

FOR LEASE | 776 - 2,415 SF

Retail/Office/Medical



Prime Warner Center Location

21101 Victory Boulevard | Canoga Park, CA

 **Traffic Counts | ± 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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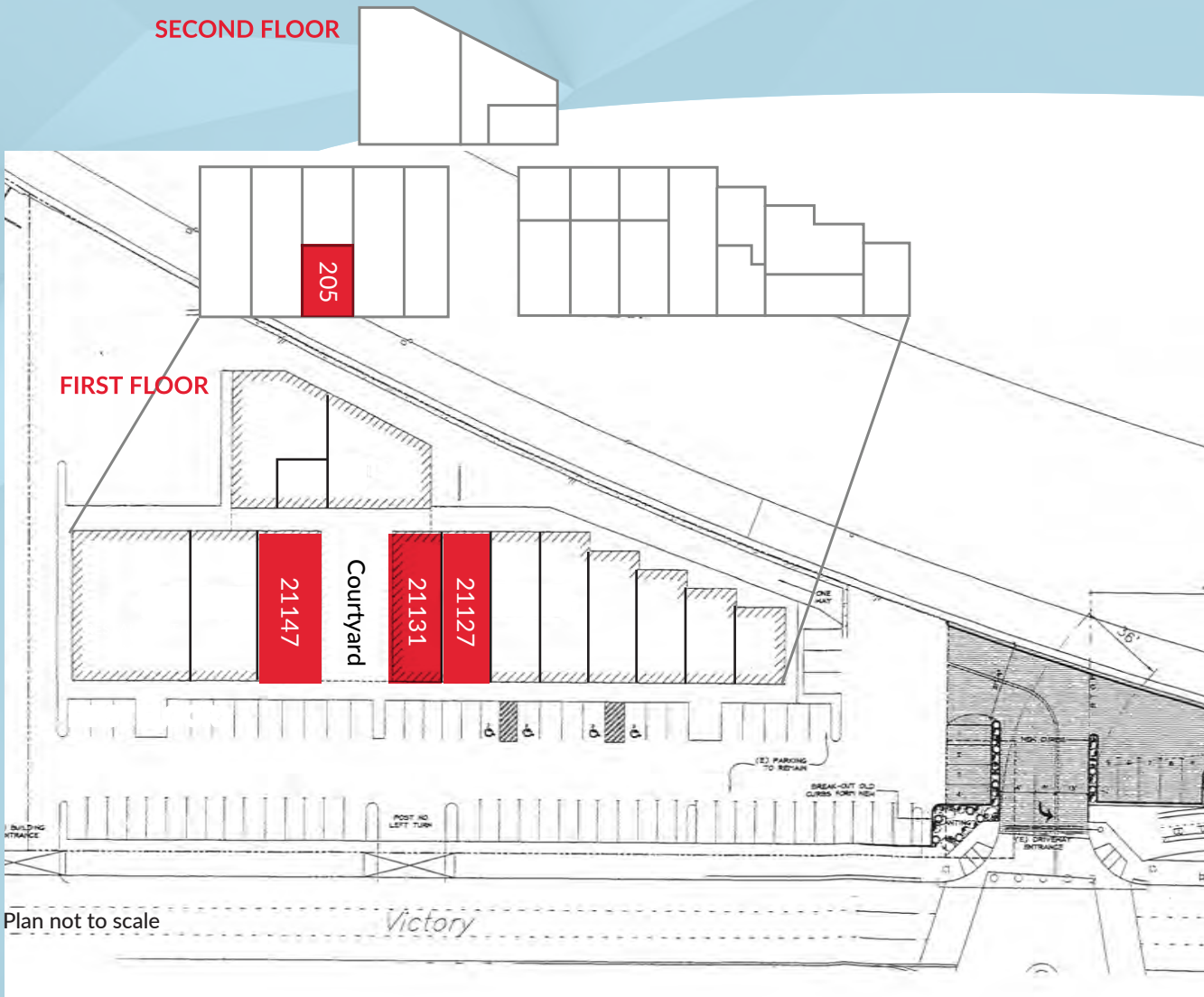
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AVAILABLE UNITS

FIRST FLOOR

UNIT NUMBER	SIZE SF
21127	1,215*
21131	1,200*
21147	1,200

SECOND FLOOR

UNIT NUMBER	SIZE SF
205	776

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FIRST FLOOR FLOORPLANS

21147



1,200 SF

21131



1,200 SF

21127



1,215 SF

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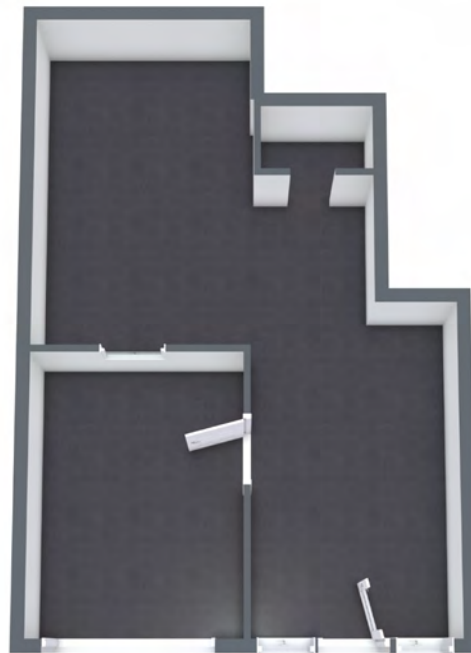
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SECOND FLOOR FLOORPLANS

