

FITNESS STUDIO AVAILABLE FOR LEASE

SWC Ventura Blvd & Canoga Ave | Woodland Hills, CA



For leasing, please contact:

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PROPERTY HIGHLIGHTS

- ±3,991 SF Fully Built Out Gym/Fitness Studio Available for lease on Prime Ventura Blvd in Woodland Hills
- Highly Visible Signage Opportunity
- Very High Traffic Counts (Approx. 59,000 CPD along Ventura & Canoga)
- Affluent Income Demographics (Approx. \$131,000 Average Household Income in 1-Mile Radius)
- ±49 ft of storefront along Ventura Blvd
- One Block from 101 Freeway
- Surrounded by Countless Major retailers including Whole Foods, Sprouts, Petco, Trader Joes, Ralphs, Starbucks, Chipotle and more

DEMOGRAPHICS



POPULATION

1 MILE | 18,348
3 MILE | 146,414
5 MILE | 353,164



DAYTIME POPULATION

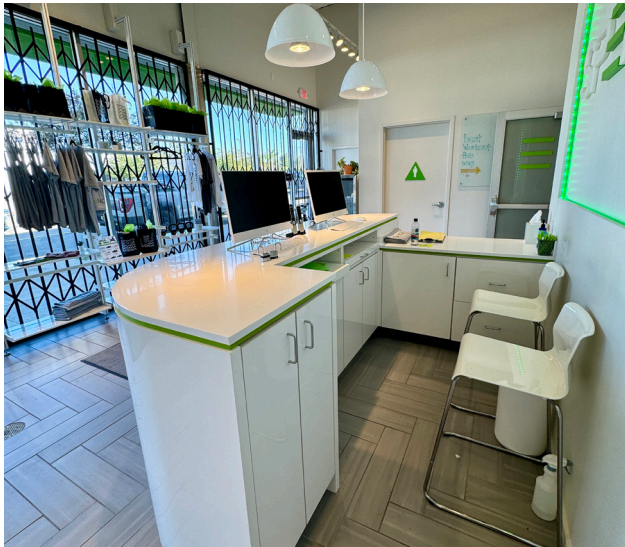
1 MILE | 39,068
3 MILE | 140,815
5 MILE | 288,174



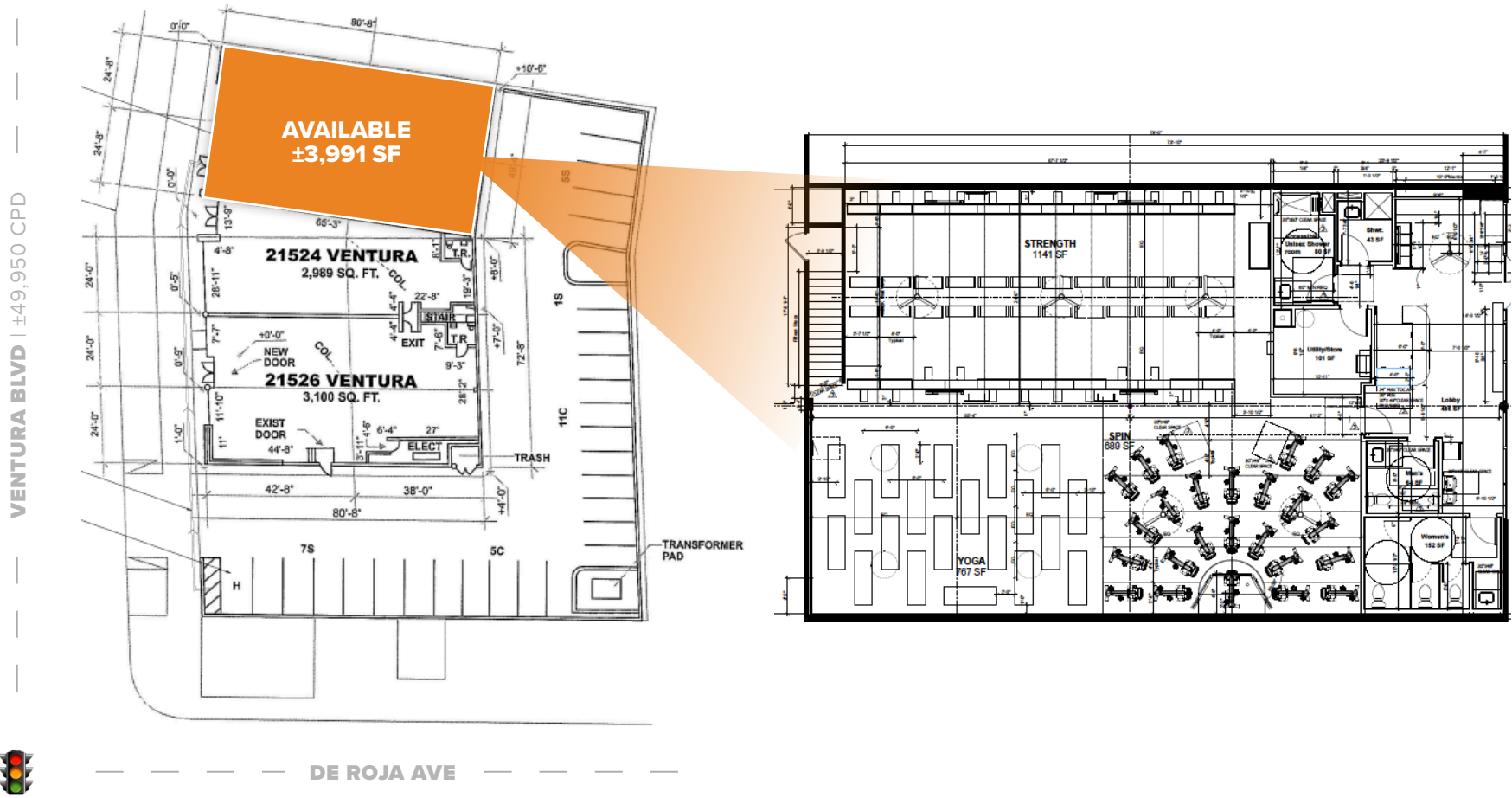
AVG. HOUSEHOLD INCOME

1 MILE | \$151,004
3 MILE | \$156,517
5 MILE | \$151,898

INTERIOR PHOTOS



SITE PLAN



AERIAL



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DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
Total population	18,348	146,414	353,164
Average age	40.8	39.9	39.6
Average age (Male)	39.6	39.0	38.6
Average age (Female)	41.9	40.7	40.7

Households & Income	1 Mile	3 Mile	5 Mile
Total households	8,540	56,913	130,978
# of persons per HH	2.1	2.6	2.7
Average HH income	\$151,004	\$156,517	\$151,898
Average house value	\$819,195	\$881,029	\$848,334

Race (%)	1 Mile	3 Mile	5 Mile
White	61.6%	51.0%	47.6%
Hispanic	20.0%	33.0%	36.5%
Black	7.1%	5.9%	5.8%
American Indian	0.5%	1.0%	1.1%
Asian	12.1%	13.1%	13.8%
Hawaiian	0.1%	0.1%	0.1%
Other	6.1%	15.7%	18.6%

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