



VENTURA CONNECTION

20833-20861 VENTURA BOULEVARD, WOODLAND HILLS, CA 91364

PRIME VENTURA BOULEVARD CORNER RETAIL/OFFICE PROJECT
FOR SALE



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EXECUTIVE SUMMARY

illi Commercial Real Estate is pleased to offer for sale the **Ventura Connection**, a mixed-use retail and office property located at the North East Corner of the highly trafficked intersection of Ventura Boulevard and De Soto Avenue, adjacent to the 101 Freeway, in the affluent Los Angeles suburb of Woodland Hills, CA.

The approximately 64,219 square foot project, situated on 2.45 acres, is currently 94% occupied with a variety of businesses that serve the needs of the local community. With a stable tenant base and recent upgrades to the property, an investor can benefit from immediate cash flow with future rent growth or, in the long-term, a possible redevelopment of this prime corner real estate.

PROPERTY DETAILS

Address:	20833-20861 Ventura Boulevard & 5330 De Soto Avenue, Woodland Hills, CA 91364
APN:	2166-033-049 & 2166-033-050
Rentable Building Area:	±64,219 SF
Site Area:	±2.45 AC / ±106,726 SF
Year Built / Renovated:	1978 / 1982 / 2012 / 2021
Zoning:	(Q) LAC4-1
Use:	Commercial - Retail & Office
Parking:	195 Total Parking Spaces 123 Surface Spaces 72 Covered Spaces
Parking Ratio:	3.04 per 1,000 SF
Total Units:	25



PROPERTY PHOTOS



Ventura Connection is a multi-tenant project consisting of $\pm 64,219$ SF on ± 2.45 acres with ± 195 parking spaces.

The property features excellent signage and heavy traffic counts along the 101 Freeway and the intersection of Ventura Boulevard and De Soto Avenue. It serves as a gateway to Warner Center, the San Fernando Valley's business capital.



