

Drive-Thru Available for Lease - Formerly Arby's

7011 Topanga Canyon Blvd., Canoga Park, CA 91303



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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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PROPERTY FEATURES

- Formerly operated as an Arby's restaurant
- Rear parking available
- Large signage

AREA AMENITIES

- ±40,000 vehicles per day on Topanga Canyon Boulevard
- Join neighboring retailers such as Big Lots, KFC, Bank of America, Citibank, Starbucks, Westfield Topanga and Village, and more
- Strong demographics with dense population
- Close proximity to Canoga Park High School with ±1,500 students



DEMOS	1 Mile	3 Mile	5 Mile
Population	44,060	217,566	405,387
Avg. HH Income	\$87,746	\$108,080	\$111,565
Daytime Pop	35,572	178,149	333,845
Traffic Count	± 41,126 cars per day		



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