

# Woodland Hills, CA

## 5,437 SF Prime Retail Space for Sublease



22001 Ventura Blvd, Woodland Hills, CA 91364

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## Project Highlights

- High-profile freestanding building
- Located at 100% intersection in trade area
- On-grade parking on side and rear of building

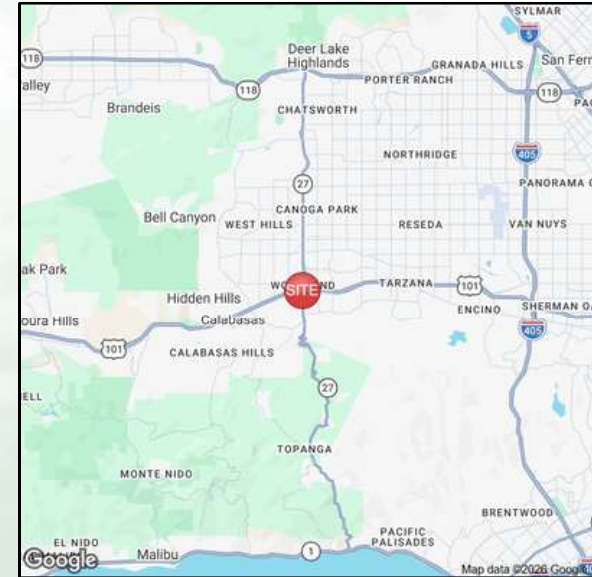


## Demographics

(2025 Estimates)	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
<b>Population</b>	22,549	154,532	351,437
<b>Avg. HH Income</b>	\$166,630	\$163,998	\$157,389
<b>Daytime Population</b>	32,328	108,016	177,012



