

550-600 SF AVAILABLE FOR LEASE  
RETAIL & OFFICE OPPORTUNITY



Suite 103  
550 SF

Suite 206  
600 SF

Marcus & Millichap  
AGNEW | SERLING GROUP

24372 VANOWEN ST  
WEST HILLS, CA 91307

# Marcus & Millichap

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**HANNAH ZAGER**  
Associate Director Investments  
Direct: 818.212.2820  
hannah.zager@marcusmillichap.com  
License: CA 02140677

**RYAN ROTHSTEIN-SERLING**  
Managing Director Investments  
Direct: 818.212.2725  
ryan.serling@marcusmillichap.com  
License: CA 01920619

**MARTIN D. AGNEW**  
Senior Managing Director Investments  
Direct: 818.212.2744  
martin.agnew@marcusmillichap.com  
License: CA 01339034

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24372 VANOWEN STREET  
WEST HILLS, CA 91307

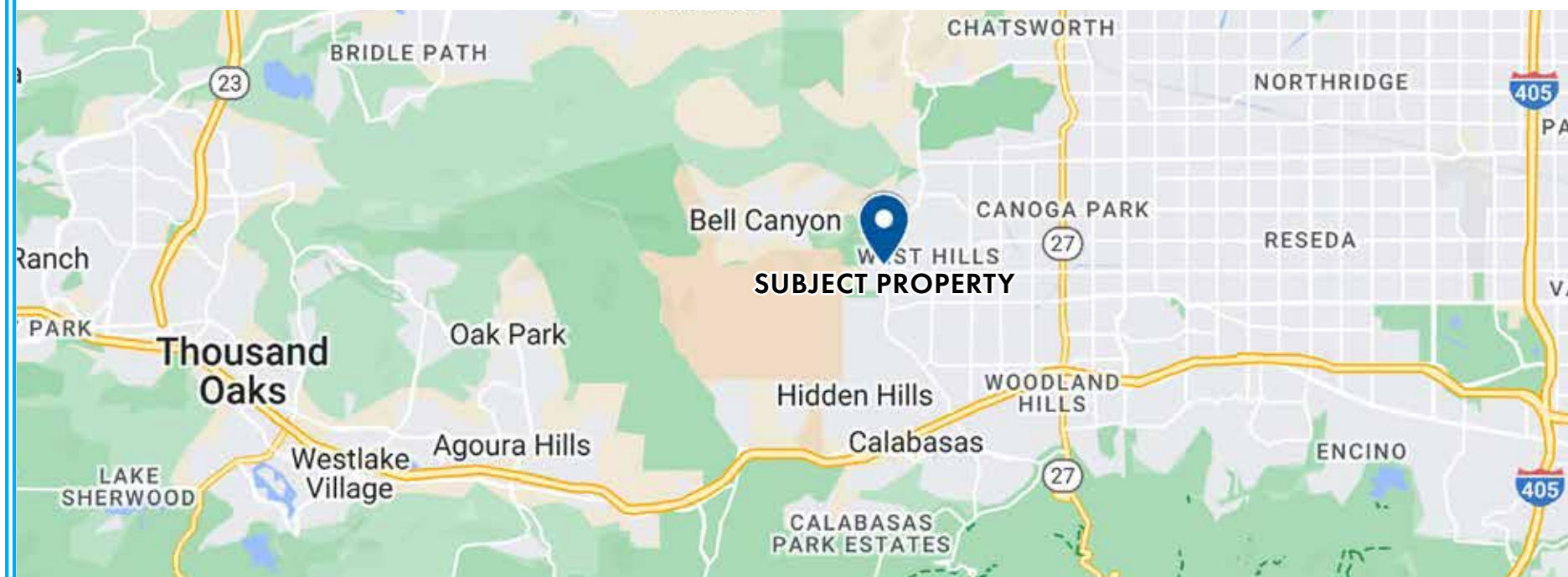
### LEASE OFFERING SUMMARY

#### SUITE 103 - RETAIL

Asking Rent	\$2.91/SF/Month
Total Monthly Rent	\$1,600
Available SF	550
Availability	Immediate
Lease Term	3-5 Years
Lease Type	Modified Gross

#### SUITE 206 - OFFICE

Asking Rent	\$2.20/SF/Month
Total Monthly Rent	\$1,320
Available SF	600
Availability	Immediate
Lease Term	3-5 Years
Lease Type	Modified Gross