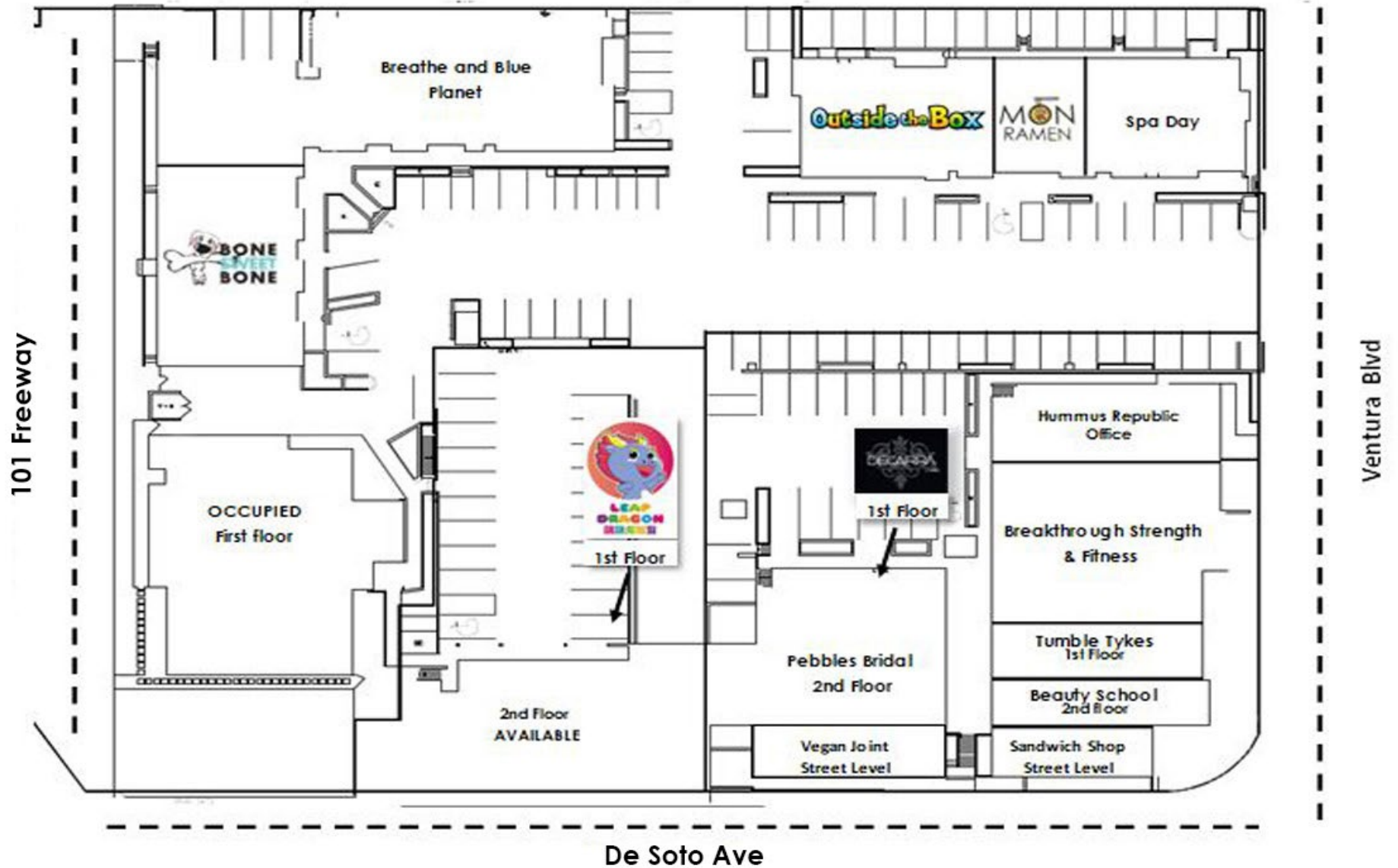
PROPERTY PHOTOS



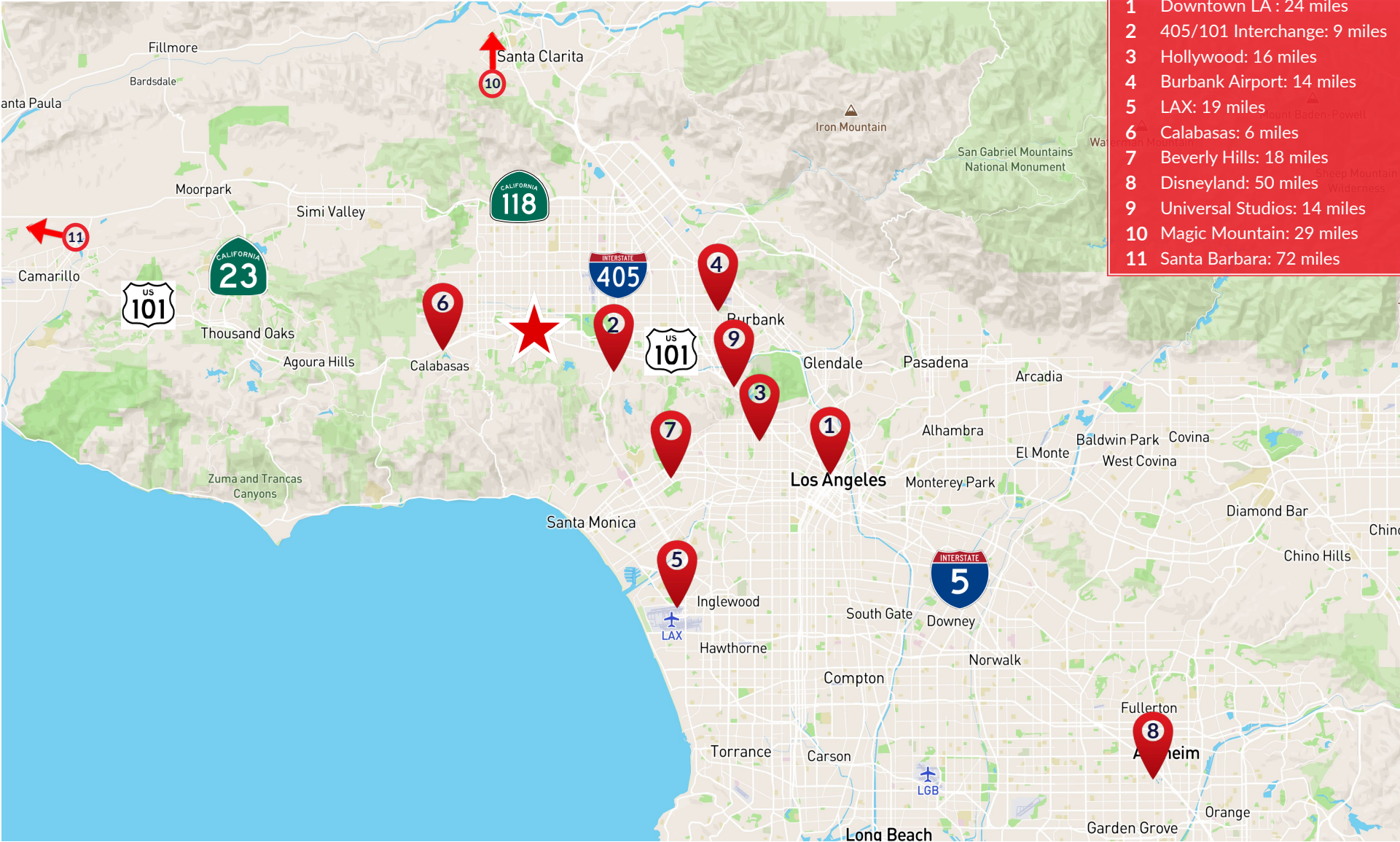
PROPERTY PHOTOS



SITE PLAN



PROXIMITY MAP



AERIAL VIEW



LOCATION OVERVIEW

Los Angeles County

Los Angeles County is well located on the Southern Coast of California and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. Home to approximately 9.9 million residents, it is the most heavily populated county in the U.S. and is only exceeded by eight states.

