Both neighborhoods have a reputation for tree-lined streets, spacious single-family homes, and relatively affluent, family-oriented communities — Woodland Hills carries a median household income well above the citywide average, and Tarzana is known for its high share of homeowners and advanced-degree holders.



two characters — the flats north of Ventura Boulevard with smaller mid-century and ranch-style homes, and the hills

to the south with larger estates near country clubs and state parks. Its dining scene reflects a mix of Armenian, Russian, and Greek influences, and residents looking for more nightlife often head a few miles east to Sherman Oaks.

Woodland Hills, meanwhile, centers on Warner Center, a hub of office towers, shopping, and dining that anchors the western Valley’s business district. The neighborhood is also home to the Woodland Hills Country Club and the Shoup Park recreation area, along with easy access to hiking in the surrounding Santa Monica Mountains via spots like the Top of Topanga



Overlook. Across both neighborhoods, Ventura Boulevard serves as the main commercial spine, lined with restaurants, boutiques, and everyday conveniences, while nearby natural spaces — including Topanga State Park and the Sepulveda Dam Recreation Area — give residents plenty of outdoor options without leaving the area.

Together, Woodland Hills and Tarzana are often described as offering some of the Valley’s most desirable, low-key upscale living, just a 20–25 minute drive from downtown LA or the Westside.

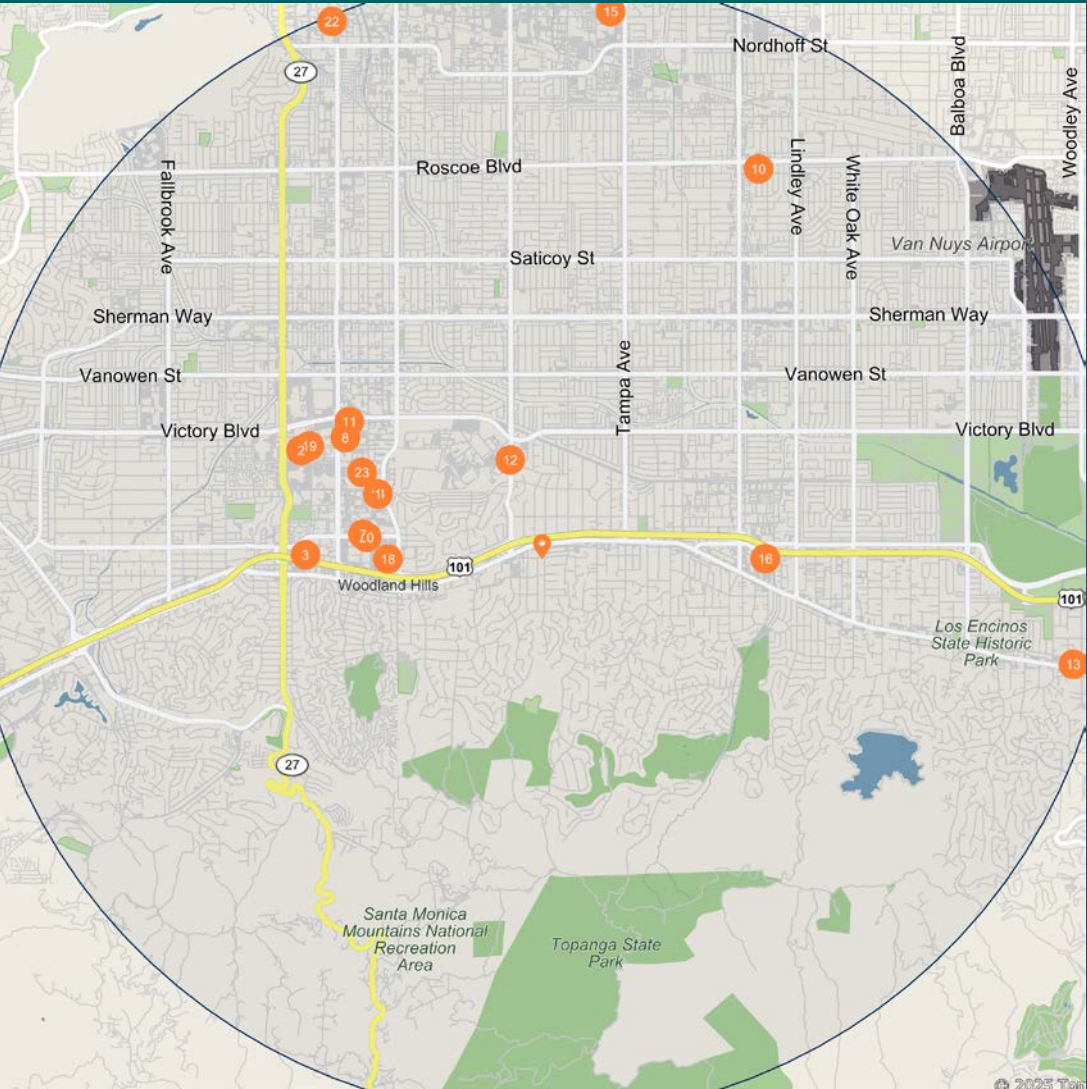
1, 3, 5 MILE DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	11,557	207,304	424,145
2025 Estimate			
Total Population	11,472	203,714	418,292
2020 Census			
Total Population	11,889	207,845	428,853
2010 Census			
Total Population	10,915	192,598	406,180
Daytime Population			
2025 Estimate	28,596	206,300	419,660
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	4,493	82,127	159,576
2025 Estimate			
Total Households	4,440	80,527	157,017
Average (Mean) Household Size	2.5	2.6	2.7
2020 Census			
Total Households	4,343	77,532	152,242
2010 Census			
Total Households	4,107	70,819	142,466
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	33.3%	17.3%	18.8%
\$150,000-\$199,999	13.0%	10.4%	10.8%
\$100,000-\$149,999	19.5%	18.2%	18.4%
\$75,000-\$99,999	8.4%	12.8%	12.3%
\$50,000-\$74,999	6.6%	13.2%	13.0%
\$35,000-\$49,999	4.5%	7.9%	8.1%
\$25,000-\$34,999	4.6%	5.5%	5.4%
\$15,000-\$24,999	3.5%	6.1%	5.7%
Under \$15,000	6.6%	8.6%	7.6%
Average Household Income	\$174,028	\$123,336	\$127,671
Median Household Income	\$150,968	\$100,652	\$103,918
Per Capita Income	\$67,564	\$48,700	\$48,119

