

**FOR LEASE | 760 - 2,415 SF**

Retail/Office/Medical



*Prime Warner Center Location*

21101 Victory Boulevard | Canoga Park, CA

 **Traffic Counts |  $\pm$  49,410 CPD**

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## *Property Highlights*

- High-Image Commercial Complex
- Potential Building Signage & Great Pylon Signage
- Ideal for Retail, Restaurant, Office and Medical
- Fully Renovated Complex
- Well Designed Layouts
- Floor to Ceiling and Wrap-Around Window Line
- Free Ample Parking

## *Location Highlights*

- Prime Warner Center Location
- Tremendous Visibility Along Victory Blvd ± **49,410 CPD**
- Excellent Access to Public Transportation & Metro Orange Line
- Close proximity to Westfield Topanga, The Village, Warner Center Corporate Park, Future LA Ram's training Center, Pierce College, West Valley Occupational Center, Restaurants, Fitness Facilities & Daycare Centers
- Strong Demographics
- Minutes from 101 Freeway OnRamp



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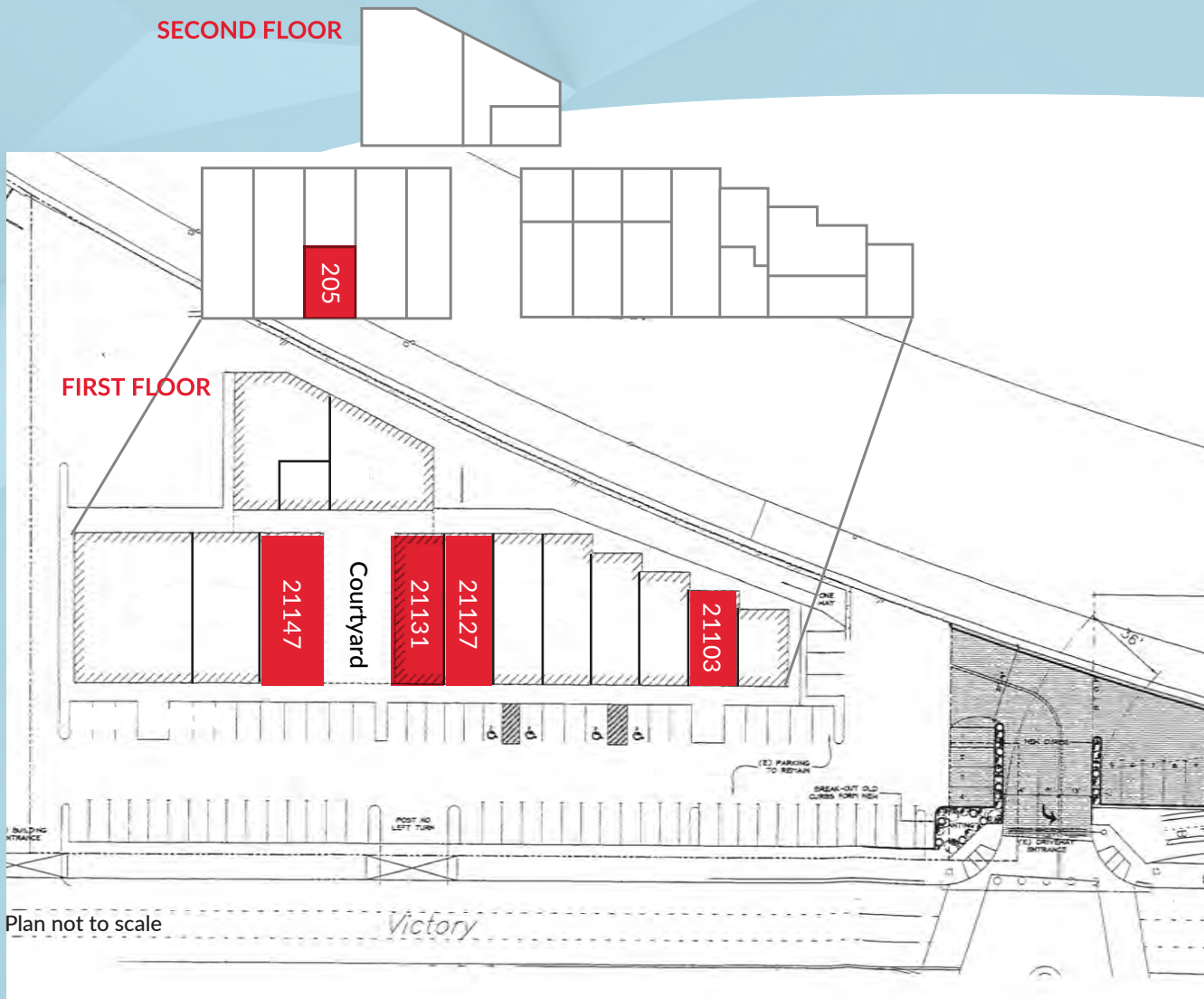
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## AVAILABLE UNITS

