



21108 VENTURA BLVD

WOODLAND HILLS, CA 91364

FOR INQUIRIES

JAY LUCHS
+1 310 407 6593
jay.luchs@nrmk.com
Lic. 01260345

GAVIN KETCHUM
+1 310 407 6593
gavin.ketchum@nrmk.com
Lic. 01929170

RYAN GURMAN
+1 310 650 7545
ryan.gurman@cbre.com
Lic. 01972081

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± 6,934 SF

±5,512 SF Ground Floor

±1,422 SF Mezzanine



In the heart of Woodland Hills, this one-of-a-kind retail opportunity features on-site parking and tremendous pole signage on Ventura Blvd. The space is located directly across the street from Trader Joe's, just down the street from the Valley Country Market, and only a few minutes drive to the Westfield Topanga Mall and Topanga Village.

WOODLAND HILLS



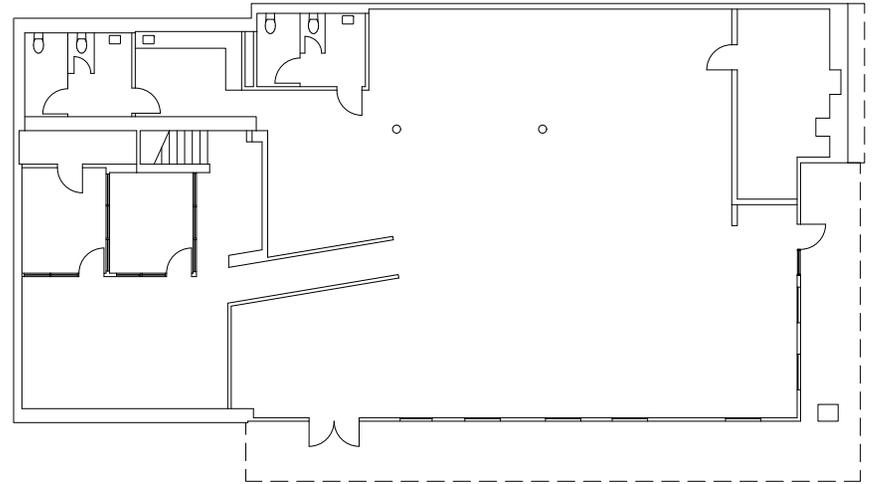
RETAIL SPACE WITH POLE SIGNAGE

21108 VENTURA BLVD, WOODLAND HILLS, CA 91364

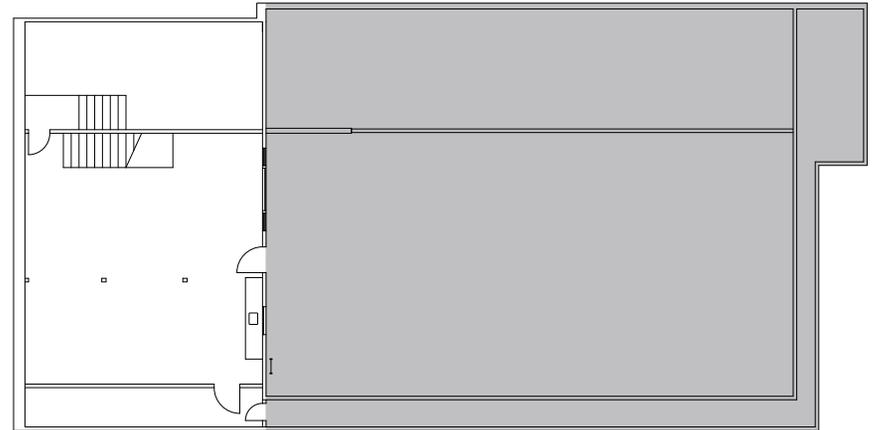
TOTAL
±6,934 SF

Tremendous Pole Signage
Secure On-Site Parking and Plentiful Street Metered Parking
Excellent Frontage along Ventura Blvd

