

# Valley Country Market





*Van Leeuwen Ice Cream*



*A thoughtfully curated mix of tenants offering premium dining, retail, and lifestyle experiences.*

*At Valley Country Market, there is something for everyone.*

*Blue Bottle Coffee*







## OUR SETTING

*The Valley Country Market is a unique blend of boutiques, restaurants, and experiences set in the charming community centerpiece of Woodland Hills. Woodland Hills is part of the West Valley trade, which at its simplest is a collection of affluent towns west of the 405 freeway that includes Calabasas, Hidden Hills, Woodland Hills, Tarzana and Encino.*



OUR TENANTS \*Partial List\*



sweetgreen



BÜNDA



soto



UPS



AVAILABLE RETAIL

SIZE(S) ± 1,088 SF to ± 2,895 SF

USE Retail

RENT Available upon Request







## AVAILABLE RESTAURANTS

**SIZE** ± 549 SF to ± 2,895 SF

**USE** *Restaurant*

**RENT** *Available upon Request*

**HIGHLIGHTS** *Outdoor Patio Space*

*Signage Available*

*Sufficient Power*

*Grease Interceptor Tied In*

*Restaurant Infrastructure In Place*





### Site Plan

- 01A [Solidcore]
- 01B Sweetgreen
- 05 Available Restaurant
- 06 Available Retail
- 07 The Now Massage
- 08 The Now Massage
- 09 Hiptique
- 10 Trash Room
- 11 Available Retail
- 12 Valley Salt Cave
- 14 Pure Sweat Studios
- 15 Bunda
- 16 Available Retail
- 17 Available Restaurant
- 19 Available Retail
- 20 The Collective
- 22 Lodge Bread
- 23 Alpert Vision Care Optometry
- 24 Van Leeuwen ice Cream
- 25 Available
- 26 Blue Bottle Coffee
- 27 Available Restaurant
- 30 Available Restaurant
- 32 Bowie Barker
- 33 Available Restaurant
- 34 Composed Living
- 35 Soto Lifestyle
- 36 Soto
- 37 Ell Eve Med Spa
- 39 The Bar Method
- 40 2nd Gen. Fitness
- 42 Tai2
- 43 Healthy Greens
- 44 Loqui
- 45 Subway
- 46 Available Retaill (Jan 1, 2025)
- 47 The UPS Store



