

# 22812 Victory Boulevard, Woodland Hills CA 91367

At The SWC of Victory Boulevard & Fallbrook Avenue

## RETAIL/OFFICE FOR LEASE IN BUSY WOODLAND HILLS SHOPPING CENTER

### HIGHLIGHTS

#### Features

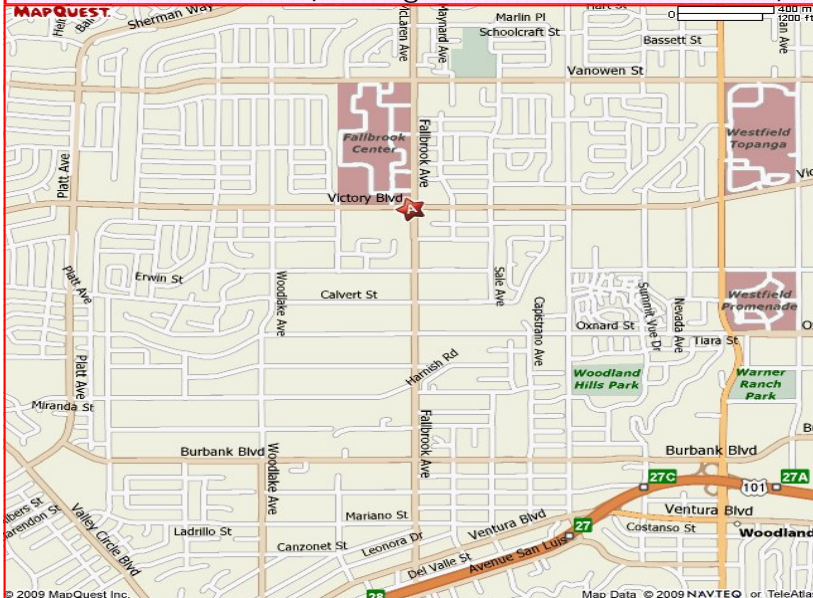
- Approx. 1,200—1,530 SF Available
- Pylon and Building Signage Available
- Heavily Trafficked Intersection

#### Area Amenities

- **Approx. 64,000 cars per day**
- Local Retailers include: Wal-Mart, Home Depot, Target, Subway, Starbucks, Sport Chalet, Party City, CVS Pharmacy, Ralphs, Albertsons, Pet Smart, Petco, OSH, Joann Fabrics, Ross Dress for Less, Kohl's and many more

#### Demographics

- 1 Mile: 19,410 (Average HH Income \$100,647.00)
- 3 Miles: 162,147 (Average HH Income \$106,496.00)
- 5 Miles: 308,881 (Average HH Income \$105,592.00)



### LOCAL RETAILERS



### EXCLUSIVE LEASING AGENT

818.501.2212

Todd Nathanson x101, todd@illicre.com

Greg Offsay x104, greg@illicre.com



COMMERCIAL  
REAL ESTATE

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.



**COMMERCIAL  
REAL ESTATE**



VICTORY BOULEVARD

FALLBROOK AVENUE



Royal Donuts

PARKING

VACANT  
APPROX.  
1,530 SF

Nail  
Salon

Hair  
Salon

Mexican  
Food

Chinese  
Food

VACANT  
APPROX.  
1,200 SF

Subway  
Sandwich

NOT TO SCALE





**COMMERCIAL  
REAL ESTATE**



17547 Ventura Blvd., Ste. 304 · Encino CA 91316 · 818.501.2212/Phone · 818.501.2202/Fax · [www.illicre.com](http://www.illicre.com)



# Executive Summary

Prepared by Danny Raffle

**Victory Fallbrook**  
Site Type: Radius

**22812 Victory Blvd**  
Woodland Hills, CA 91367  
Radius: 1.0 mile

**22812 Victory Blvd**  
Woodland Hills, CA 91367  
Radius: 3.0 mile

**22812 Victory Blvd**  
Woodland Hills, CA 91367  
Radius: 5.0 mile

## 2008 Population

Total Population	19,410	162,147	308,881
Male Population	48.7%	49.7%	49.3%
Female Population	51.3%	50.3%	50.7%
Median Age	42.0	37.8	37.4

## 2008 Income

Median HH Income	\$75,548	\$75,127	\$72,436
Per Capita Income	\$39,999	\$37,090	\$36,339
Average HH Income	\$100,647	\$106,496	\$105,592

## 2008 Households

Total Households	7,508	56,464	105,750
Average Household Size	2.55	2.84	2.89
1990-2000 Annual Rate	0.41%	0.68%	0.65%

## 2008 Housing

Owner Occupied Housing Units	57.1%	59.9%	60.4%
Renter Occupied Housing Units	35.2%	36.7%	36.4%
Vacant Housing Units	7.7%	3.4%	3.2%

## Population

1990 Population	17,883	137,485	257,622
2000 Population	18,745	151,817	287,401
2008 Population	19,410	162,147	308,881
2013 Population	19,908	168,289	320,983
1990-2000 Annual Rate	0.47%	1%	1.1%
2000-2008 Annual Rate	0.42%	0.8%	0.88%
2008-2013 Annual Rate	0.51%	0.75%	0.77%

In the identified market area, the current year population is 308,881. In 2000, the Census count in the market area was 287,401. The rate of change since 2000 was 0.88 percent annually. The five-year projection for the population in the market area is 320,983, representing a change of 0.77 percent annually from 2008 to 2013. Currently, the population is 49.3 percent male and 50.7 percent female.

