

# RALPHS / KOHL'S ANCHORED RETAIL

8325 Laurel Canyon Blvd, Sun Valley, 91351



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## PROPERTY FEATURES

- + ±1,100 - 3,200 SF available
- + Credit tenants throughout the entire center
- + Signalized intersection of Laurel Canyon Blvd and Roscoe Blvd
- + High traffic area with excellent visibility

## AREA AMENITIES

- + Population ± ¼ Million in the trade area
- + Household income of ± \$80,000
- + Traffic count of ±50,000 CPD
- + Adjacent to Hwy 5 & Hwy 170

DEMOS	1 mile	3 mile	5 mile
Population	26,263	245,172	706,555
Avg. HH Income	\$75,177	\$73,603	\$80,662
Daytime Population	6,953	68,553	209,025
Traffic Count	±50,000 CPD		

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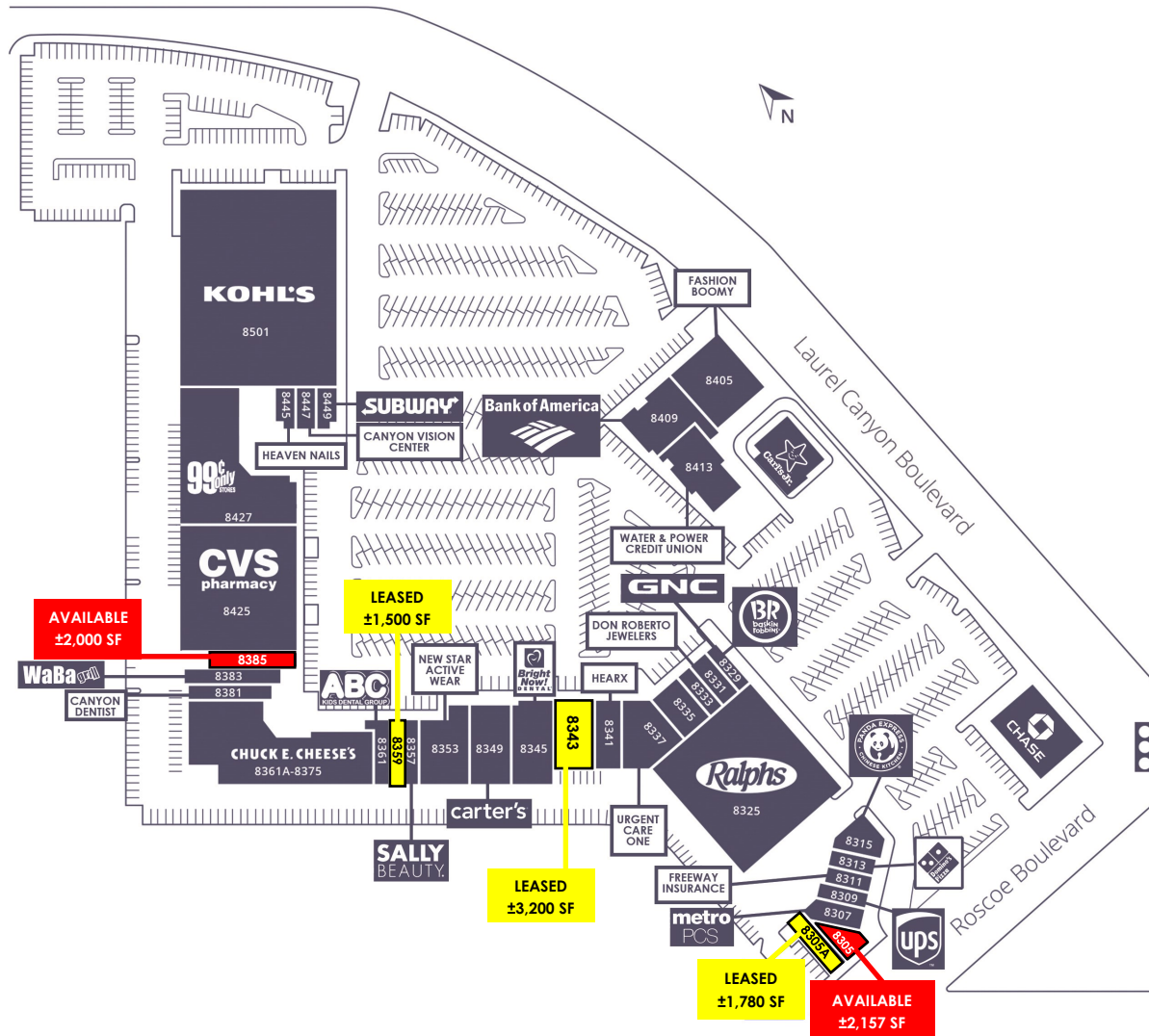
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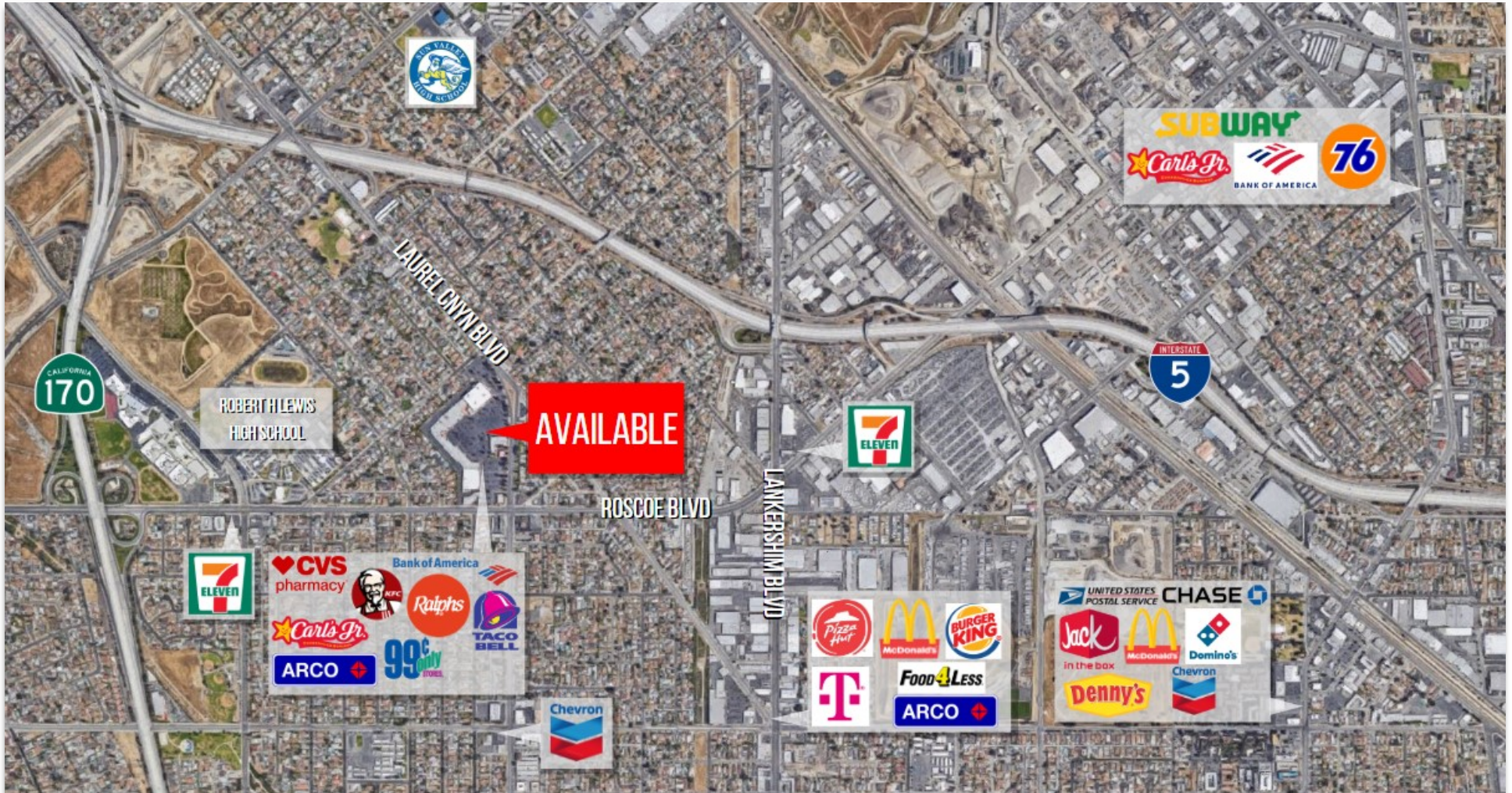
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