### PROPERTY HIGHLIGHTS



**SUITE TYPE**  
General Office  
&  
Retail



**AMPLE PARKING**  
3.24/1,000 SF



**SIGNAGE AVAILABLE**  
Pylon & Building



**DISTANCE TO HOSPITAL**  
2.1 Miles to West Hills  
Hospital & Medical Center



**DENSE AFFLUENT DEMOGRAPHICS**  
235,911 Population  
\$140,101 Average  
Household Income  
within 5-Miles



**SIGNALIZED HARD CORNER WITH**  
~19,000 VPD  
Vanowen St &  
Valley Circle Blvd



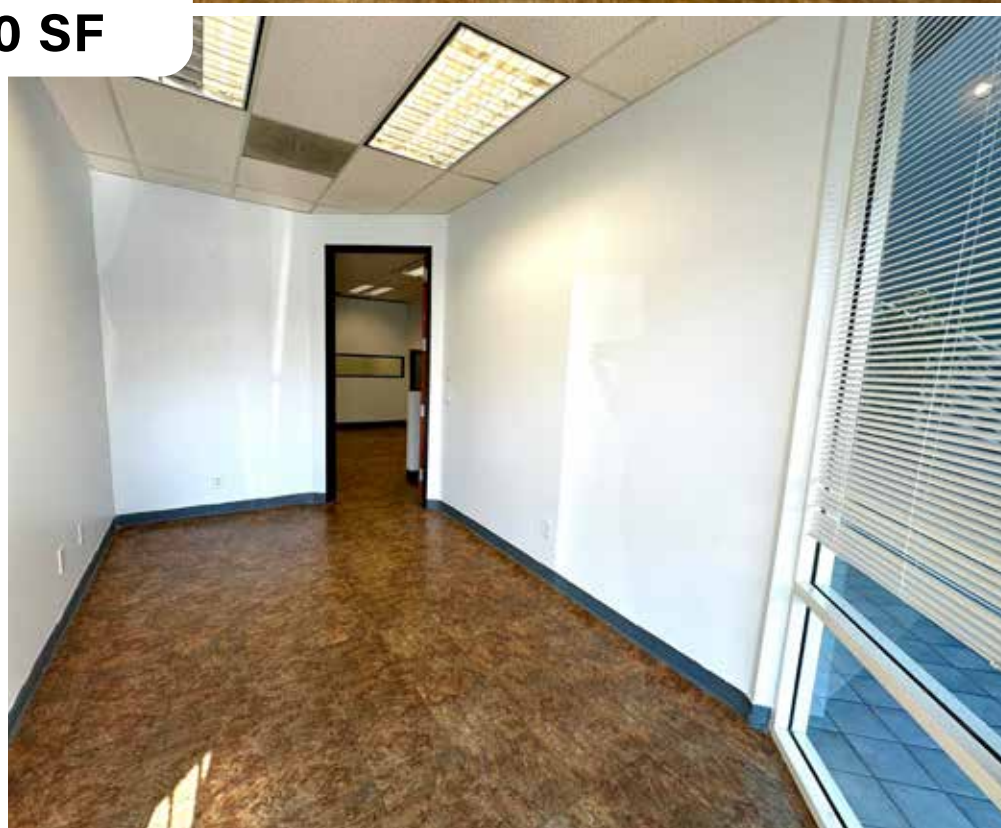
**SUITE 206**  
~600 SF



**SUITE 206**

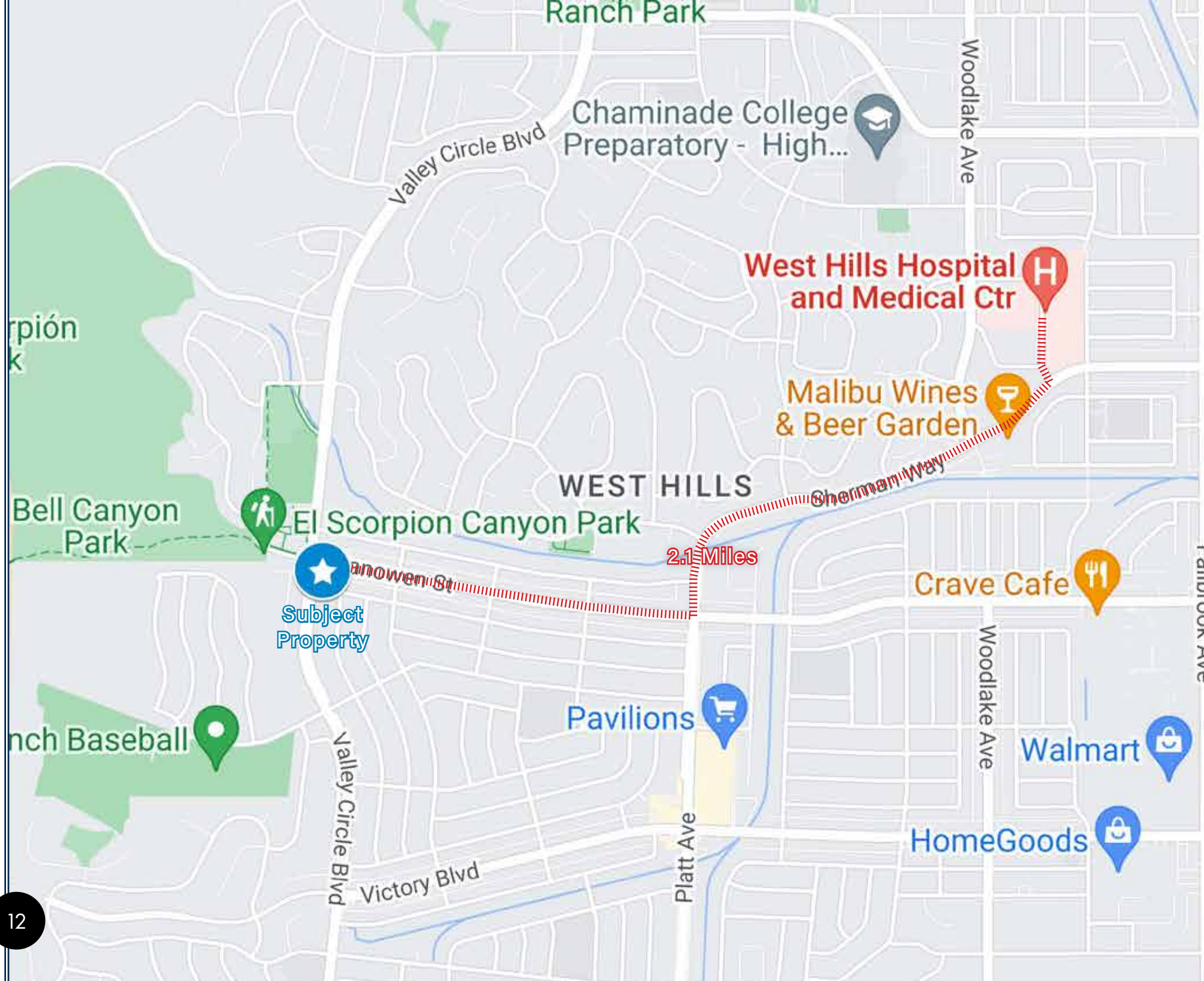


**SUITE 103**  
**550 SF**



**SUITE 103**





## WEST HILLS HOSPITAL & MEDICAL CENTER



West Hills Hospital & Medical Center, with a staff of 900 employees and Medical Staff of 450 offers compassionate and responsive care for the improvement of human life. Our expert physicians and clinicians, and every employee, strives each day to bring outstanding service to the bedside. Serving the West Valley for more than 50 years, West Hills Hospital brings "quality care, close to home."

Many of our services, including Orthopedic Surgery, Gastrointestinal Care and Critical are highly-ranked on a national scale. We provide a special place for women with our Women's Diagnostic Center. We are home to the renowned Grossman Burn Center. We house an expansive Emergency Department, now made more accessible 24/7 with the addition of a new helipad. This means a more efficient transport service for the region's burn patients and others who are critically injured.

West Hills Hospital is also an Advanced Stroke Center as designed by the Joint Commission and home to the first accredited Chest Pain Center in Los Angeles County.

