

Major Ventura Blvd. Signalized Corner



NEC Ventura Blvd. & Shoup Ave. ■ Woodland Hills, California

FEATURES

- Approximately 27,460 square feet
- Available on long term ground lease
- Just west of Warner Center
- At Ventura (101) Freeway offramp with great freeway visibility and access
- Operating Chevron gas station on month-to-month lease; tanks to be removed
- Zoned C4-1VL - subject to Ventura/Cahuenga Blvd. Corridor Specific Plan
- Contact broker for economics

TRAFFIC COUNTS

- Ventura Blvd. @ Shoup Ave. 37,242 CPD
- Shoup Ave. @ Ventura Blvd. 17,778 CPD



DEMOGRAPHICS	1 Mile	2 Miles	3 Miles
Total Population	21,871	62,570	136,406
Avg. HH Income	\$76,089	\$87,269	\$86,076
No. of Employees	14,351	55,235	80,138



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For information, please contact your exclusive listing agent:

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