



8201 Topanga Canyon Blvd.

SWC Topanga Cyn Blvd. & Roscoe Blvd.
Canoga Park, CA

Property Features

- Existing Vons grocery store of approx. 85,653 SF (divisible) available 5/1/2017
- Adjacent shop space of approx. 820 SF, 1,320 SF and 990 SF; or 3,130 SF combined available
- Major signalized intersection with visibility and access to both Topanga Canyon Blvd. and Roscoe Blvd.
- Existing tenants in the Center include: T-Mobile, McDonalds, and El Pollo Loco; other retailers at intersection include Lowe's, and Rite Aid
- Parking ratio of 4.6 /1000 (Approx. 449 total parking spaces)
- Contact Broker regarding economics



DEMOGRAPHICS	1 Mile	2 Miles	3 Miles
POPULATION	32,774	100,687	191,866
AVERAGE HH INCOME	\$73,042	\$76,401	\$83,484
NUMBER OF EMPLOYEES	14,675	52,305	121,099

TRAFFIC COUNTS

TOPANGA CANYON BLVD. @ ROSCOE BLVD.	46,000 CPD
ROSCOE BLVD. @ TOPANGA CANYON BLVD.	36,303 CPD
TOTAL:	82,303 CPD

For more information:

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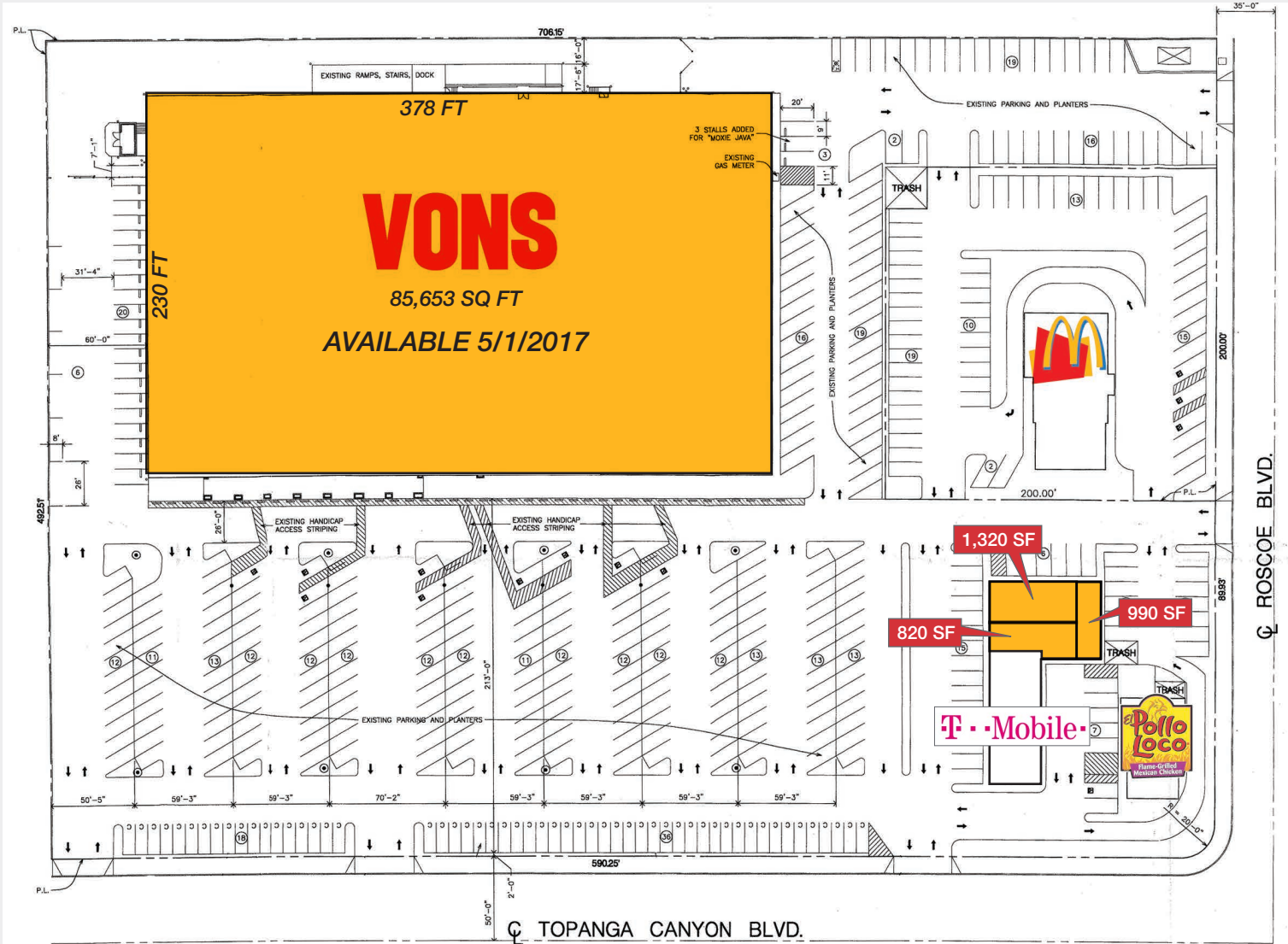
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Canoga Park, CA

NW San Fernando Valley
85,653 SF (Divisible) Anchor Space
Plus Adjacent Shop Space



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