205



776 SF

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Westfield
TOPANGA & THE VILLAGE

Target **NORDSTROM**

Neiman Marcus macy's

COSTCO WHOLESALE **Crate & Barrel**

REI CO-OP **McDonald's**

Total Wine & MORE

STAPLES

Westfield
PROMENADE 2035

P.F. CHANG'S

AMC

FEED THE DAY
corner bakery
CAFE

DSW DESIGNER SHOE WAREHOUSE **PETSMART**

BevMo! **carter's**

ULTA BEAUTY **BED BATH & BEYOND**

BEST BUY

SUBJECT PROPERTY

NORDSTROM **1 RACK**

LAIFITNESS **CHIPOTLE** MEXICAN GRILL

Hilton

THE HOME DEPOT

PIERCE COLLEGE

Marriott

WARNER CENTER CORPORATE PARK

Ralphs **SPROUTS** FARMERS MARKET **FedEx** Office Print & Ship Services **Starbucks** **CHIPOTLE** MEXICAN GRILL **Blue Bunch** **Walmart** **Walmart**



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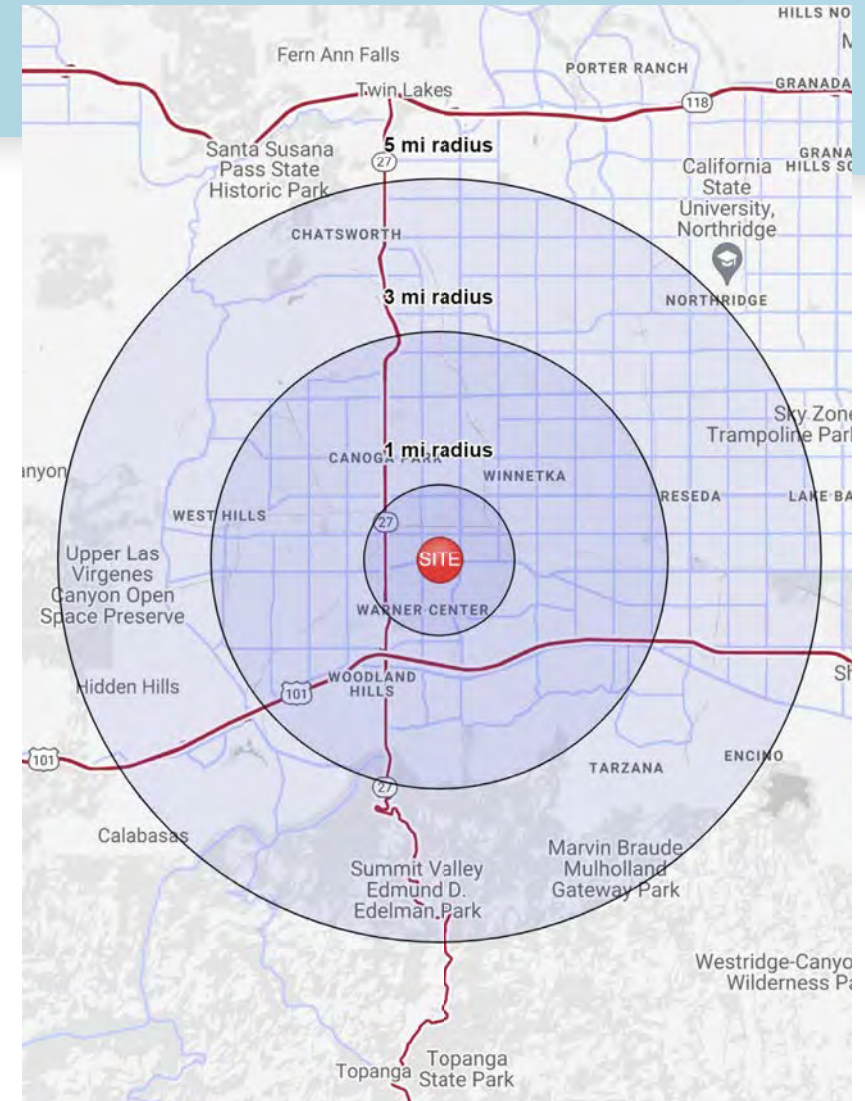
POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population (2021)	32,218	227,174	434,410
Estimated Households	13,455	82,745	160,406



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



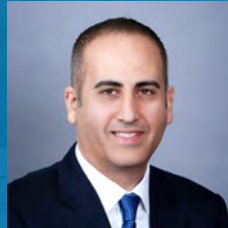
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