# Valley Country Market

- AVAILABLE RESTAURANT
- OCCUPIED
- AVAILABLE RETAIL
- 2ND GENERATION FITNESS

Ventura Blvd

De Soto Ave



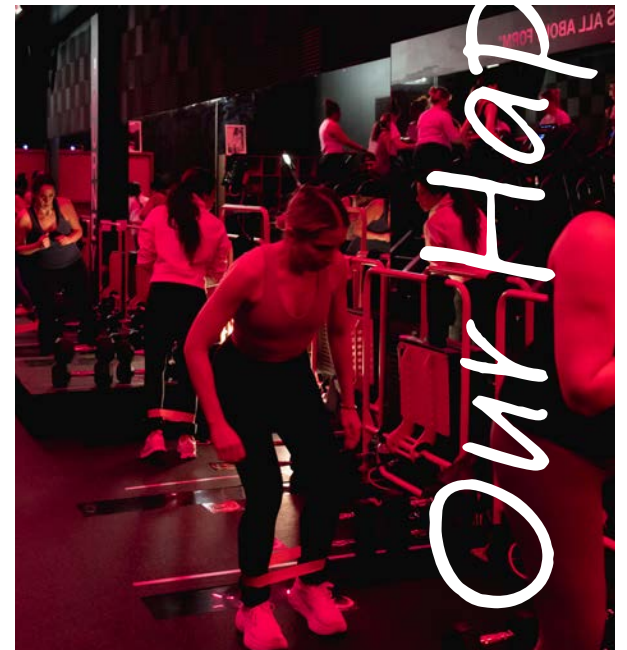




## OUR HAPPENINGS



Our Happenings



Our Happenings





OUR HAPPENINGS



Our Happenings

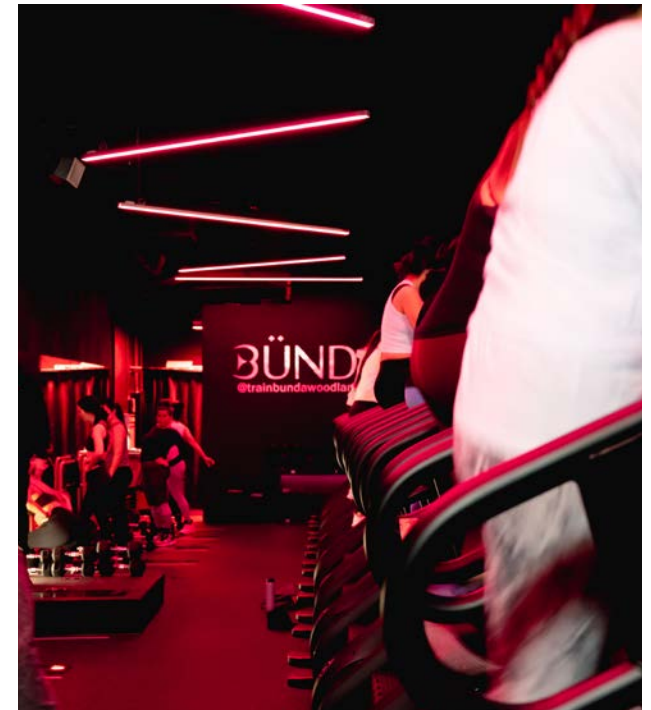


Our Happenings



## DEMOGRAPHICS

*The region is home to those who value a high quality of life and seek space and serenity; a respite from the fast pace and congestion of the city. West Valley residents are affluent, family oriented, and cherish their close knit community. The residents enjoy the same appreciation for quality, luxury and service as experienced in high profile areas, such as Beverly Hills, West Hollywood, Brentwood and Bel Air. The Valley Country Market fills a unique niche by combining the sophisticated tenancy of the city with the charming and relaxed personality of the West Valley.*







## POPULATION

15,828

1 MILE

166,182

3 MILES

391,039

5 MILES



## MEDIAN AGE

41.8

1 MILE

39.6

3 MILES

39.9

5 MILES



## AVERAGE HOUSEHOLD INCOME

\$160,259

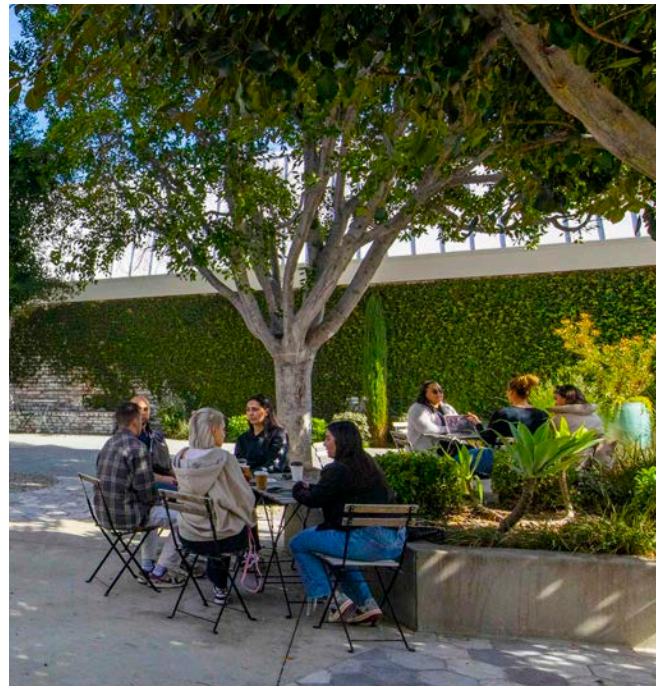
1 MILE

\$142,637

3 MILES

\$136,927

5 MILES





# WARNER CENTER



## CLASS A OFFICE

4.4 million SF  
90% leased on average



## EMPLOYEES

Approximately 171,443 employees within a 5 mile radius of Valley Country Market



## FUTURE DEVELOPMENTS

- Westfield Promenade 2035 - ±34 AC Mixed-Use Development
- The Trillium - Proposed ±45,000 SF Medical Office
- The Variel - Proposed Senior Living Community
- District at Warner Center - ±852 Apartment Units, ±204 room hotel
- The Q De Soto - ±352 Residential Units, ±69,600 SF Commercial Space

