

5,437 SF

Available for Sublease

22001 Ventura Blvd, Woodland Hills, CA 91364

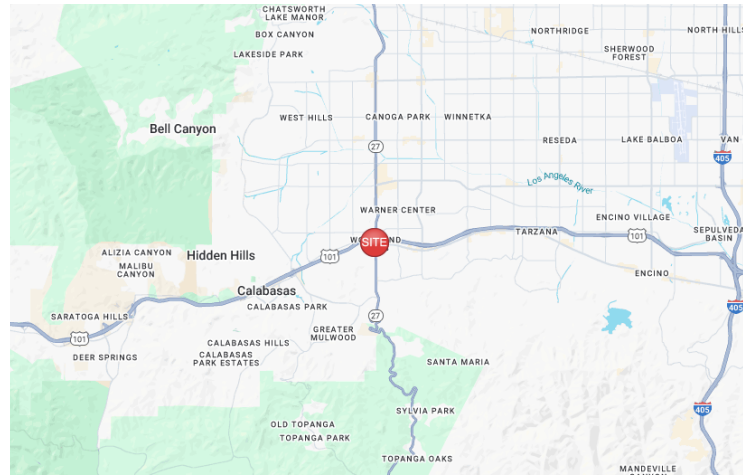


Project Features

- High-profile freestanding building
- Located at 100% intersection in trade area
- On-grade parking on side & rear of building
- Sublease through 04/30/2032 & 4 5-year options
- Asking Rent: \$60.00 PSF NNN
- Traffic Counts: Ventura Blvd - 43,100 ADT
Topanga Canyon Blvd - 47,100 ADT

Demographics

(2024 Estimates)	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	22,496	153,453	348,611
Avg. HH Income	\$168,845	\$162,958	\$156,248
Daytime Population	30,911	104,980	173,023



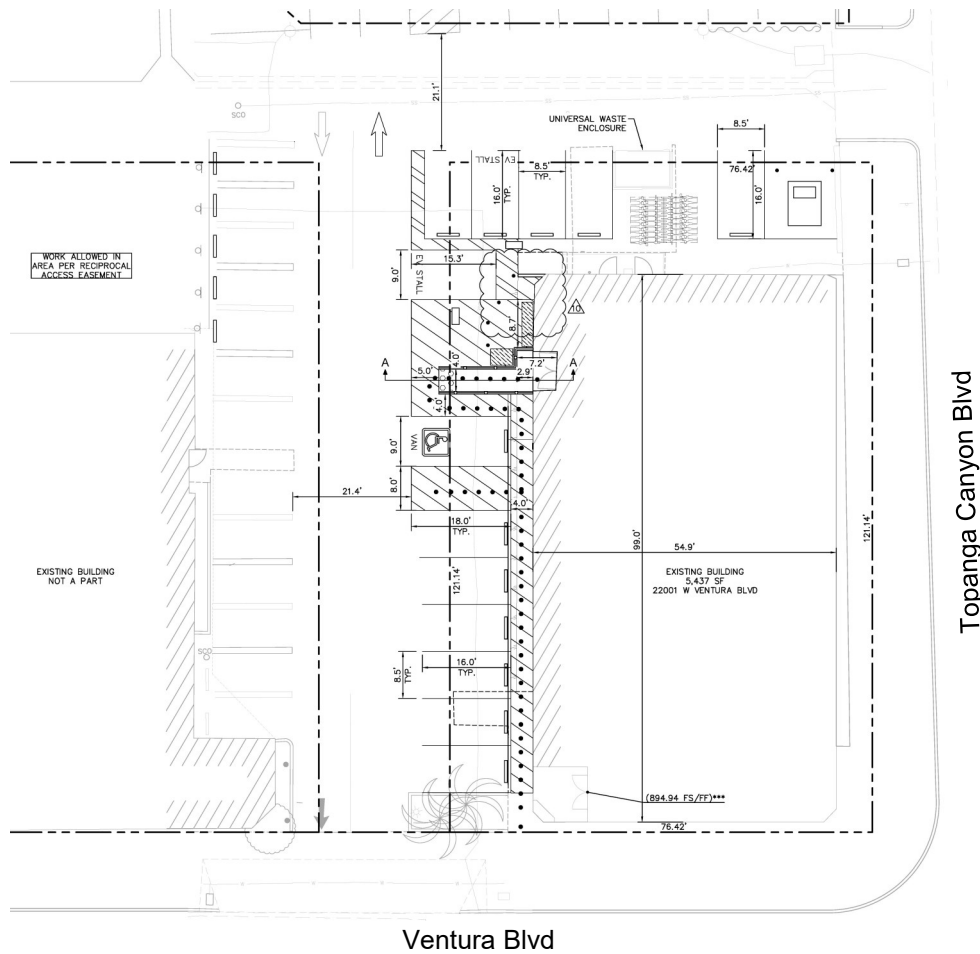
THE
CLOVER
COMPANY

Retail Real Estate Services

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Site Plan



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