

FORMER PIZZA HUT IN WEST HILLS

23717 Victory Boulevard, West Hills, CA 91307



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PROPERTY FEATURES

- ±2,135 SF available
- Built out kitchen
- Large walk-in fridge
- Hoods in place
- Extremely large parking lot
- Has ingress/egress to McDonalds

AREA AMENITIES

- Located in the highly desirable Warner Center Submarket
- Parking: 43 surface spaces are available; ratio of 10.00/1,000 SF
- Commuter rail: 15 minute drive to Chatsworth Commuter Rail (Ventura County Line)
- Across the street from tenants such as: Pavillions, Rite Aid, and El Pollo Loco
- 3 minutes from El Camino Real Charter High School (3,523 students)
- 4 minutes from Chaminade High School (1,350 students)
- Over 6,000 high school students within 3 minutes



DEMOS	1 Mile	3 Mile	5 Mile
Population	16,600	120,634	268,570
Avg. HH Income	\$149,712	\$124,269	\$119,023
Daytime Pop	14,009	100,291	221,075
Buying Power	\$727.5 M	\$4.6 B	\$8.8 B
Traffic Count	± 14,311 cars per day		



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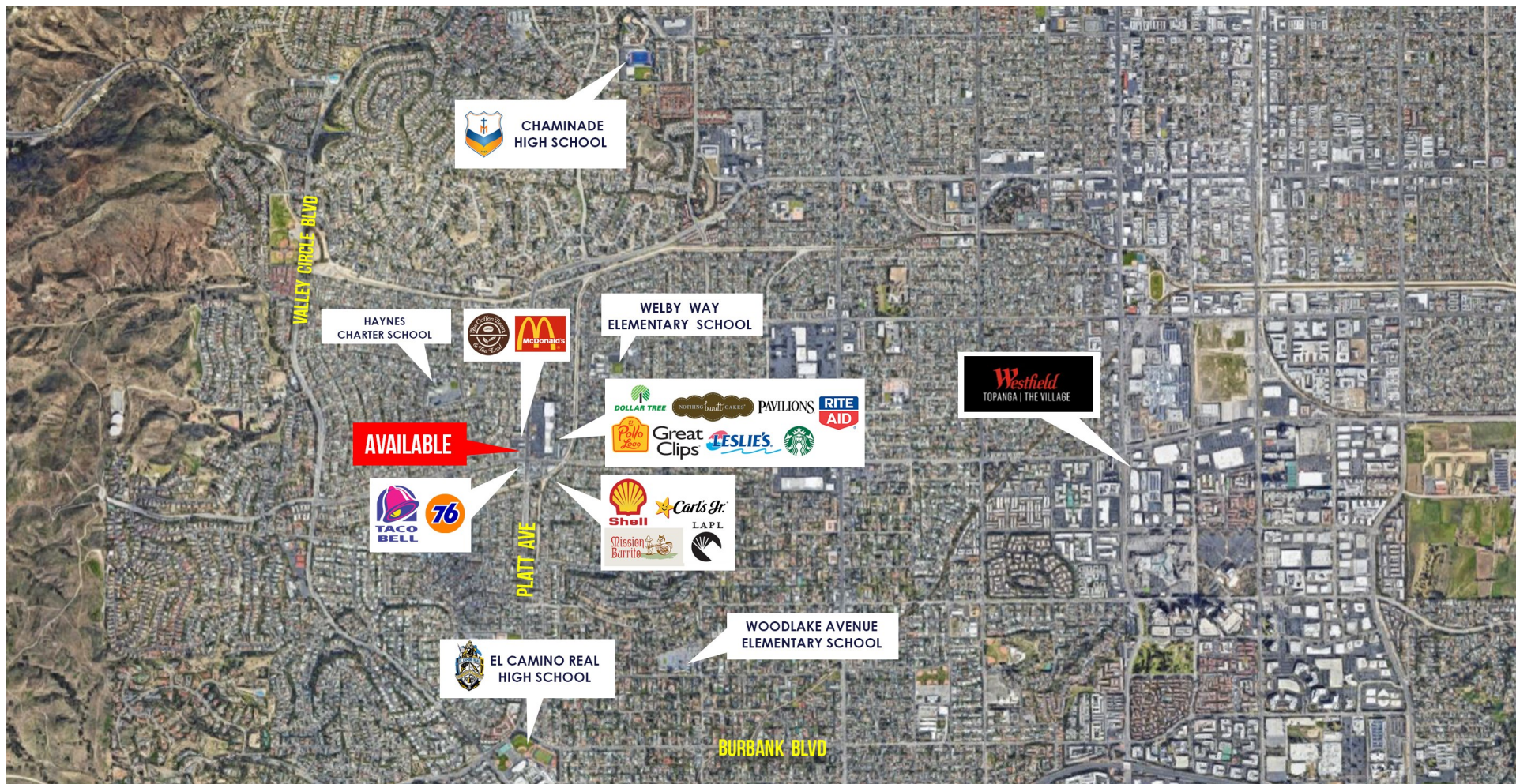


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