

**Prominent Grocery/Drug Anchored
Neighborhood Center
NW San Fernando Valley**



**8225 Topanga Canyon Boulevard
SWC Topanga Canyon Blvd. and Roscoe Blvd.**

HIGHLIGHTS

- Two high profile end-caps; one of approx. 2,800 sq. ft. and one of approx. 1,320 sq. ft.
- Major signalized intersection with visibility and access to both Topanga Canyon Blvd. and Roscoe Blvd.
- Co-tenants within the Center include: Vons, CVS Pharmacy, Blockbuster, McDonalds and El Pollo Loco
- Other retailers at intersection include Lowe's, Rite Aid and Wells Fargo
- Asking rent: \$36 PSF
- NO FOOD



Demographics

	1 Miles	2 Miles	3 Miles
Population	30,961	98,347	184,194
Avg. HH Income	\$71,010	\$74,165	\$80,784
Employment	16,758	52,193	117,587

TRAFFIC COUNT

Topanga Canyon Blvd. @ Roscoe Blvd.	31,787 CPD
Roscoe Blvd. @ Topanga Canyon Blvd.	47,885 CPD
TOTAL :	79,672 CPD



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For information, please contact your exclusive listing agent:

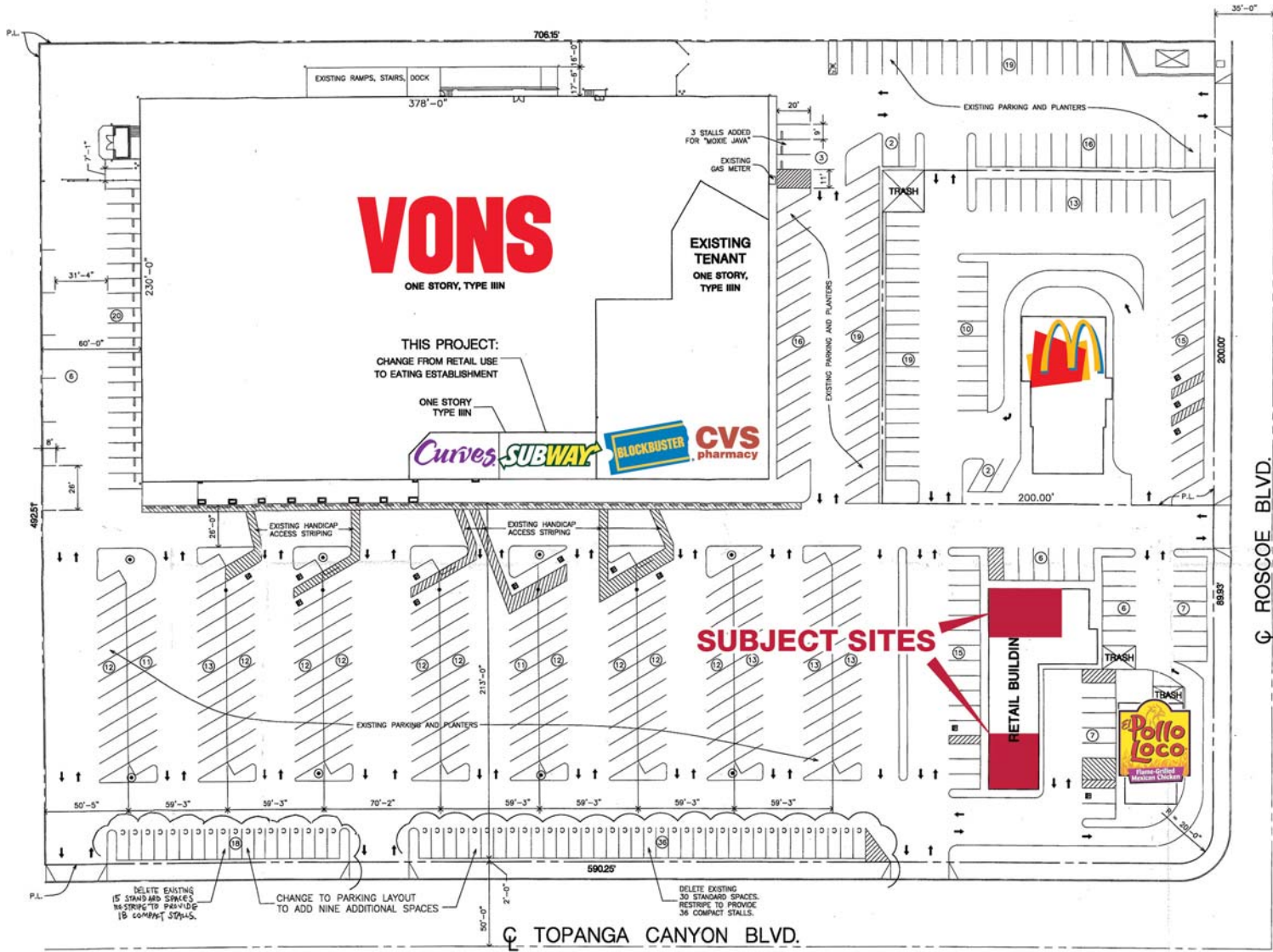
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SITE PLAN



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SCALE: 1" = 30'-0"

PARKING SUMMARY

TOTAL PARKING SPACES (ENTIRE SITE)	- 448
TOTAL ACCESSIBLE PARKING REQUIRED	- 101 - 150 5 REQUIRED
TOTAL VAN ACCESSIBLE REQUIRED	- 1 FOR 8 1 REQUIRED



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