

FOR LEASE

RETAIL SHOP SPACE AVAILABLE ON BUSY VENTURA BOULEVARD

21524 VENTURA BOULEVARD | WOODLAND HILLS, CA 91364



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FEATURES + AMENITIES

- APPROX. 3,822 SQFT STREET RETAIL SPACE
- HIGHLY VISIBLE MONUMENT SIGNAGE
- RECENTLY REMODELED 2ND GENERATION SALON + SPA
- ON-SITE PARKING (± 3.3 SPACES/1,000 SF)
- APPROX. 46,000 CARS PER DAY
- APPROX. 41 FT OF FRONTAGE ALONG VENTURA BOULEVARD
- ONE BLOCK AWAY FROM 101 FREEWAY
- SURROUNDED BY MAJOR RETAILERS INCLUDING: WHOLE FOODS, URBAN PLATES, MOD PIZZA, RALPHS SUPERMARKET, DPROUTS, RITE-AID

EXCLUSIVELY REPRESENTED BY

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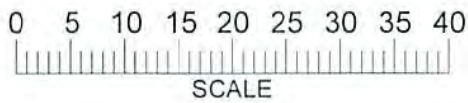
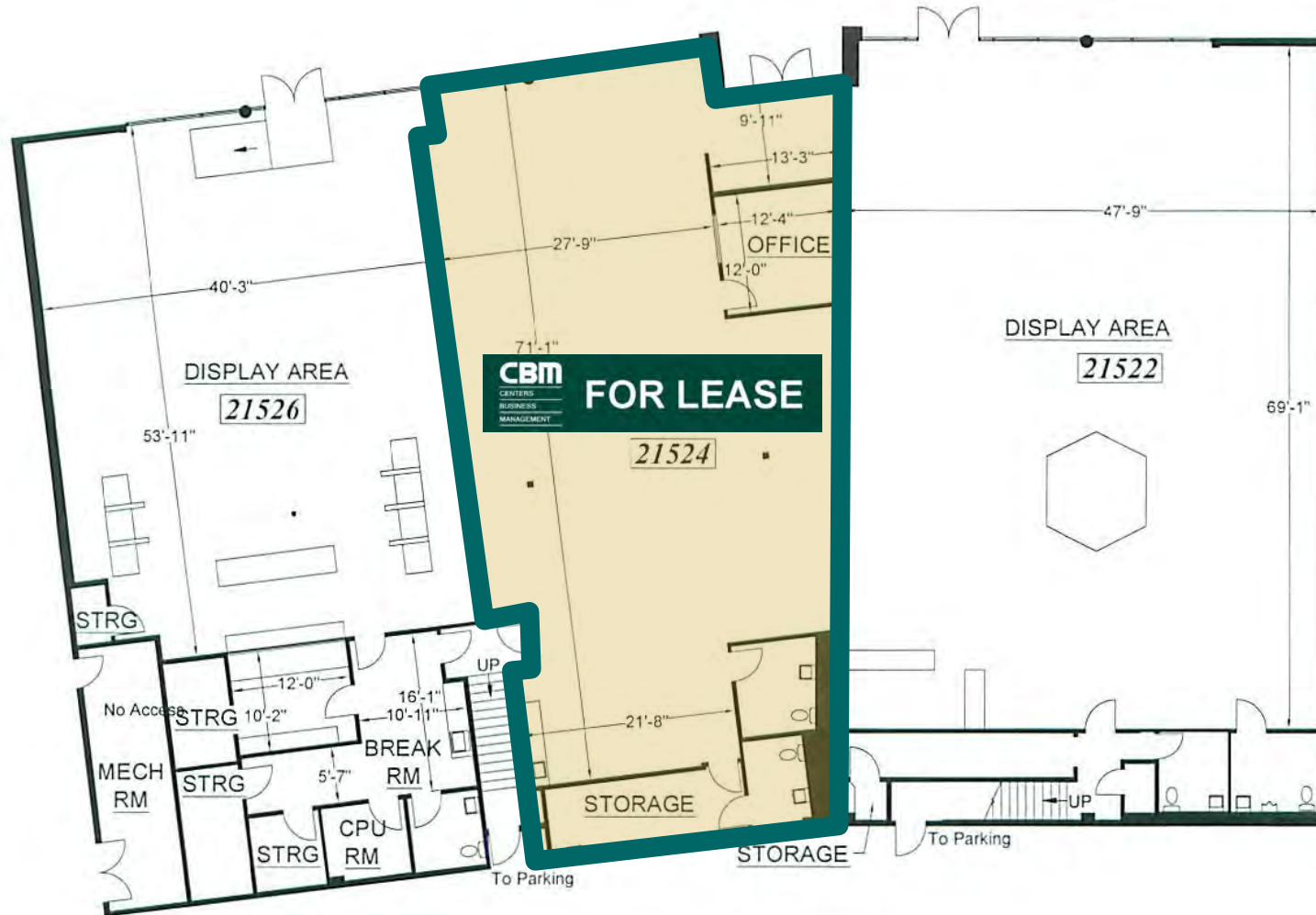
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DEMOGRAPHICS SNAPSHOT	1-MILE	3-MILE	5-MILE
POPULATION	58,824	312,402	750,129
AVG HH INCOME	\$58,980	\$73,324	\$89,287

