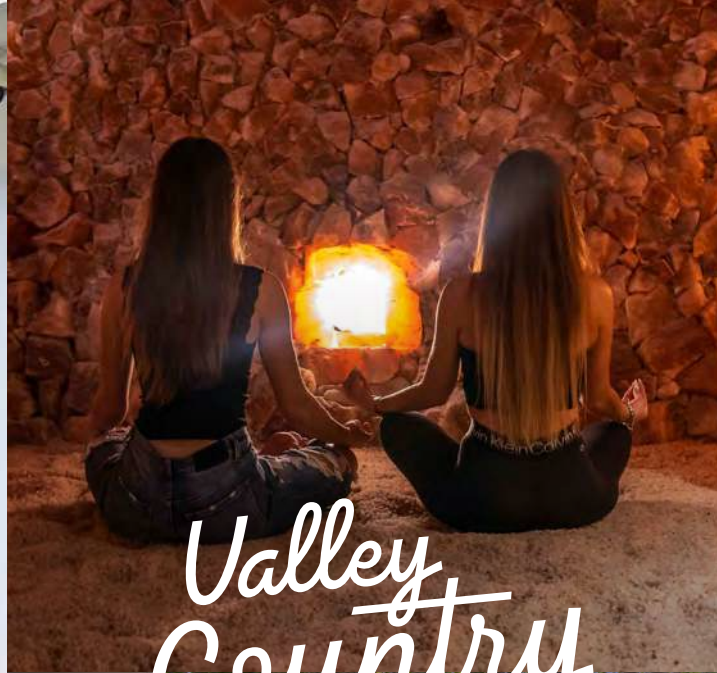




Valley Country Market



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



burn boot camp



soto



FRAMEBRIDGE

AVAILABLE RETAIL

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

USE *Retail*

RENT *Available upon Request*





AVAILABLE RESTAURANTS

SIZE	$\pm 2,541$ SF to $\pm 3,019$ SF
USE	Restaurant
RENT	Available upon Request
HIGHLIGHTS	Outdoor Patio Space Signage Available Sufficient Power Restaurant Infrastructure In Place Real Estate Development Services Available



Site Plan

- 01A [Solidcore]
- 01B Sweetgreen
- 05 Framebridge
- 06 Available Retail
- 07 The Now Massage
- 08 The Now Massage
- 09 Hiptique
- 10 Elfin
- 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 Burn Boot Camp
- 42 Burn Boot Camp
- 43 Healthy Greens
- 44 Loqui
- 45 Subway
- 46 Available Retail
- 47 Available Retail
- 200 Available Retail/Medical Office