# PIERCE COLLEGE



## STUDENTS

Approximately 18,765 enrolled students

TOPANGA CANYON BOULEVARD

CANOGA AVENUE

VICTORY BOULEVARD

DE SOTO AVENUE

BURBANK BOULEVARD

3 MINS TO WARNER CENTER

3 MINS TO WARNER CENTER

CANOGA AVENUE  
WESTBOUND OFF RAMP

DE SOTO AVENUE  
WESTBOUND OFF RAMP/  
EASTBOUND ON RAMP

101 FREEWAY  
±262,000 CPD

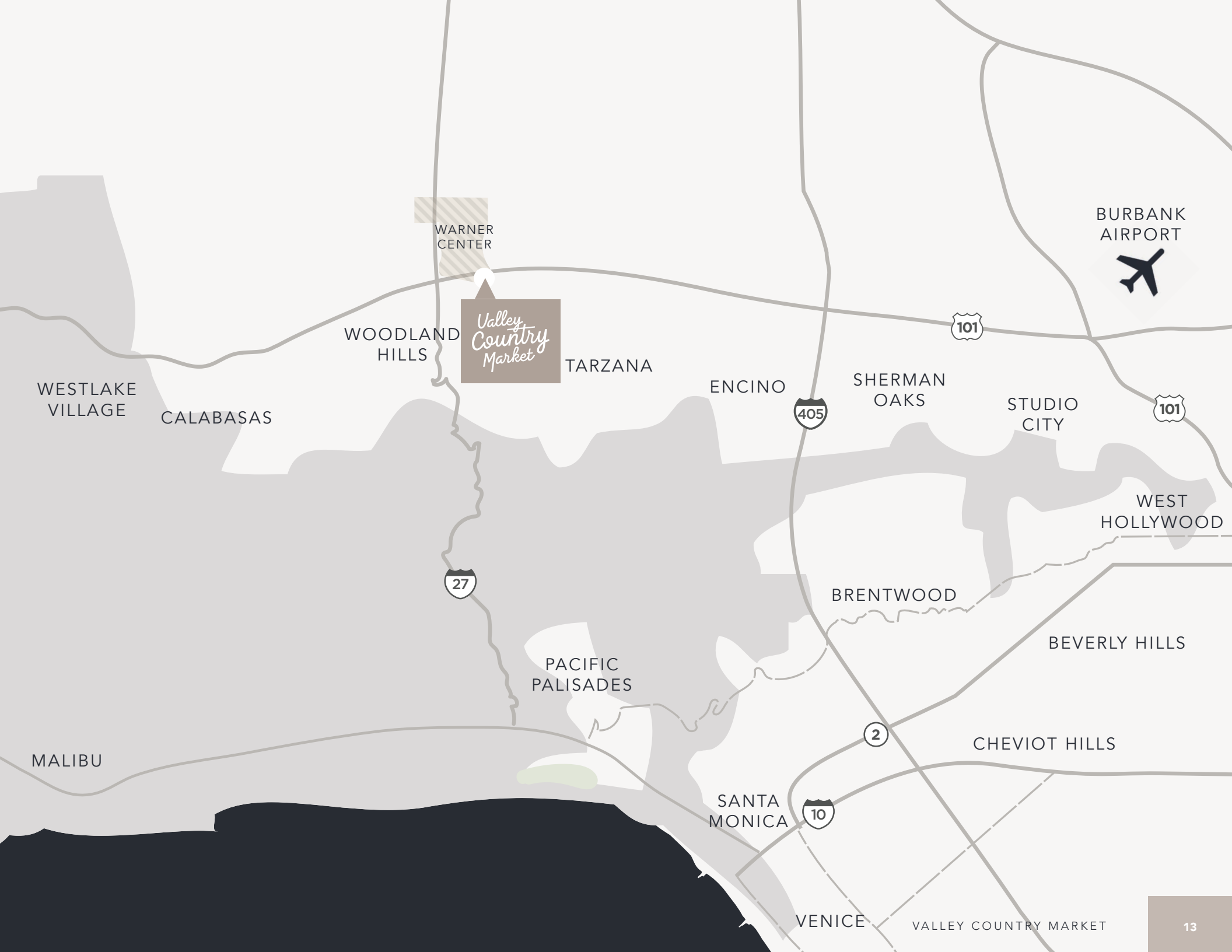
±35,140 CPD

±34,203 CPD



Valley Country Market





Valley  
Country  
Market

BURBANK  
AIRPORT



WARNER  
CENTER

WOODLAND  
HILLS

TARZANA

ENCINO

SHERMAN  
OAKS

STUDIO  
CITY

WESTLAKE  
VILLAGE

CALABASAS

101

405

27

WEST  
HOLLYWOOD

BRENTWOOD

BEVERLY HILLS

PACIFIC  
PALISADES

2

CHEVIOT HILLS

MALIBU

SANTA  
MONICA

10

VENICE

VALLEY COUNTRY MARKET





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**NEWMARK CBRE**

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