



# 8378 TOPANGA CANYON BLVD

WEST HILLS | CALIFORNIA | 91356

**NAI**Capital  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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**LOCATED AT 8378 TOPANGA CANYON BOULEVARD IN WEST HILLS**, California, this multi-tenant neighborhood shopping center offers an exceptional opportunity to establish a presence in one of the San Fernando Valley's most active retail corridors. Positioned along highly trafficked Topanga Canyon Boulevard, the property benefits from outstanding visibility, strong street frontage, and significant daily vehicle exposure, providing businesses with excellent brand awareness and customer accessibility. The center is surrounded by a robust mix of national, regional, and local retailers, creating strong consumer draw and consistent traffic throughout the day. Its location within a densely populated residential trade area further supports a large and established customer base, with thousands of households located within a short drive of the property.

The shopping center features prominent monument and building signage opportunities, allowing tenants to maximize exposure to the substantial traffic flow along the corridor. Ample on-site parking accommodates customers and employees with ease, enhancing convenience and encouraging repeat visits. The combination of excellent visibility, strong demographics, abundant parking, and proximity to a wide range of complementary retail, dining, and service-oriented businesses makes this property an ideal destination for retailers, medical users, professional services, and other neighborhood-serving tenants seeking a strategic location in a highly desirable West Hills market.



**Building Size**  
21,867 SF



**Lot Size**  
55,757 SF



**Space Available**  
±1,400 Rentable SF



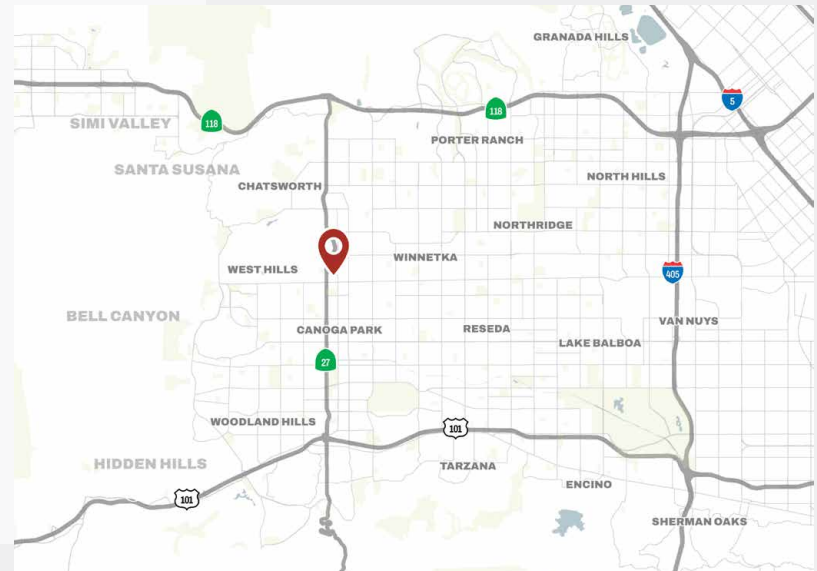
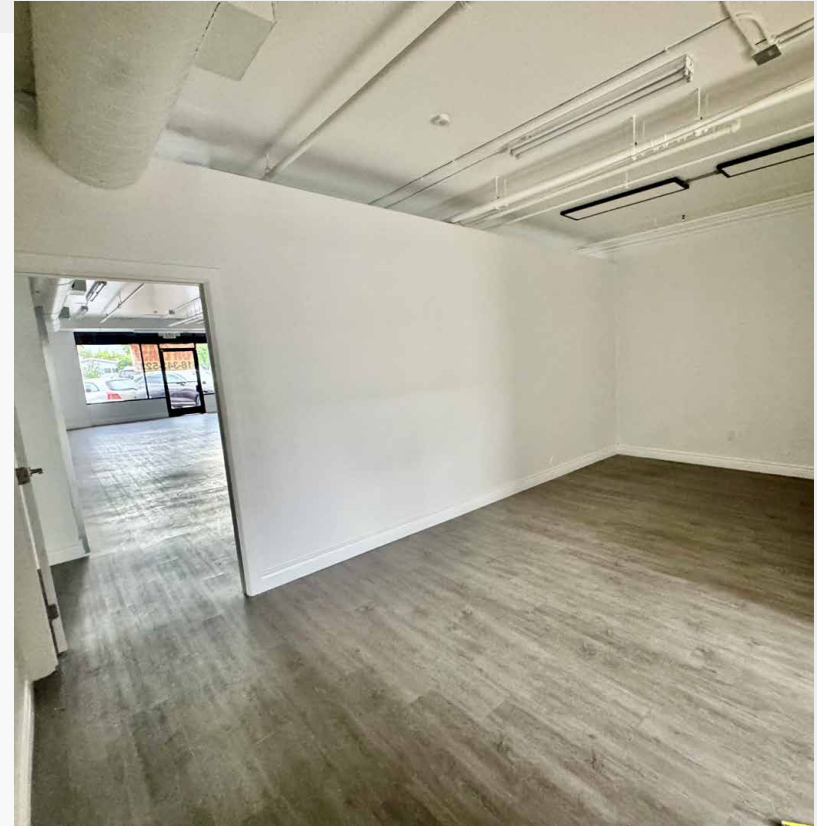
**Parking**  
Available On-Site