### FIRST FLOOR

| UNIT NUMBER | SIZE SF |
|-------------|---------|
| 21103       | 760     |
| 21127       | 1,215*  |
| 21131       | 1,200*  |
| 21147       | 1,200   |

*can be combined\**

### SECOND FLOOR

| UNIT NUMBER | SIZE SF |
|-------------|---------|
| 205         | 776     |

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## FIRST FLOOR FLOOR PLANS

21147



1,200 SF

21131



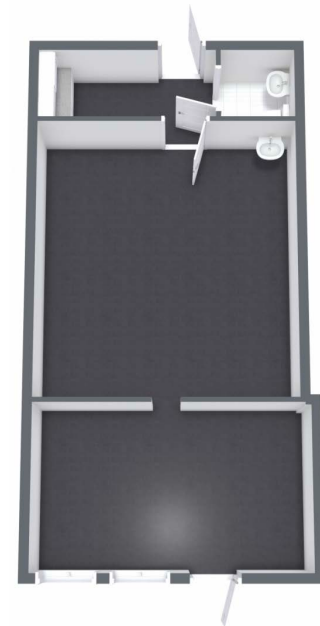
1,200 SF

21127



1,215 SF

21103



760 SF

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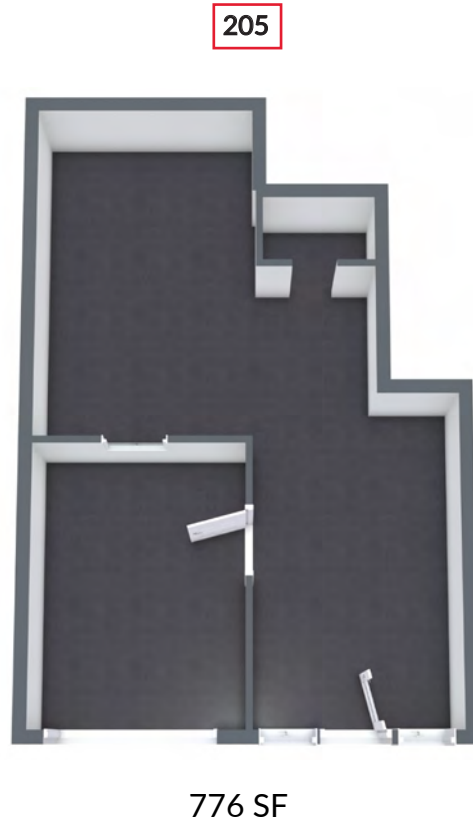
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## SECOND FLOOR FLOOR PLANS



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**Westfield**  
TOPANGA & THE VILLAGE

**Target** **NORDSTROM**

Neiman Marcus macy's

**COSTCO** **Crate & Barrel**

**REI** **co-op** **McDonald's**

**Total Wine & MORE**

**STAPLES**

**Westfield**  
PROMENADE 2035

**華信**

**P.F. CHANG'S**

**amc**

**corner bakery CAFE**

**Ralphs** **SPROUTS** **Farmers Market** **FedEx Office** **Print & Ship Services** **Starbucks** **CHIPOTLE** **MEXICAN GRILL** **Little Caesars** **Wendy's**