The county includes approximately 88 vibrant cities hosting more than 244,000 business establishments, the greatest concentration in the state, with more minority and women-owned businesses than any other in the U.S., and is the nation's top international trade and manufacturing center. Los Angeles County has one of the most educated labor pools in the country. Its well-trained workforce of more than 4.7 million people includes over 1.5 million college graduates. With a Gross Domestic Product (GDP) of approximately \$750 billion, if Los Angeles County were its own nation, its economy would be the 19th largest in the world.

Los Angeles is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace, and international trade. The Los Angeles area is so large and diverse, it has something for everyone. While Hollywood and the beach culture are most often associated with the collective image of Los Angeles, it also boasts an abundance of museums, some of the world's best restaurants and hotels, and access to nearly any type of recreational activity one can imagine.



LOCATION OVERVIEW

The San Fernando Valley

The San Fernando Valley is the most densely populated suburb of Los Angeles, with approximately 1.8 million residents. Commonly referred to as “The Valley,” it is also a business hub, with more than 650,000 employees working in the area, including one of the largest concentrations of LA’s media, entertainment, and technology companies.

Space X, Universal Studios Hollywood, The Walt Disney Company, Amgen, Warner Bros, Bank of America, DreamWorks SKG, NBC Universal, Aerojet Rocketdyne, Universal Music, The Television Academy, Nickelodeon Animation Studios, CBS Studio Center, and Kaiser Permanente have all chosen to make the San Fernando Valley their primary or regional headquarters.

Stretching 18-miles long, Ventura Boulevard is the main east-west corridor throughout the south Valley and is one of the longest commercial thoroughfares in the world. Known by locals as ‘The Boulevard,’ it is the premier destination for shopping, dining, and entertainment.



LOCATION OVERVIEW

Woodland Hills

Woodland Hills is a densely populated and affluent community in the southwest corner of the San Fernando Valley. Located east of Calabasas and west of Tarzana, the Santa Monica Mountains serve as a southern border, with West Hills, Northridge, Winnetka, and Canoga Park to the north. Accessible far and wide by the 101 Freeway and CA 27, also known as Topanga Canyon Boulevard, this energetic city attracts visitors with a wide variety of opportunities for recreation, employment, leisure, dining, shopping, and entertainment.

Woodland Hills is home to Warner Center, the commercial hub of the West San Fernando Valley. In 2013, LA City Council approved The Warner Center 2035 (WC2035) Specific Plan to transform the area into a transit accessible, pedestrian-oriented downtown-style community. Since the inception of the WC2035 Plan, Warner Center has become one of the fastest growing sub-markets in not only Los Angeles but the entire country. The area has seen a planned development boom, with over 37 million square feet of business and residential buildings, approximately 20,000 residential units, and 100,000 new jobs projected in the district by 2035.

Among the many notable developments in the area, real estate developer and owner of the Los Angeles Rams, Stan Kroenke, has been accumulating land and property in Woodland Hills. Kroenke has spent \$325 million on over 65 acres since March of 2022, between his purchase of the vacant Woodland Hills Promenade from Unibail-Rodamco Westfield and the 13-story Anthem Blue Cross building. Official plans are yet to be disclosed, but the development is likely to include the Rams headquarters and practice facility, along with building a mixed-use complex of residential, office, hotel, shopping, and dining options for the community.

These new developments in Warner Center garner much attention, promising to enhance the well-established Ventura Boulevard corridor that continues to be the primary destination for retail, entertainment, and hospitality throughout Woodland Hills and the south Valley.



DEMOGRAPHIC SUMMARY

2022 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	15,000	167,000	393,000
Number of Households	6,500	62,000	140,000
Average Household Size	2.29	2.65	2.78
Average Household Income	\$163,000	\$141,000	\$137,000
Per Capita Income	\$69,500	\$52,500	\$49,000
Total Businesses	2,500	12,500	25,000
Total Employees	20,000	87,000	173,500

2022 TRAFFIC COUNTS	VENTURA	DE SOTO	INTERSECTION	101 FREEWAY
VEHICLES PER DAY	± 38,000	± 27,500	± 65,500	± 278,000

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