

AVAILABLE FOR LEASE

21108 Ventura Blvd

Woodland Hills, CA 91364

4,771 SF

+ 1,351 SF Mezzanine

 epsteen & associates



Please Contact

AUSTIN COLE

310.451.8171 X251

ACOLE@EPSTEEN.COM

BRE | 02099736

CAMERON CROWNER

310.451.8171 X240

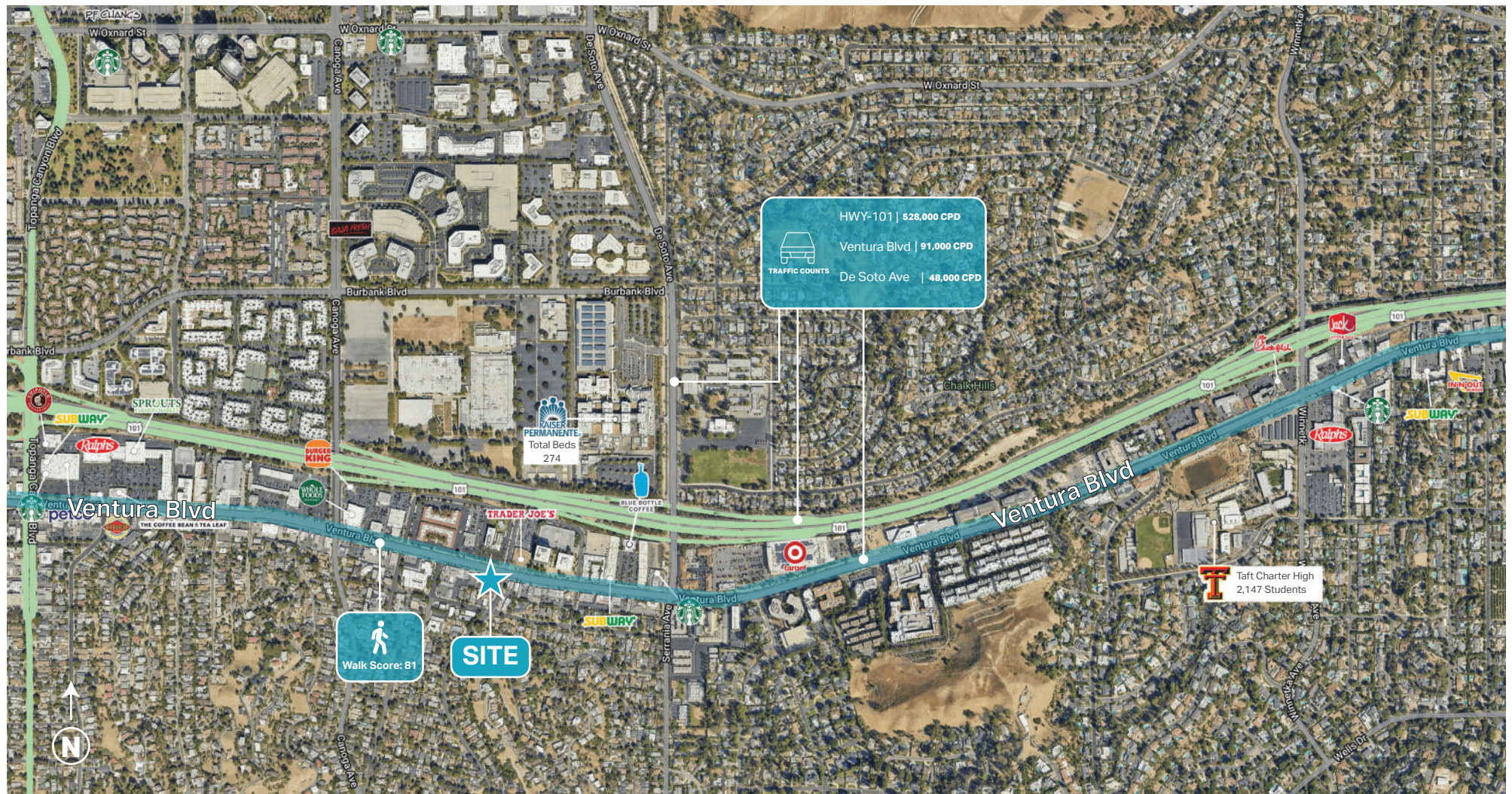
CCROWNER@EPSTEEN.COM

BRE | 00924460

FOUNDING MEMBER | **CHAINLINKS**
RETAIL ADVISORS

This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.