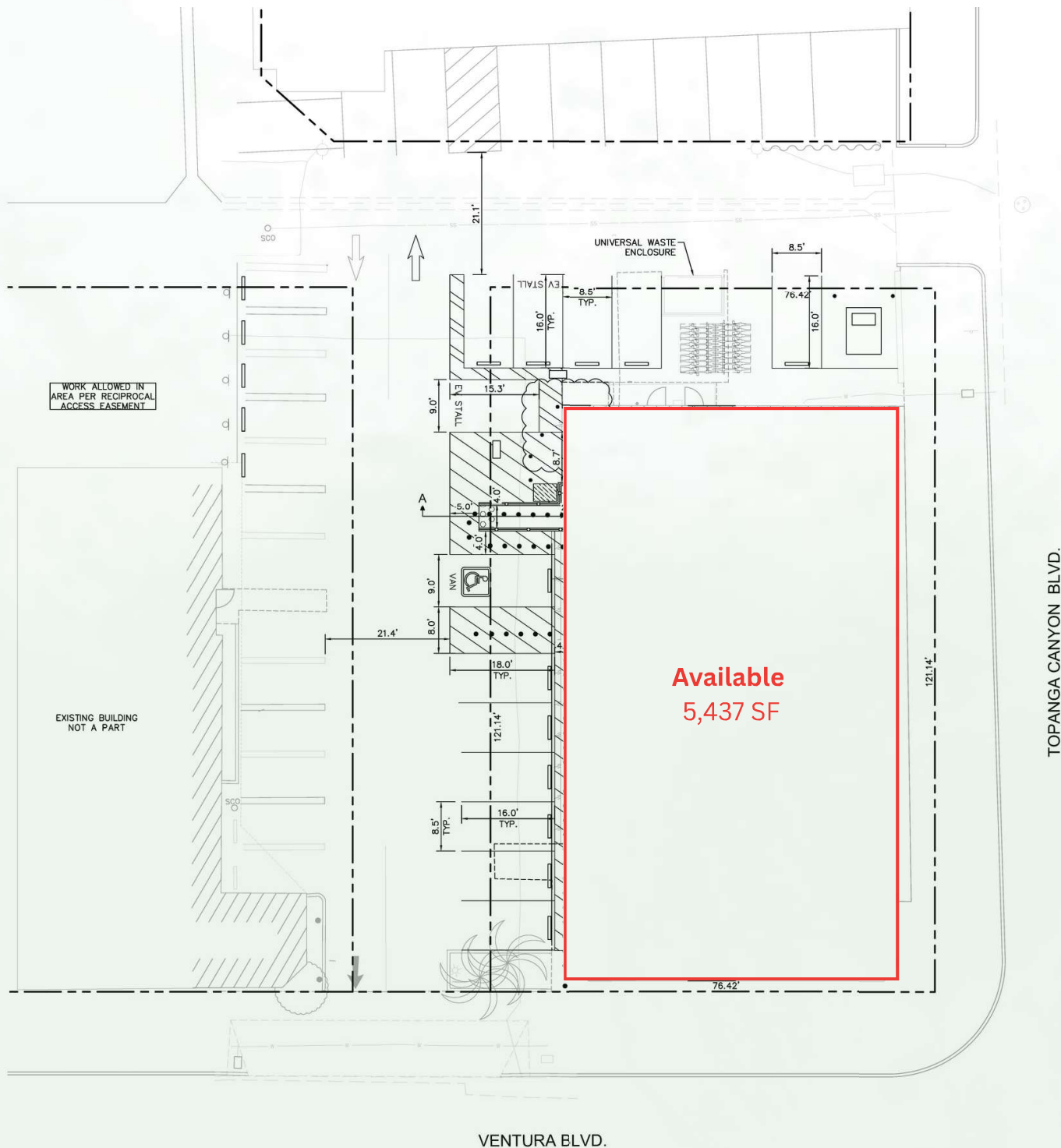
## Project Location



## Traffic Counts

- Ventura Blvd - 41,000 ADT
- Topanga Canyon Blvd - 40,000 ADT
- 101 Fwy - 214,800 ADT

# Site Plan



TOPANGA CANYON BLVD.

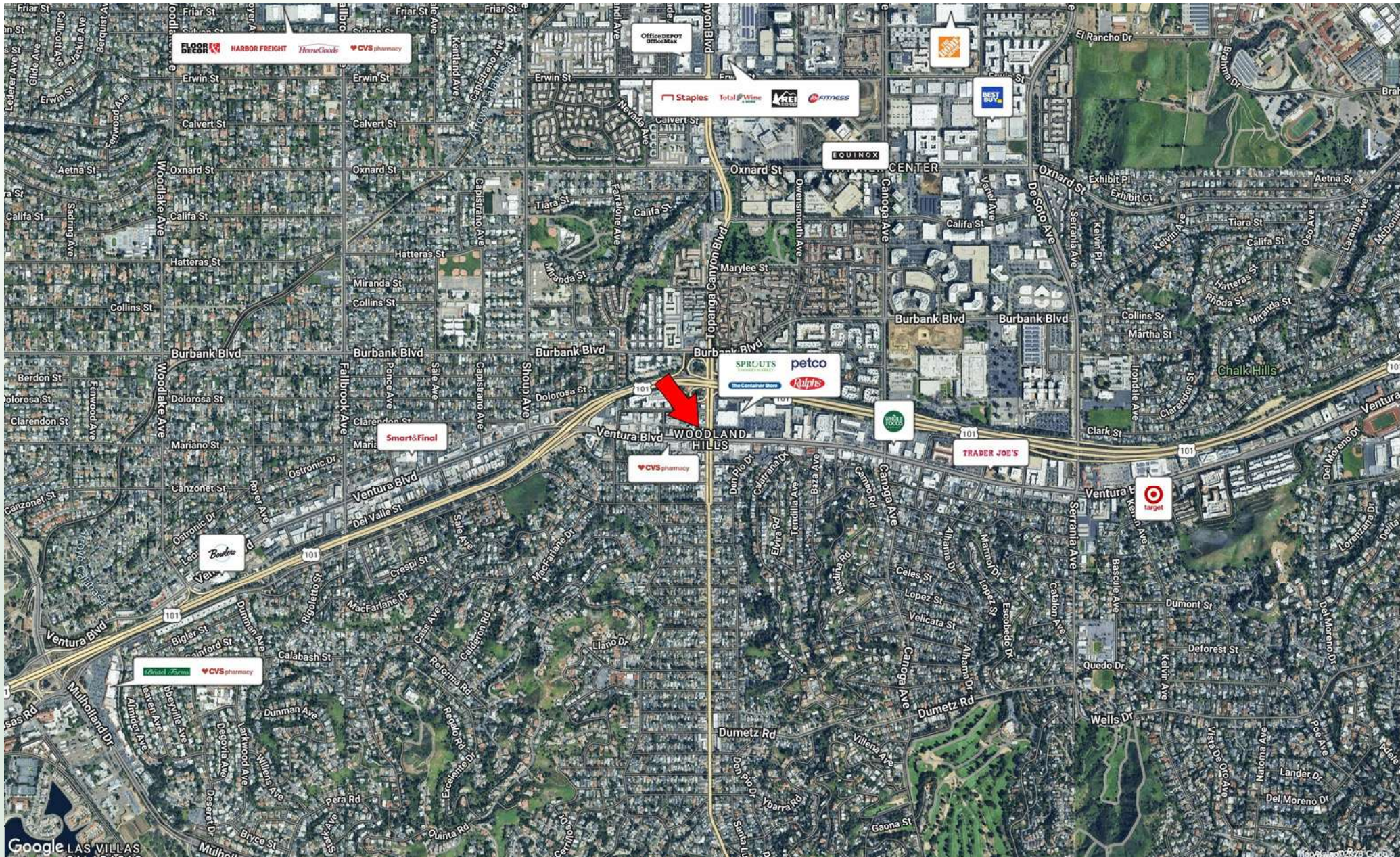


VENTURA BLVD.

# Exterior Photos



# Market Aerial



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