

PRIME VENTURA BLVD RETAIL / FORMER FITNESS AND DANCE STUDIO

21720-32 Ventura Boulevard, Woodland Hills, CA 91364



GREG OFFSAY (818) 697-9387
greg@illicre.com · DRE#01837719

ARMEN TCHAPANIAN (818) 697-9361
armen@illicre.com · DRE#02041876

TODD NATHANSON (818) 514-2204
todd@illicre.com · DRE#00923779

Please follow us



17547 Ventura Blvd., Ste. 304 · Encino CA 91316 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

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 footage 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

- Approx. 2,383 SF Former Fitness and Dance Studio
- On-site parking ($\pm 4 : 1,000$ SF)
- Beautiful building with ± 10 ft high glass store fronts with chrome framing and ± 12 ft ceilings
- Excellent frontage on Ventura Boulevard with Building Signage Available
- Co-tenants include Providence Medical, State Bank of India (California), Pure Barre & Insatiable Sun Tanning

AREA AMENITIES

- $\pm 31,938$ CPD on Ventura Boulevard
- Local retailers include Blue Bottle Coffee, Urban Plates, Lodgee Bread, Ralphs Supermarket, Sprouts Farmers Market, Whole Foods, Rite-Aid Pharmacy, Petco, GNC, Starbucks, & many more

DEMOS	1 mile	3 mile	5 mile
Population	19,457	154,152	371,005
Avg. HH Income	\$122,298	\$118,863	\$112,446
Daytime Pop.	16,149	127,177	305,112
Traffic Count	$\pm 34,070$ cars per day		



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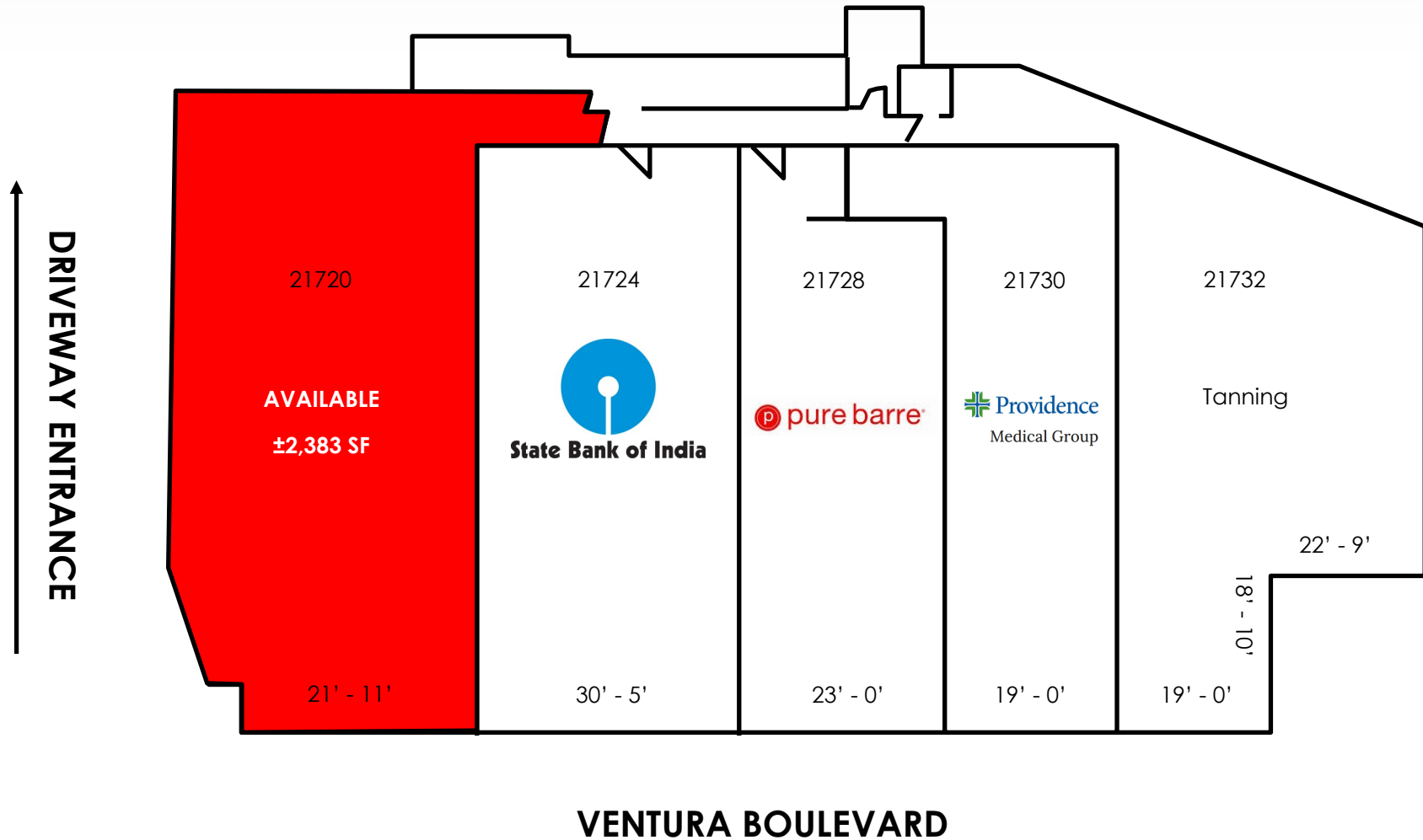


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