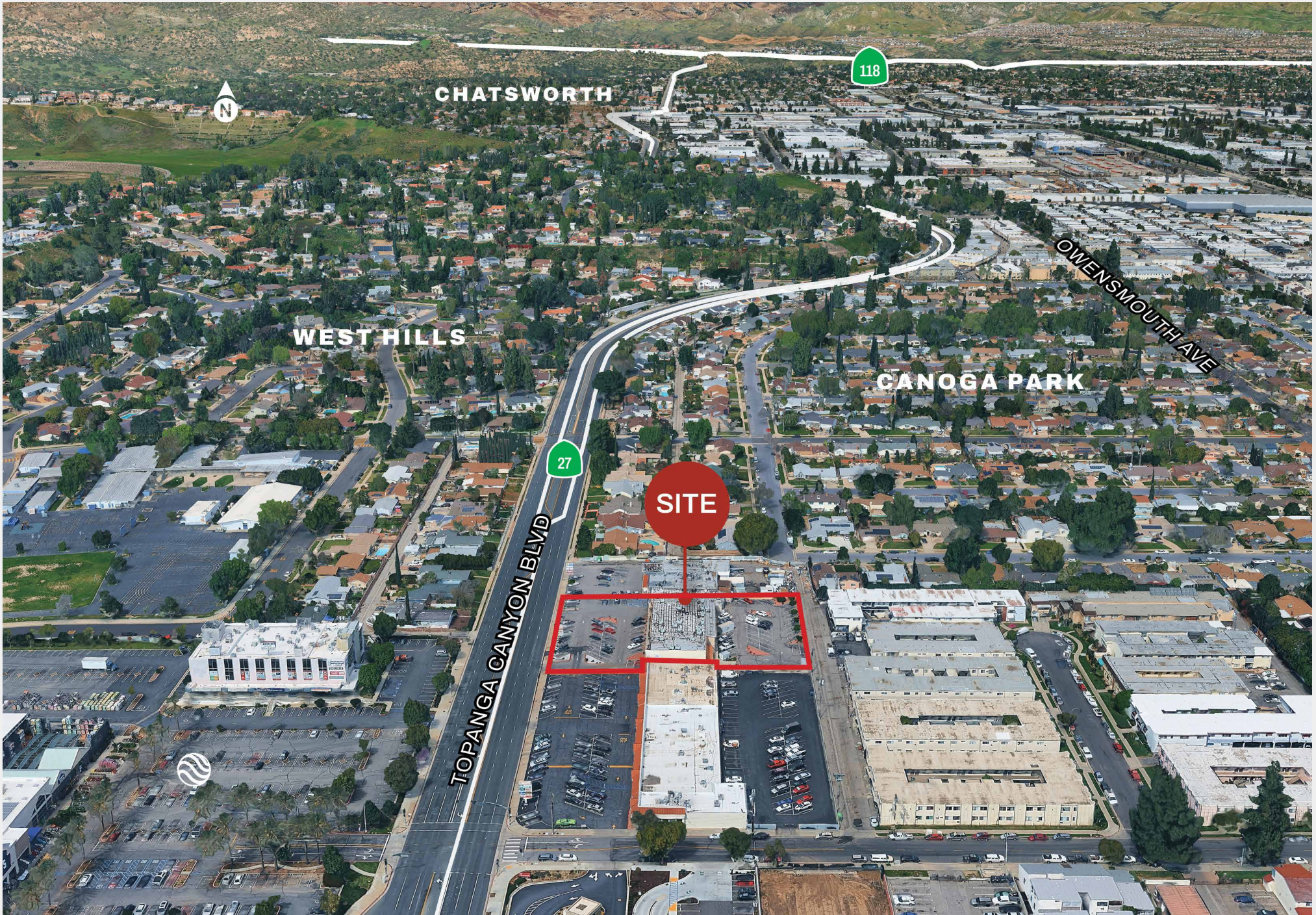


- ✓ Prime West Hills Retail Opportunity
- ✓ Outstanding Visibility on Topanga Canyon Boulevard
- ✓ High-Traffic San Fernando Valley Location
- ✓ Strong Demographics & Affluent Consumer Base
- ✓ Excellent Signage & Exposure with Monument Signage
- ✓ Ample Parking Available
- ✓ Established Neighborhood Shopping Center
- ✓ Serves One of the Valley's Strongest Retail Trade Areas
- ✓ Ideal for Retail, Medical, Office & Service Users
- ✓ Rare Leasing Opportunity in a High-Demand Market
- ✓ Plug & Play Layout

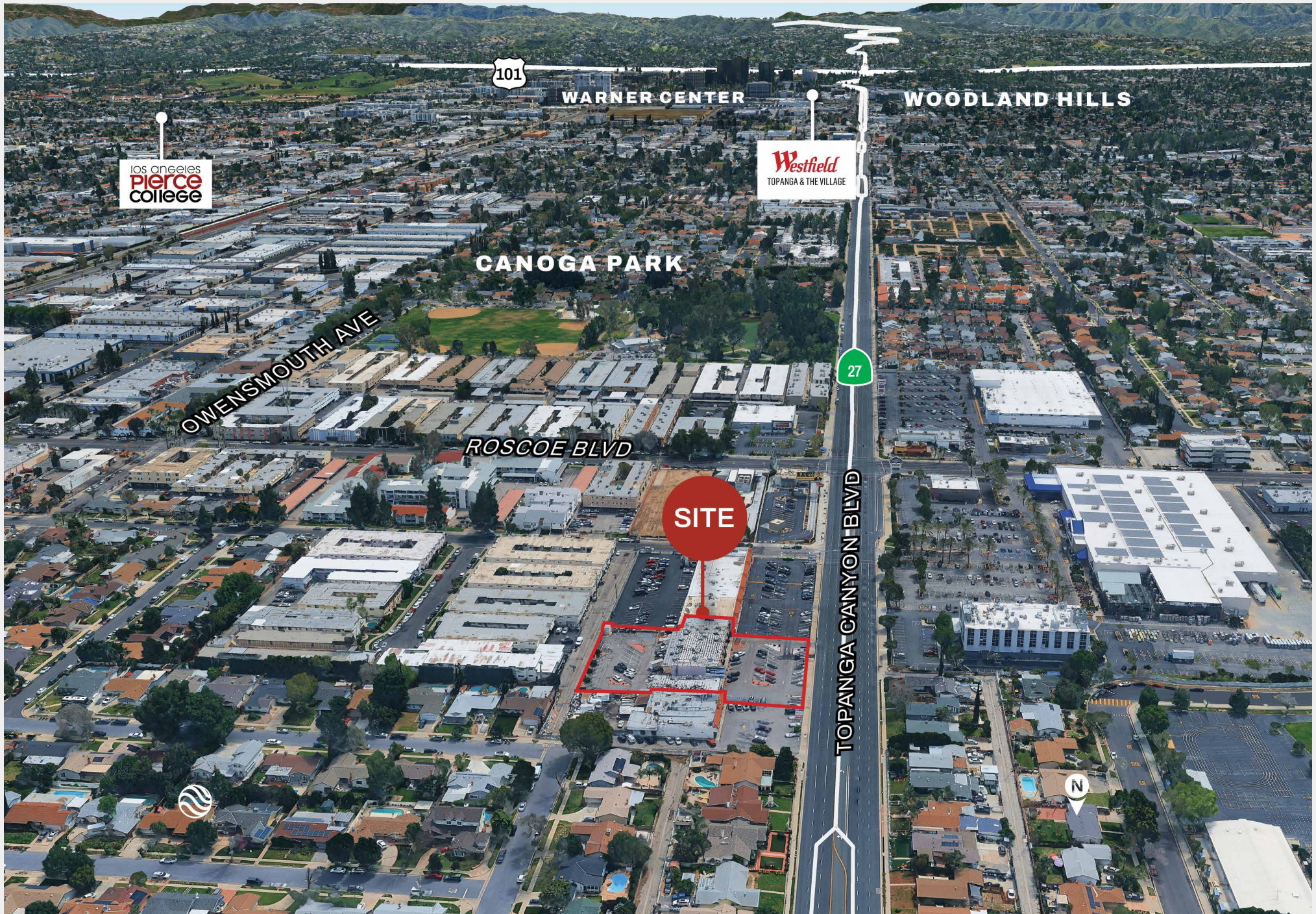
Situated in the heart of West Hills, one of the San Fernando Valley's most established and affluent communities, the subject property at 8378 Topanga Canyon Boulevard enjoys a premier location along one of the area's most heavily traveled commercial corridors. Topanga Canyon Boulevard serves as a major north-south thoroughfare connecting West Hills, Canoga Park, Woodland Hills, and Chatsworth, generating substantial daily traffic and providing exceptional visibility for businesses operating within the center. The property is strategically positioned amid a vibrant retail environment anchored by a diverse mix of national retailers, grocery stores, restaurants, medical offices, financial institutions, and neighborhood service providers, creating a strong synergistic shopping destination that attracts consumers from throughout the surrounding communities. Convenient access to the Ventura (US-101) Freeway and Ronald Reagan (SR-118) Freeway further enhances regional connectivity, allowing businesses to efficiently serve customers from across the western San Fernando Valley and beyond.

