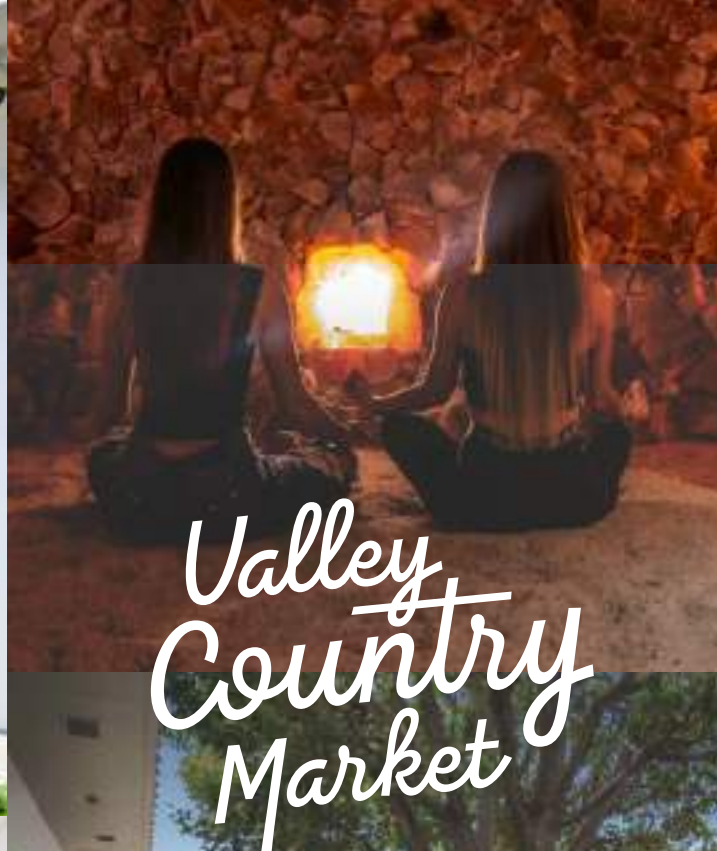




NEWMARK CBRE

20929 Ventura Blvd, Woodland Hills, CA 91364

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



[solidcore]



the **bar** method.

hiptique by h&h



soto



AVAILABLE RETAIL

SIZE(S) $\pm 1,313$ SF to $\pm 2,895$ SF

USE *Retail*

RENT *Available upon Request*





AVAILABLE RESTAURANTS

SIZE ± 549 SF to $\pm 2,895$ 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 Available Retail
- 11 Trash Room
- 12 Available Retail
- 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 Danny Boy's Pizza
- 26 Blue Bottle Coffee
- 27 Available Restaurant
- 29 Available Retail
- 30 Available Restaurant
- 32 Bowie Barker
- 33 Famous Burger Concept
- 34 Composd Living
- 35 Soto Lifestyle
- 36 Soto
- 37 EllEve Med Spa
- 39 The Bar Method
- 40 2nd Gen. Fitness
- 42 Available Retail
- 43 Healthy Greens
- 44 Loqui
- 45 Subway
- 46 Available Retail
- 47 Available Retail
- 200 Available Retail/Medical Office