## Households

1990 Households	7,151	51,102	95,130
2000 Households	7,450	54,679	101,509
2008 Households	7,508	56,464	105,750
2013 Households	7,652	58,163	109,088
1990-2000 Annual Rate	0.41%	0.68%	0.65%
2000-2008 Annual Rate	0.09%	0.39%	0.5%
2008-2013 Annual Rate	0.38%	0.59%	0.62%

The household count in this market area has changed from 101,509 in 2000 to 105,750 in the current year, a change of 0.5 percent annually. The five-year projection of households is 109,088, a change of 0.62 percent annually from the current year total. Average household size is currently 2.89, compared to 2.80 in the year 2000. The number of families in the current year is 74,354 in the market area.

## Housing

Currently, 60.4 percent of the 109,230 housing units in the market area are owner occupied; 36.4 percent, renter occupied; and 3.2 percent are vacant. In 2000, there were 104,742 housing units— 59.6 percent owner occupied, 37.3 percent renter occupied and 3.1 percent vacant. The rate of change in housing units since 2000 is 0.51 percent. Median home value in the market area is \$673,117, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 0.58 percent annually to \$692,818. From 2000 to the current year, median home value changed by 12.94 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.



# Executive Summary

Prepared by Danny Raffle

**Victory Fallbrook**  
Site Type: Radius

**22812 Victory Blvd**  
Woodland Hills, CA 91367  
Radius: 1.0 mile

**22812 Victory Blvd**  
Woodland Hills, CA 91367  
Radius: 3.0 mile

**22812 Victory Blvd**  
Woodland Hills, CA 91367  
Radius: 5.0 mile

## Median Household Income

	22812 Victory Blvd Woodland Hills, CA 91367 Radius: 1.0 mile	22812 Victory Blvd Woodland Hills, CA 91367 Radius: 3.0 mile	22812 Victory Blvd Woodland Hills, CA 91367 Radius: 5.0 mile
1990 Median HH Income	\$45,487	\$47,382	\$46,355
2000 Median HH Income	\$58,563	\$58,327	\$56,147
2008 Median HH Income	\$75,548	\$75,127	\$72,436
2013 Median HH Income	\$92,061	\$87,592	\$84,120
1990-2000 Annual Rate	2.56%	2.1%	1.94%
2000-2008 Annual Rate	3.13%	3.12%	3.14%
2008-2013 Annual Rate	4.03%	3.12%	3.04%

## Per Capita Income

	22812 Victory Blvd Woodland Hills, CA 91367 Radius: 1.0 mile	22812 Victory Blvd Woodland Hills, CA 91367 Radius: 3.0 mile	22812 Victory Blvd Woodland Hills, CA 91367 Radius: 5.0 mile
1990 Per Capita Income	\$22,342	\$22,688	\$23,078
2000 Per Capita Income	\$30,447	\$28,941	\$28,630
2008 Per Capita Income	\$39,999	\$37,090	\$36,339
2013 Per Capita Income	\$48,442	\$44,510	\$43,401
1990-2000 Annual Rate	3.14%	2.46%	2.18%
2000-2008 Annual Rate	3.36%	3.05%	2.93%
2008-2013 Annual Rate	3.9%	3.71%	3.62%

## Average Household Income

	22812 Victory Blvd Woodland Hills, CA 91367 Radius: 1.0 mile	22812 Victory Blvd Woodland Hills, CA 91367 Radius: 3.0 mile	22812 Victory Blvd Woodland Hills, CA 91367 Radius: 5.0 mile
1990 Average Household Income	\$54,437	\$60,766	\$62,383
2000 Average Household Income	\$74,446	\$79,816	\$80,139
2008 Average HH Income	\$100,647	\$106,496	\$105,592
2013 Average HH Income	\$122,687	\$128,891	\$127,117
1990-2000 Annual Rate	3.18%	2.76%	2.54%
2000-2008 Annual Rate	3.72%	3.56%	3.4%
2008-2013 Annual Rate	4.04%	3.89%	3.78%

## Households by Income

Current median household income is \$72,436 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$84,120 in five years. In 2000, median household income was \$56,147, compared to \$46,355 in 1990.

Current average household income is \$105,592 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$127,117 in five years. In 2000, average household income was \$80,139, compared to \$62,383 in 1990.

Current per capita income is \$36,339 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$43,401 in five years. In 2000, the per capita income was \$28,630, compared to \$23,078 in 1990.

## Population by Employment

	22812 Victory Blvd Woodland Hills, CA 91367 Radius: 1.0 mile	22812 Victory Blvd Woodland Hills, CA 91367 Radius: 3.0 mile	22812 Victory Blvd Woodland Hills, CA 91367 Radius: 5.0 mile
Total Businesses	828	11,679	20,079
Total Employees	6,782	92,849	162,809

Currently, 92.7 percent of the civilian labor force in the identified market area is employed and 7.3 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 93.2 percent of the civilian labor force, and unemployment will be 6.8 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.9 percent, and 6.1 percent will be unemployed. In 2000, 65.5 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 72.0 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 13.2 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 14.8 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 74.9 percent of the market area population drove alone to work, and 5.2 percent worked at home. The average travel time to work in 2000 was 30.2 minutes in the market area, compared to the U.S. average of 25.5 minutes.

## Population by Education

In 2008, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 15.1 percent had not earned a high school diploma (16.4 percent in the U.S.)
- 20.4 percent were high school graduates only (29.6 percent in the U.S.)
- 7.2 percent had completed an Associate degree (7.2 percent in the U.S.)
- 24.8 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 12.4 percent had earned a Master's/Professional/Doctorate Degree (9.7 percent in the U.S.)