FLOOR PLAN

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VENTURA BOULEVARD



AERIAL PHOTO

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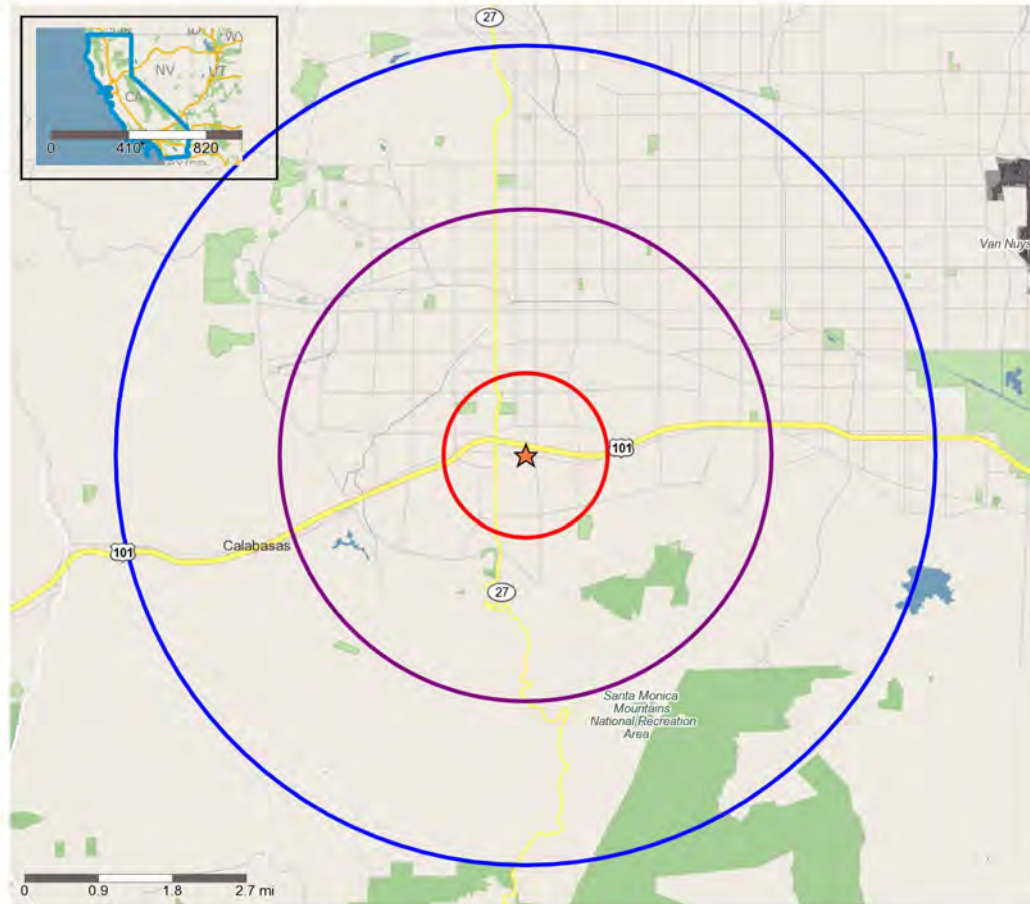


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DEMOGRAPHICS

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	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2018A			
Total Population	17,388	151,901	366,865
Female Population	51.98%	50.27%	50.72%
Male Population	48.02%	49.73%	49.28%
Population Density	5,534	5,371	4,670
Population Median Age	42.5	40.8	40.4
Employed Civilian Population 16+	9,056	74,653	180,668
% White Collar	82.2%	70.1%	67.0%
% Blue Collar	17.8%	29.9%	33.0%
Total Q1 2019 Employees	27,056	94,561	164,250
Total Q1 2019 Establishments*	2,822	11,125	21,186
Population Growth 2000-2010	5.27%	6.78%	6.26%
Population Growth 2018A-2023	1.03%	2.80%	2.15%
Income: 2018A			
Average Household Income	\$125,856	\$121,272	\$111,476
Median Household Income	\$91,975	\$81,272	\$74,016
Per Capita Income	\$57,386	\$45,214	\$39,831
Avg Income Growth 2000-2010	53.30%	31.62%	33.60%
Avg Income Growth 2018A-2023	14.61%	13.60%	14.33%
Households: 2018A			
Households	7,921	56,472	130,552
Average Household Size	2.20	2.67	2.78
Hhld Growth 2000-2010	1.51%	5.96%	4.19%
Hhld Growth 2018A-2023	1.35%	3.85%	3.06%
Housing Units: 2018A			
Occupied Units	7,921	56,472	130,552
% Occupied Units	93.46%	96.00%	96.72%
% Vacant Housing Units	6.54%	4.00%	3.28%
Owner Occ Housing Growth 2000-2010	19.79%	2.55%	3.10%
Owner Occ Housing Growth 2000-2023	20.94%	5.26%	4.26%
Owner Occ Housing Growth 2018A-2023	0.38%	2.08%	1.96%
Occ Housing Growth 2000-2010	1.51%	5.96%	4.19%
Occ Housing Growth 2010-2023	8.24%	10.35%	8.38%
Occ Housing Growth 2018A-2023	1.35%	3.85%	3.06%
Race and Ethnicity: 2018A			
% American Indian or Alaska Native Population	0.36%	0.46%	0.47%
% Asian Population	11.96%	11.76%	12.62%
% Black Population	4.95%	4.05%	4.05%
% Hawaiian or Pacific Islander Population	0.10%	0.10%	0.11%
% Multirace Population	6.36%	5.82%	5.83%
% Other Race Population	3.52%	12.55%	14.87%
% White Population	72.75%	65.27%	62.05%
% Hispanic Population	11.33%	28.67%	33.20%
% Non Hispanic Population	88.67%	71.33%	66.80%



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- N Trade Areas (in miles) - 1
- N Trade Areas (in miles) - 3
- N Trade Areas (in miles) - 5