Valley
Country
Market

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

Ventura Blvd

De Soto Ave



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

Source: Esri 2022



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



CANOGA AVENUE
WESTBOUND OFF RAMP



3 MINS TO
WARNER
CENTER



DE SOTO AVENUE
WESTBOUND OFF RAMP/
EASTBOUND ON RAMP



101 FREEWAY
±262,000 CPD



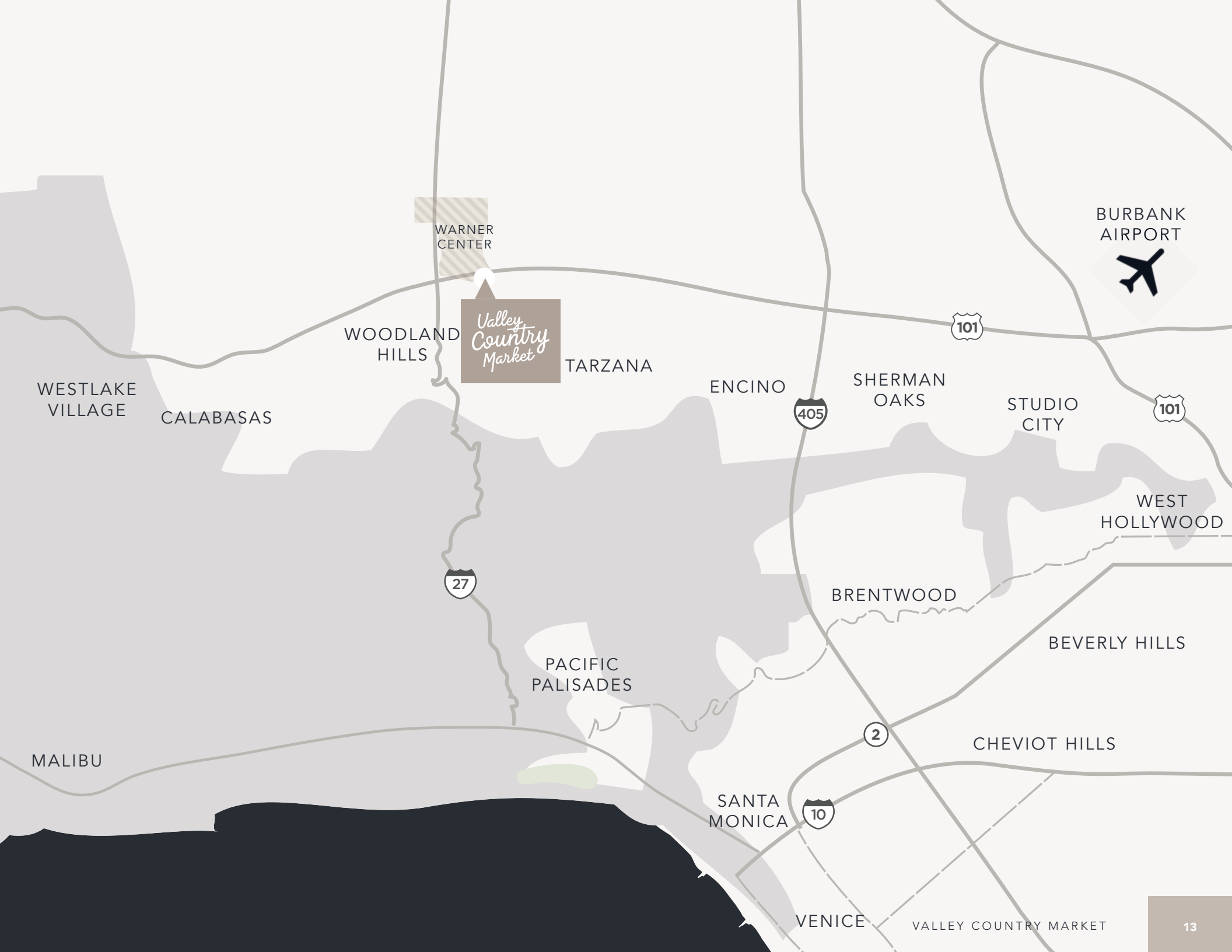
±35,140 CPD



±34,203 CPD

101

Valley
Country
Market



WARNER
CENTER

BURBANK
AIRPORT



*Valley
Country
Market*

WOODLAND
HILLS

TARZANA

ENCINO

SHERMAN
OAKS

STUDIO
CITY

WESTLAKE
VILLAGE

CALABASAS

WEST
HOLLYWOOD

BRENTWOOD

BEVERLY HILLS

CHEVIOT HILLS

SANTA
MONICA

VENICE

VALLEY COUNTRY MARKET

PACIFIC
PALISADES

MALIBU



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NEWMARK CBRE

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