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	11,472	203,714	418,292
Under 20	19.8%	20.6%	21.4%
20 to 34 Years	16.3%	21.0%	20.0%
35 to 49 Years	18.8%	21.4%	20.9%
50 to 59 Years	14.1%	13.1%	13.4%
60 to 64 Years	7.5%	6.2%	6.4%
65 to 69 Years	7.3%	5.6%	5.6%
70 to 74 Years	6.0%	4.5%	4.5%
Age 75+	10.1%	7.6%	7.8%
Median Age	46.0	41.0	41.0
Population by Gender			
2025 Estimate Total Population	11,472	203,714	418,292
Male Population	50.0%	49.3%	49.4%
Female Population	50.0%	50.7%	50.6%
Travel Time to Work			
Average Travel Time to Work in Minutes	40.0	35.0	35.0



MAJOR
EMPLOYERS



Major Employers

		Employees
1	Berger Inc-Accredited Home Care	5,063
2	Farmers Insurance Exchange-Farmers Insurance	3,000
3	Office of The Secretary Def-Los Angeles CA Field Office	2,888
4	Team-One Staffing Services Inc-Teamone Employment	2,629
5	Fire Insurance Exchange-	2,300
6	Farmers Group Inc-Farmers Insurance	2,100
7	Health Net LLC-	2,014
8	Emids Tech Private Ltd Corp-	1,860
9	21st Century Life Insurance Co-21st Century Insurance	1,800
10	Dignity Health-Northridge Hospital Med Ctr	1,750
11	Blackline Inc-BLACKLINE	1,637
12	Los Angeles Cmnty College Dst-Los Angeles Pierce College	1,600
13	Lowe Enterprises Rlty Svcs Inc-Encino Financial Center	1,449
14	Accredited Respite Svcs Inc-	1,359
15	Chevys Inc-Chevys	1,316
16	Providence Tarzana Medical Ctr-	1,300
17	Barry & Taffy Inc-Accredited Home Care	1,274
18	Kaiser Foundation Hospitals-Kaiser Permanente	1,200
19	Truck Underwriters Association-Farmers Insurance	1,078
20	Northrop Grumman Systems Corp-Litton Navigation Systems Div	1,000
21	Amisub of California Inc-TENET	900
22	Los Angles Cnty Mtro Tmnp Aut-	580
23	Panavision Inc-Panavision Group	550
24	Aramark Spt & Entrmt Group LLC-Aramark	534
25	Yard House Restaurants LLC-	532

1, 3, 5 MILE
DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 418,292. The population has changed by 2.98 percent since 2010. It is estimated that the population in your area will be 424,145 five years from now, which represents a change of 1.4 percent from the current year. The current population is 49.4 percent male and 50.6 percent female. The median age of the population in your area is 41.0, compared with the U.S. average, which is 40.0. The population density in your area is 5,325 people per square mile.



HOUSEHOLDS

There are currently 157,017 households in your selected geography. The number of households has changed by 10.21 percent since 2010. It is estimated that the number of households in your area will be 159,576 five years from now, which represents a change of 1.6 percent from the current year. The average household size in your area is 2.7 people.



INCOME

In 2025, the median household income for your selected geography is \$103,918, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 61.19 percent since 2010. It is estimated that the median household income in your area will be \$123,006 five years from now, which represents a change of 18.4 percent from the current year.

The current year per capita income in your area is \$48,119, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$127,671, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 217,600 people in your selected area were employed. The 2010 Census revealed that 66.4 percent of employees are in white-collar occupations in this geography, and 15.8 percent are in blue-collar occupations. In 2025, unemployment in this area was 6.0 percent. In 2010, the average time traveled to work was 32.00 minutes.



HOUSING

The median housing value in your area was \$870,190 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 80,000.00 owner-occupied housing units and 62,463.00 renter-occupied housing units in your area.



EDUCATION

The selected area in 2025 had a lower level of educational attainment when compared with the U.S averages. 39.6 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 7.8 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 13.6 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.9 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 23.1 percent in the selected area compared with the 19.6 percent in the U.S.

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