



- Address:** 19801-19807 Ventura Boulevard, Woodland Hills, California 91364  
(Northwest Corner of Ventura Boulevard & Jumilla Avenue)
- Available Space:** 19801 Ventura Boulevard: Approximately 942 square feet;  
19805 Ventura Boulevard: Approximately 850 square feet;
- Parking:** 6 shared parking spaces plus metered street parking
- Asking Rate:** 19801 Ventura Boulevard—\$2.95 NNN per square foot per month.  
19805 Ventura Boulevard—\$2.65 NNN per square foot per month.  
Tenant to pay its pro-rata share of real property taxes, insurance, and common area repairs and maintenance, currently 44¢ per square foot per month.
- Comments:**
- ▶ Full building renovation just completed;
  - ▶ Neighbors include 99-Cents Only, Pavilion’s Market (coming soon), Luggage-4-Less, GNC, Ralph’s Market, In-N-Out Burger, Wells Fargo Bank, Ameci Pizza, Box Brothers and many other established retailers and restaurants.
  - ▶ 19801 was previously Maui Wowi and is a restaurant approved space.

For further information  
or tour, please  
contact exclusive agents:

**Marc Pollock**  
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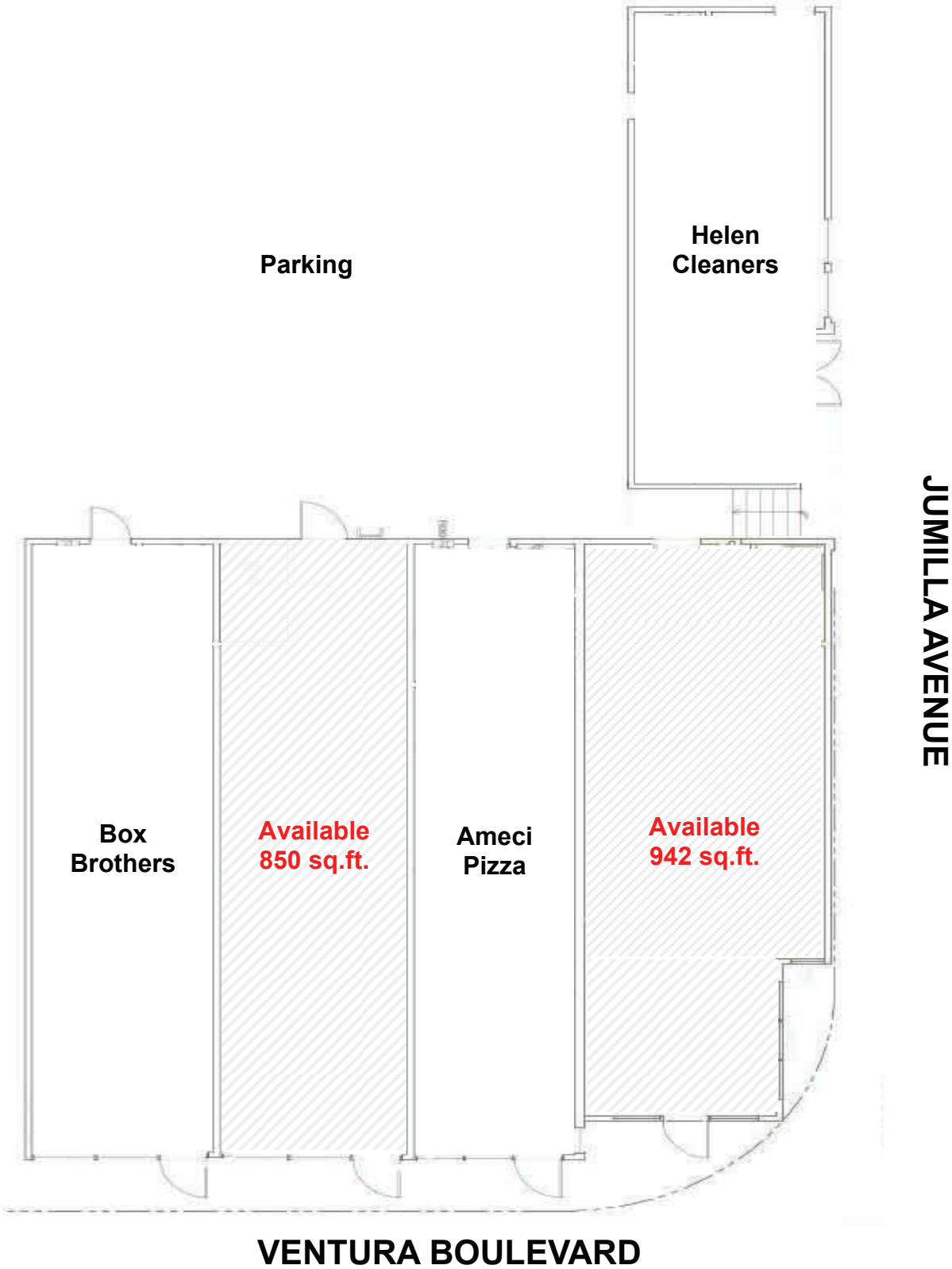
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Additional information on this  
property can be found online at  
[www.WestsideRetail.com](http://www.WestsideRetail.com)



**19801-5 VENTURA BOULEVARD  
WOODLAND HILLS, CA 91364**



*The information contained on this site plan is for illustration purposes only, not drawn to scale, and not intended to make any representation or warranty as to the actual number of parking spaces, or to the size, nature of improvements, identity or location of any existing or proposed tenant. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Westside Retail, Inc. 2008*