The surrounding trade area is characterized by dense residential neighborhoods, strong household incomes, and a well-established consumer base that supports sustained retail activity year-round. West Hills and the neighboring communities of Woodland Hills, Calabasas, Canoga Park, and Chatsworth are recognized for their stable population growth, highly educated workforce, and significant purchasing power, making the area particularly attractive for retailers, medical users, professional services, and other consumer-oriented businesses. Residents benefit from close proximity to major employment centers, leading educational institutions, healthcare facilities, and recreational destinations, creating consistent daytime and evening traffic patterns. Combined with excellent accessibility, prominent visibility, and a dynamic mix of complementary businesses, the subject property is ideally positioned to capitalize on one of the strongest retail trade areas in the western San Fernando Valley. The center's location within a high-income, densely populated market provides tenants with access to a large customer base, exceptional demographic fundamentals, and long-term growth potential, making it a highly desirable destination for businesses seeking to establish or expand their presence in a thriving Southern California retail corridor.













ECCLES ST

SITE

27

TOPANGA CANYON BLVD

Population	1 Mile	3 Miles	5 Miles
Total Population (2025)	28,635	185,622	409,596
Median Age	38.0	39.9	40.4
Median Age (Female)	38.7	40.9	41.4
Median Age (Male)	37.2	38.9	39.5

Household & Income	1 Mile	3 Miles	5 Miles
Total Households	9,774	65,502	146,916
Avg. Household Size	2.9	2.8	2.7
Avg. Household Income	\$120,329	\$134,355	\$148,121
Median Home Value	\$751,619	\$855,919	\$947,128

Education & Attainment	1 Mile	3 Miles	5 Miles
Adults Age 25+	19,886	133,523	294,734
Some College	3,330	23,308	50,900
Bachelor's Degree Only	3,928	31,868	79,538
Graduate Degree	1,646	16,740	43,039

Daytime Population	1 Mile	3 Miles	5 Miles
Total Businesses	1,632	11,656	26,980
Total Employees	14,702	109,307	208,989
Company Headquarters	60	364	716
Daytime Pop. Age 16+	22,949	163,444	330,334



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