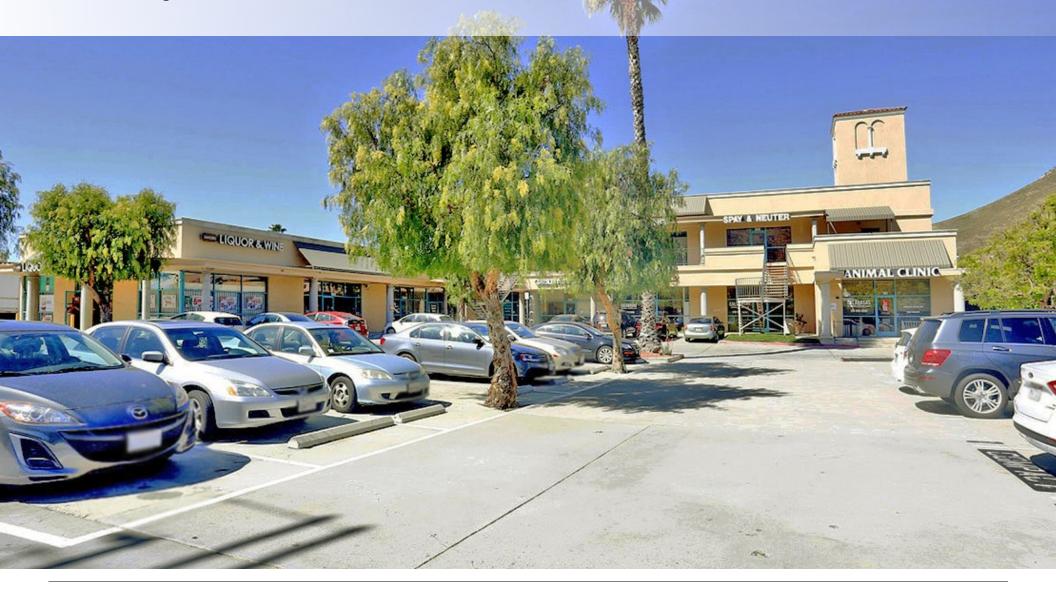
4945 Las Virgenes Rd., Calabasas, CA 91302





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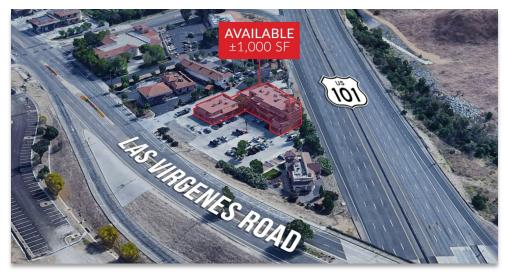
PROPERTY FEATURES

- ±1,000 SF available
- Second-floor office/retail space
- Highly visible from the 101 Freeway
- Freeway signage potentially available
- Great medical and professional neighbor synergy

AREA AMENITIES

- Situated just south of the 101 Freeway on Las Virgenes Road with over 200,000 cars per day
- Join neighboring retailers including Albertsons, McDonald's, Taco Bell, Starbucks, and many more

DEMOS	1 MILE	3 MILE	5 MILE
Population	4,092	22,758	87,271
Avg. HH Income	\$151,492	\$158,224	\$163,988
Daytime Pop	3,382	18,929	73,736
Traffic Count	± 192,666 cars per day (101 FWY)		
	± 33,530 cars per day (Las Virgenes Rd)		







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