# WEST HILLS DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2027 Projection</b>			
Total Population	11,538	80,794	241,104
<b>2022 Estimate</b>			
Total Population	11,385	79,409	235,911
<b>2010 Census</b>			
Total Population	11,195	77,078	225,970
<b>2000 Census</b>			
Total Population	11,238	74,246	212,088
<b>Daytime Population</b>			
2022 Estimate	7,809	84,955	262,802
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2027 Projection</b>			
Total Households	4,006	29,211	87,191
<b>2022 Estimate</b>			
Total Households	3,946	28,627	84,871
Average (Mean) Household Size	2.9	2.7	2.8
<b>2010 Census</b>			
Total Households	3,858	27,650	80,489
<b>2000 Census</b>			
Total Households	3,900	27,156	76,180
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2022 Estimate</b>			
\$200,000 or More	20.4%	20.1%	17.3%
\$150,000-\$199,999	16.0%	14.2%	10.7%
\$100,000-\$149,999	26.4%	23.0%	19.7%
\$75,000-\$99,999	13.2%	13.6%	13.4%
\$50,000-\$74,999	9.9%	11.2%	13.2%
\$35,000-\$49,999	4.5%	6.0%	8.1%
\$25,000-\$34,999	4.1%	4.2%	6.1%
\$15,000-\$24,999	2.7%	3.5%	5.3%
Under \$15,000	2.8%	4.2%	6.1%
Average Household Income	\$165,108	\$158,056	\$140,101
Median Household Income	\$120,723	\$113,857	\$95,578
Per Capita Income	\$57,268	\$57,136	\$50,569

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2022 Estimate Total Population	11,385	79,409	235,911
Under 20	20.4%	19.7%	21.0%
20 to 34 Years	14.6%	16.4%	20.1%
35 to 49 Years	16.6%	18.0%	19.8%
50 to 59 Years	17.9%	16.5%	14.4%
60 to 64 Years	8.0%	7.8%	6.8%
65 to 69 Years	6.5%	6.6%	5.8%
70 to 74 Years	5.6%	5.1%	4.3%
Age 75+	10.5%	9.9%	7.8%
Median Age	49.0	47.2	41.8
<b>Population by Gender</b>			
2022 Estimate Total Population	11,385	79,409	235,911
Male Population	48.8%	49.2%	49.6%
Female Population	51.2%	50.8%	50.4%
<b>Travel Time to Work</b>			
Average Travel Time to Work in Minutes	35.0	35.0	35.0



## POPULATION

In 2022, the population in your selected geography is 235,911. The population has changed by 11.2 percent since 2000. It is estimated that the population in your area will be 241,104 five years from now, which represents a change of 2.2 percent from the current year. The current population is 49.6 percent male and 50.4 percent female. The median age of the population in your area is 41.8, compared with the U.S. average, which is 38.6. The population density in your area is 3,003 people per square mile.



## HOUSEHOLDS

There are currently 84,871 households in your selected geography. The number of households has changed by 11.4 percent since 2000. It is estimated that the number of households in your area will be 87,191 five years from now, which represents a change of 2.7 percent from the current year. The average household size in your area is 2.8 people.



## EMPLOYMENT

In 2022, 116,665 people in your selected area were employed. The 2000 Census revealed that 73.8 percent of employees are in white-collar occupations in this geography, and 26.2 percent are in blue-collar occupations. In 2022, unemployment in this area was 6.0 percent. In 2000, the average time traveled to work was 25.7 minutes.



## HOUSING

The median housing value in your area was \$749,128 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 46,540 owner-occupied housing units and 29,639 renter-occupied housing units in your area. The median rent at the time was \$779.



## INCOME

In 2022, the median household income for your selected geography is \$95,578, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 63.4 percent since 2000. It is estimated that the median household income in your area will be \$109,550 five years from now, which represents a change of 14.6 percent from the current year.

The current year per capita income in your area is \$50,569, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$140,101, compared with the U.S. average, which is \$96,357.



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**HANNAH ZAGER**

Associate Director Investments  
Office 818.212.2820  
Hannah.Zager@marcusmillichap.com  
License: CA 02140677

**RYAN ROTHTEIN-SERLING**

Managing Director Investments  
Office 818.212.2725  
Ryan.Serling@marcusmillichap.com  
License: CA 01920619

**MARTIN D. AGNEW**

Senior Managing Director Investments  
Office 818.212.2744  
Martin.Agnew@marcusmillichap.com  
License: CA 01339034

