

VENTURA CONNECTION - THE GATEWAY TO WARNER CENTER

20833-20871 VENTURA BOULEVARD, WOODLAND HILLS, CA 91364



AVAILABLE
±1,900 - 3,842 SF
OFFICE USE



DE SOTO AVE

VENTURA BLVD

±67,500
CPD

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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 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 signing. Buyer must verify the information and bears all risk for any inaccuracies.

VENTURA CONNECTION - THE GATEWAY TO WARNER CENTER PROPERTY HIGHLIGHTS



FEATURES

- 2nd floor space available from ±1,900-3,842 SF
- Adjacent to Warner Center- the San Fernando Valley's business capital
- Co-tenants include Outside the Box, Decarra Salon, Western Beauty Institute, & Bone Sweet Bone
- Excellent building and monument signage
- Prime retail on signalized intersection

PROPERTY DESCRIPTION

- 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 many more

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VENTURA CONNECTION - THE GATEWAY TO WARNER CENTER PROPERTY PHOTOS



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UNIT 20855-10B PHOTOS



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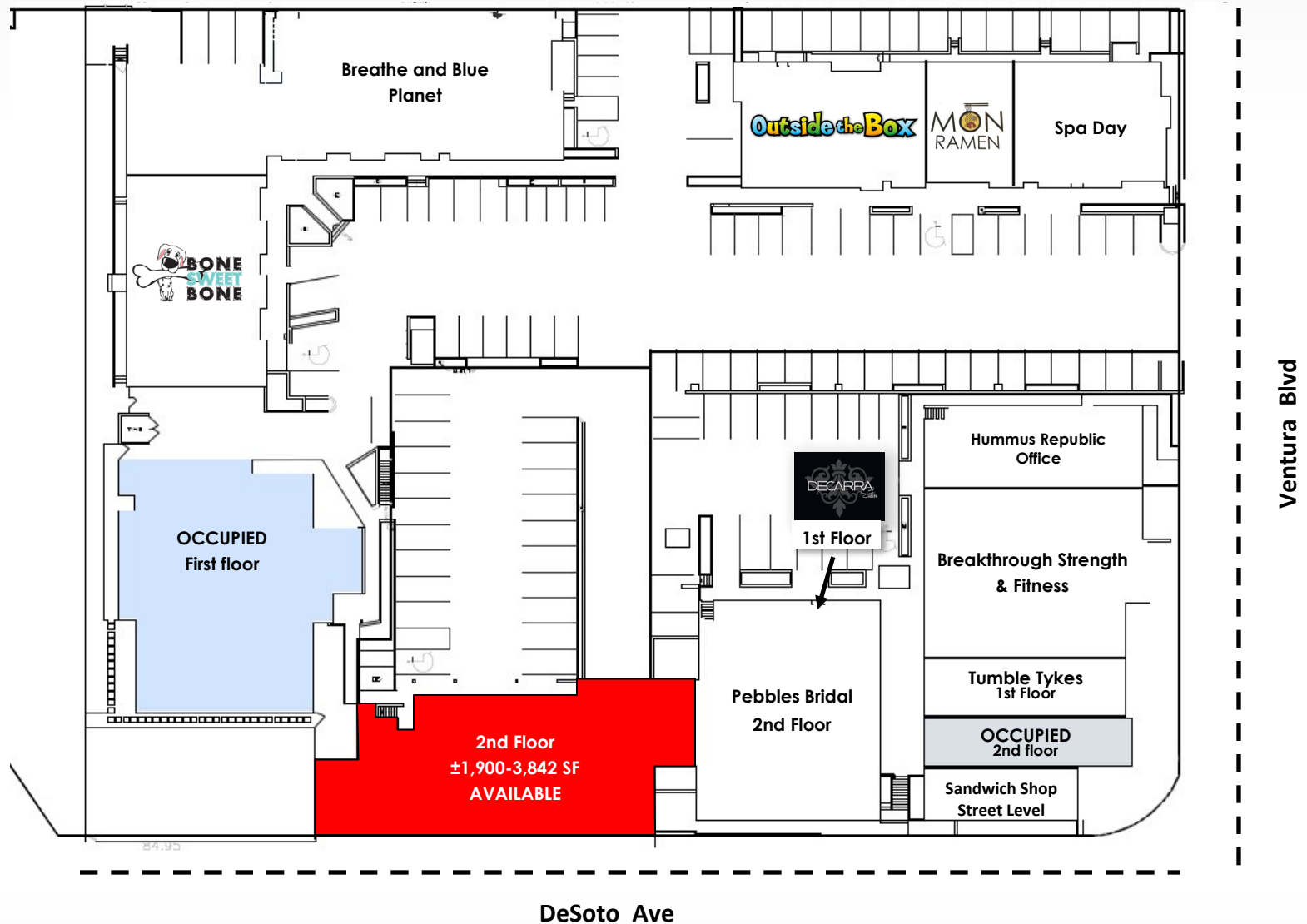
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SITE PLAN



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VENTURA CONNECTION - THE GATEWAY TO WARNER CENTER DEMOGRAPHICS



DAYTIME POPULATION

1-mile	18,558
3-mile	82,562
5-mile	158,682



AVERAGE HOUSEHOLD INCOME

1-mile	\$139,585
3-mile	\$115,562
5-mile	\$107,696



POPULATION

1-mile	15,294
3-mile	159,238
5-mile	389,241

TRAFFIC COUNTS: ±67,500 cars per day on Ventura Boulevard and De Soto Avenue

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