MARKET LANDSCAPE



PROPERTY HIGHLIGHTS

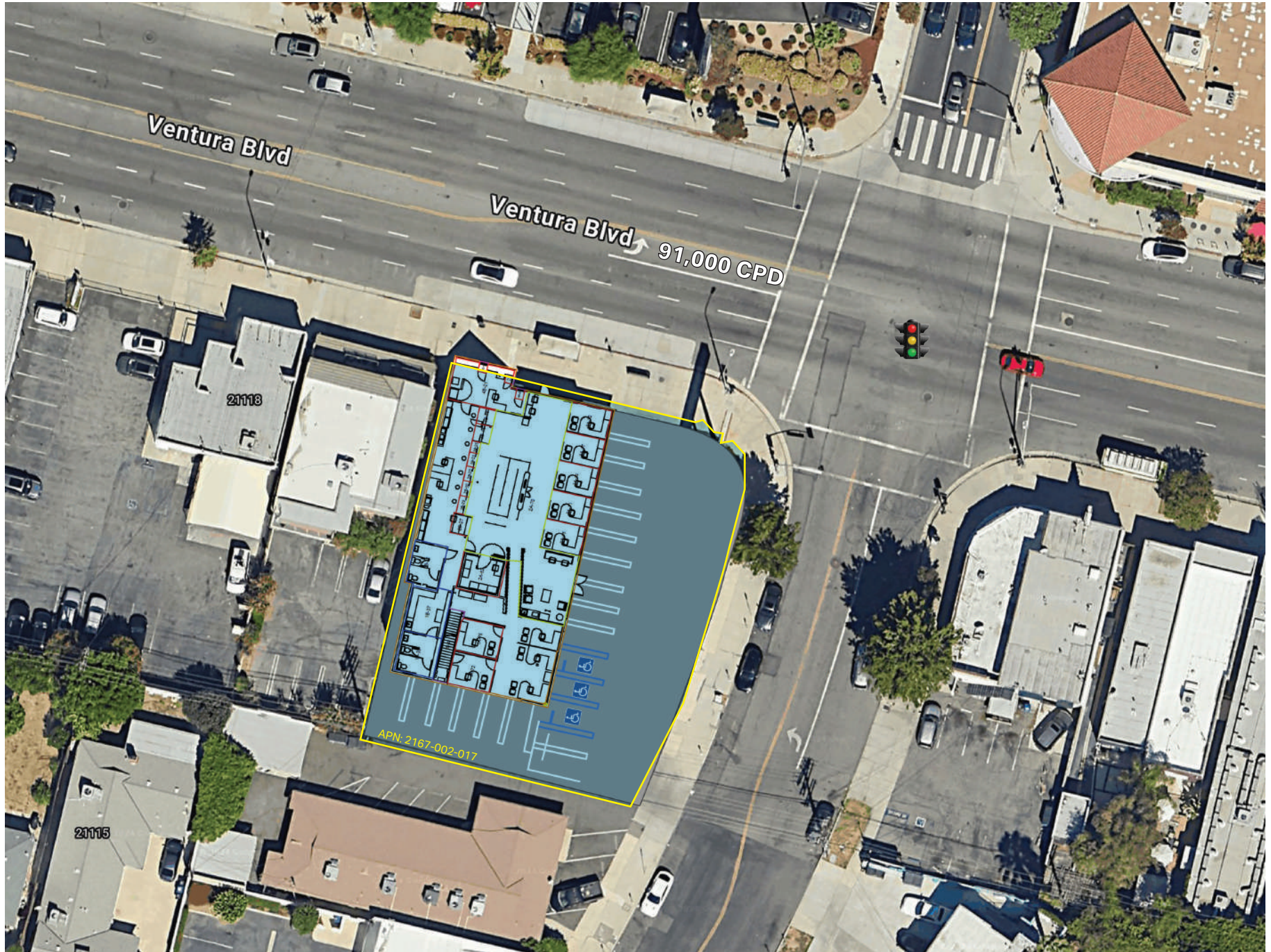
- + Asking rent - Contact Broker
- + 20 parking spaces
- + Prominent Pylon Signage available
- + Located at the signalized intersection of Ventura Blvd & Alhama Dr.
- + Free Standing Former Wells Fargo
- + 0.30 AC property
- + Tenant to self-maintain the property

SURROUNDING RETAILERS:



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SITE PLAN



3 Mi Retail



DEMOGRAPHICS:

Population

1 MILE	2 MILE	3 MILE
18,875	70,530	152,184

Daytime Population

1 MILE	2 MILE	3 MILE
34,059	66,243	94,357

Avg. Household Income

1 MILE	2 MILE	3 MILE
\$156,308	\$154,799	\$160,092

Med. Household Income

1 MILE	2 MILE	3 MILE
\$114,323	\$116,152	\$117,437

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