GROUND FLOOR



MEZZANINE



GROUND FLOOR



MEZZANINE



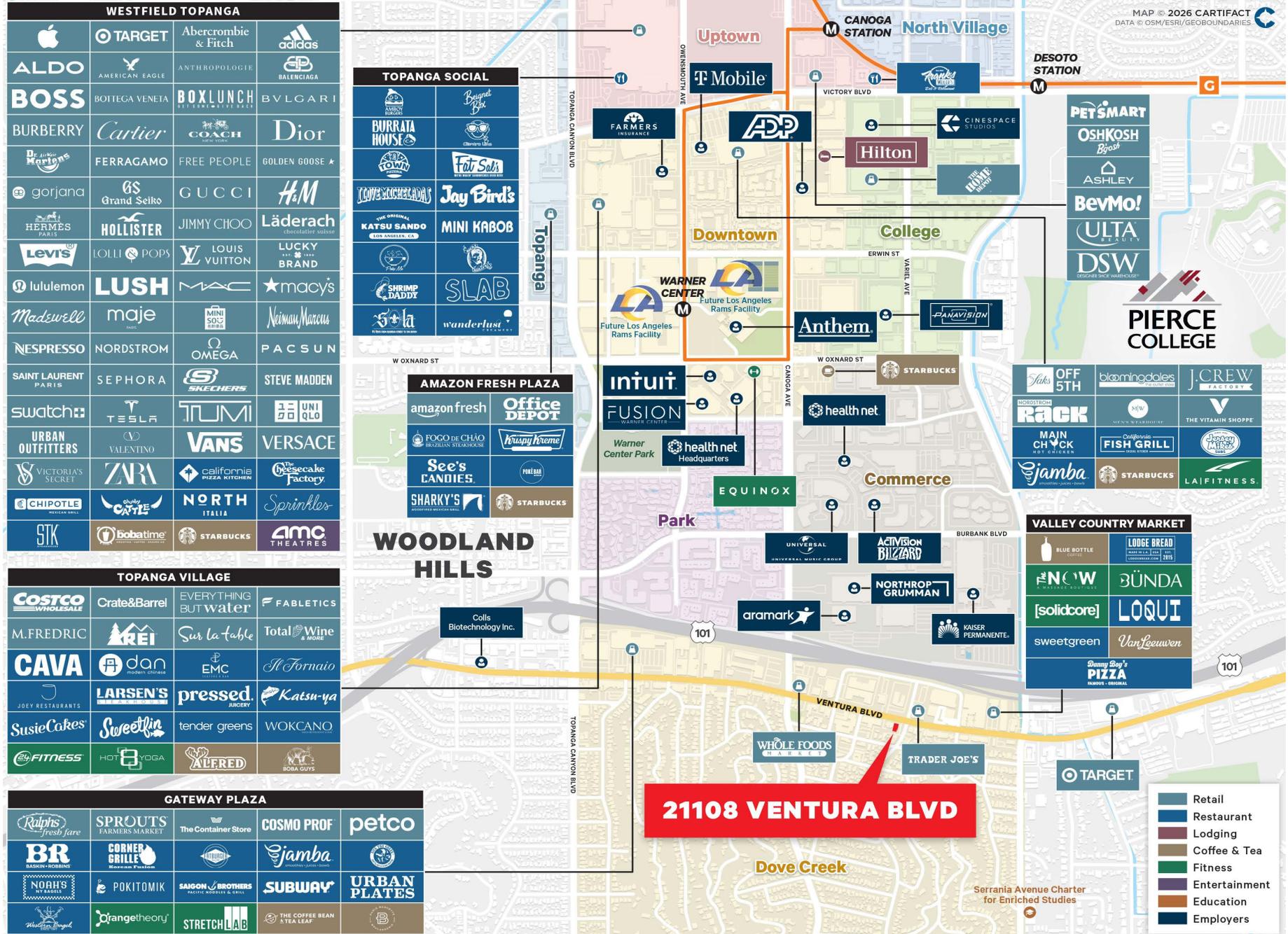
THE AREA



THE AREA



AMENITIES



WOODLAND HILLS

20,172
RESIDENTS



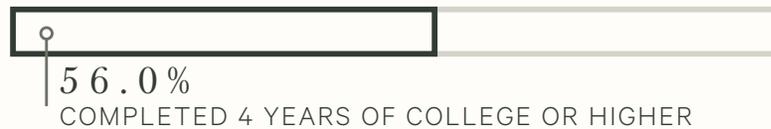
42.1
MEDIAN AGE



51.4%
RENT



41.9%
OWN



9,276

TOTAL HOUSEHOLDS

\$146K

AVERAGE HOUSEHOLD
INCOME

\$930K

MEDIAN VALUE OF OWNER
OCCUPIED HOUSING UNITS

DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Population - Current Year Estimate	20,172	154,164	376,039
2030 Population - Five Year Projection	20,173	153,834	371,403
2020 Population - Census	19,667	153,776	382,072
2010 Population - Census	16,753	142,571	362,670
2020-2025 Annual Population Growth Rate	0.48%	0.05%	-0.30%
2025-2030 Annual Population Growth Rate	0.00%	-0.04%	-0.25%



	1 MILE	3 MILES	5 MILES
HOUSEHOLDS			
2025 Households - Current Year Estimate	9,276	59,390	138,422
2030 Households - Five Year Projection	9,483	60,624	139,753
2020 Households - Census	8,773	57,094	135,794
2010 Households - Census	7,606	52,157	127,206
2020-2025 Compound Annual Household Growth Rate	1.07%	0.75%	0.37%
2025-2030 Annual Household Growth Rate	0.44%	0.41%	0.19%
2025 Average Household Size	2.13	2.57	2.69



	1 MILE	3 MILES	5 MILES
HOUSING INCOME			
2025 Average Household Income	\$146,267	\$157,569	\$150,612
2030 Average Household Income	\$161,942	\$174,906	\$169,227
2025 Median Household Income	\$109,336	\$110,312	\$102,759
2030 Median Household Income	\$124,872	\$126,612	\$118,241
2025 Per Capita Income	\$66,456	\$60,605	\$55,528
2030 Per Capita Income	\$75,100	\$68,825	\$63,771



	1 MILE	3 MILES	5 MILES
EDUCATION			
2025 Population 25 and Over	15,443	112,831	274,898
HS and Associates Degrees	6,301	45,928	115,989
Bachelor's Degree or Higher	8,644	56,191	126,177



	1 MILE	3 MILES	5 MILES
HOUSING UNITS			
2025 Housing Units	9,936	62,687	144,661
2025 Vacant Housing Units	660	3,297	6,239
2025 Occupied Housing Units	9,276	59,390	138,422
2025 Owner Occupied Housing Units	4,165	29,635	72,156
2025 Renter Occupied Housing Units	5,111	29,755	66,266



	1 MILE	3 MILES	5 MILES
PLACE OF WORK			
2025 Businesses	3,398	11,170	21,653
2025 Employees	26,607	83,174	161,440





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NEWMARK
PACIFIC **CBRE**

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