**DSW** **PETSMART**  
**BevMo!** **carter's**  
**ULTA** **BEAUTY** **BED BATH & BEYOND**

**BEST BUY**

**SUBJECT PROPERTY**

**NORDSTROM** **1 RACK**

**LA FITNESS** **CHIPOTLE** **MEXICAN GRILL**

**Hilton**

**THE HOME DEPOT**

**PIERCE** **COLLEGE**

**Marriott**

**WARNER CENTER CORPORATE PARK**

**Warner Center Park**

**Northrop Grumman Mission Systems**

**Kaiser Permanente Woodland Hills**

**ACCESS San Fernando Valley**

**Taft High School**

**Pierce College Library**

**Shepard Stadium**

**Canoga Park High School**

**Winnetka Bowl**

**Manoogian-Demird**

**Los Angeles River**

**Vanowen St**

**Vanowen St**

**Vanowen St**

**Vanowen St**

**Shoup Ave**

**Canoga Ave**

**Vanowen St**

**Mason Ave**

**Winnetka Ave**

**Victory Blvd**

**Victory Blvd**

**Victory Blvd**

**Canoga Ave**

**De Soto Ave**

**Winnetka Ave**

**W Oxnard St**

**WARNER CENTER**

**W Oxnard St**

**W Oxnard St**

**Burbank Blvd**

**Burbank Blvd**

**Burbank Blvd**

**Ventura Blvd**

**Ventura Blvd**

**Ventura Fwy**

**Ventura Blvd**

**Winnetka Ave**

**WOODLAND HILLS**

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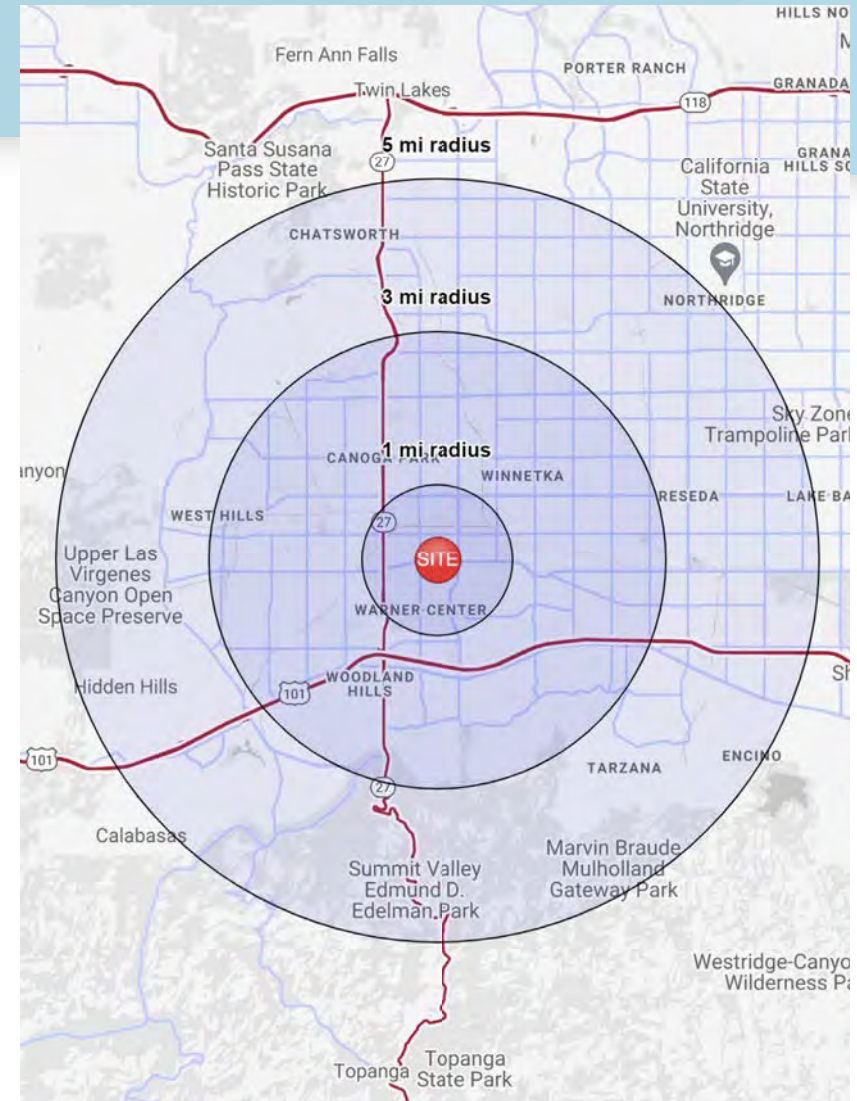
| POPULATION                  | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|--------|---------|---------|
| Estimated Population (2021) | 32,218 | 227,174 | 434,410 |
| Estimated Households        | 13,455 | 82,745  | 160,406 |



| HOUSEHOLD INCOME               | 1 MILE   | 3 MILES   | 5 MILES   |
|--------------------------------|----------|-----------|-----------|
| Estimated Avg HH Income (2021) | \$85,072 | \$113,714 | \$118,475 |
| Projected Avg HH Income (2026) | \$91,870 | \$133,182 | \$140,344 |
| Estimated Median HH Income     | \$73,322 | \$88,019  | \$90,231  |



| DAYTIME DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Businesses     | 3,337  | 14,056  | 28,575  |
| Daytime Population   | 44,671 | 116,318 | 241,513 |



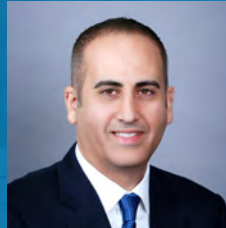
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