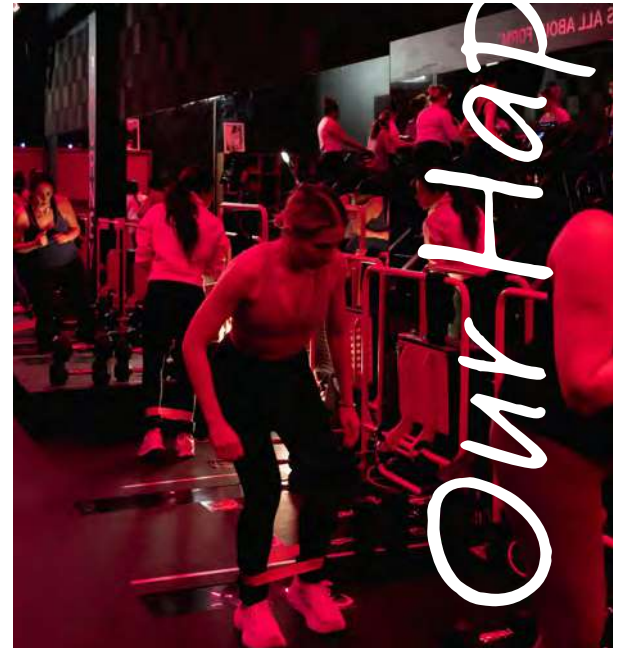
Valley
Country
Market

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

Ventura Blvd

De Soto Ave

OUR HAPPENINGS



Our Happenings

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

VICTORY BOULEVARD

CANOGA AVENUE

DE SOTO AVENUE

BURBANK BOULEVARD



3 MINS TO
WARNER CENTER



3 MINS TO
WARNER CENTER



101 FREEWAY
±262,000 CPD

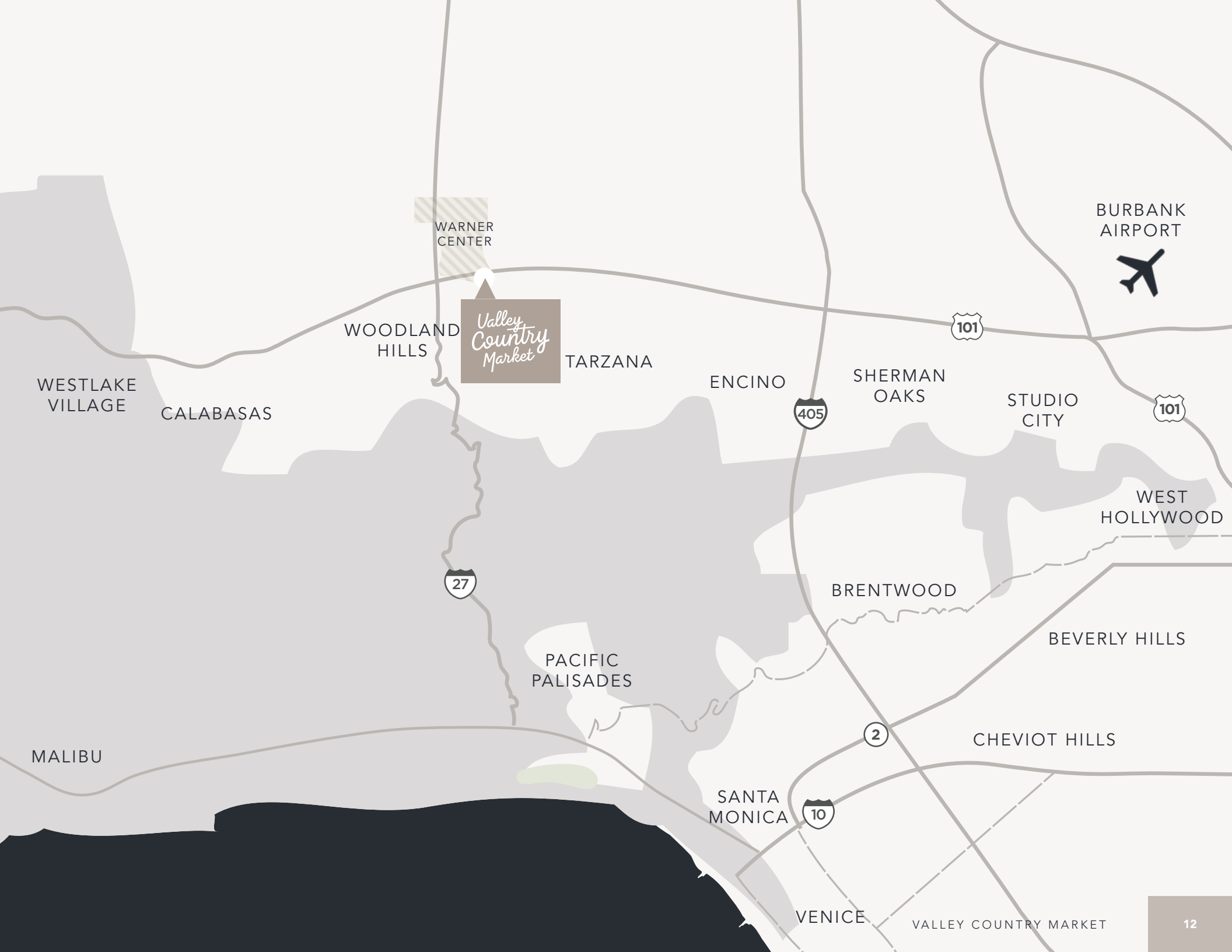


±35,140 CPD



±34,203 CPD

Valley
Country
Market



WESTLAKE
VILLAGE

CALABASAS

WOODLAND
HILLS

WARNER
CENTER

*Valley
Country
Market*

TARZANA

ENCINO

SHERMAN
OAKS

STUDIO
CITY

BURBANK
AIRPORT



101

405

101

27

WEST
HOLLYWOOD

BRENTWOOD

BEVERLY HILLS

PACIFIC
PALISADES

2

CHEVIOT HILLS

MALIBU

SANTA
MONICA

10

VENICE

VALLEY COUNTRY MARKET



Valley Country Market

JAY LUCHS

VICE CHAIRMAN

T 310 407 6593

JAY.LUCHS@NMRK.COM

CA RE LICENSE #01260345

JAYLUCHS.COM

GAVIN KETCHUM

DIRECTOR

T 310 407 6593

GAVIN.KETCHUM@NMRK.COM

CA RE LICENSE #01929170

RYAN GURMAN

SENIOR VICE PRESIDENT

T 310 650 7545

RYAN.GURMAN@CBRE.COM

CA RE LICENSE #01972081

NEWMARK CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.