

# RETAIL BUILDING AVAILABLE FOR LEASE

SWC Ventura Blvd & Canoga Ave | Woodland Hills, CA



For leasing, please contact:

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# PROPERTY HIGHLIGHTS

- 2,989 - 6,122 SF Retail Shop Space 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)
- ±72 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

# SITE PLAN



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# 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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