

RETAIL FOR SALE



7043 Topanga Canyon Boulevard, Canoga Park 91303
(Two Blocks South of Sherman Way)

Price: \$2,250,000.00 (Cash/Cash to Loan)
Building: 6,000 +/- square feet (1963 built)
Land: 13,021 +/- square feet (100' x 130')
Parcel #: 2024-002-042
Zoning: C1-1VL & P-1VL (Retail Stores)



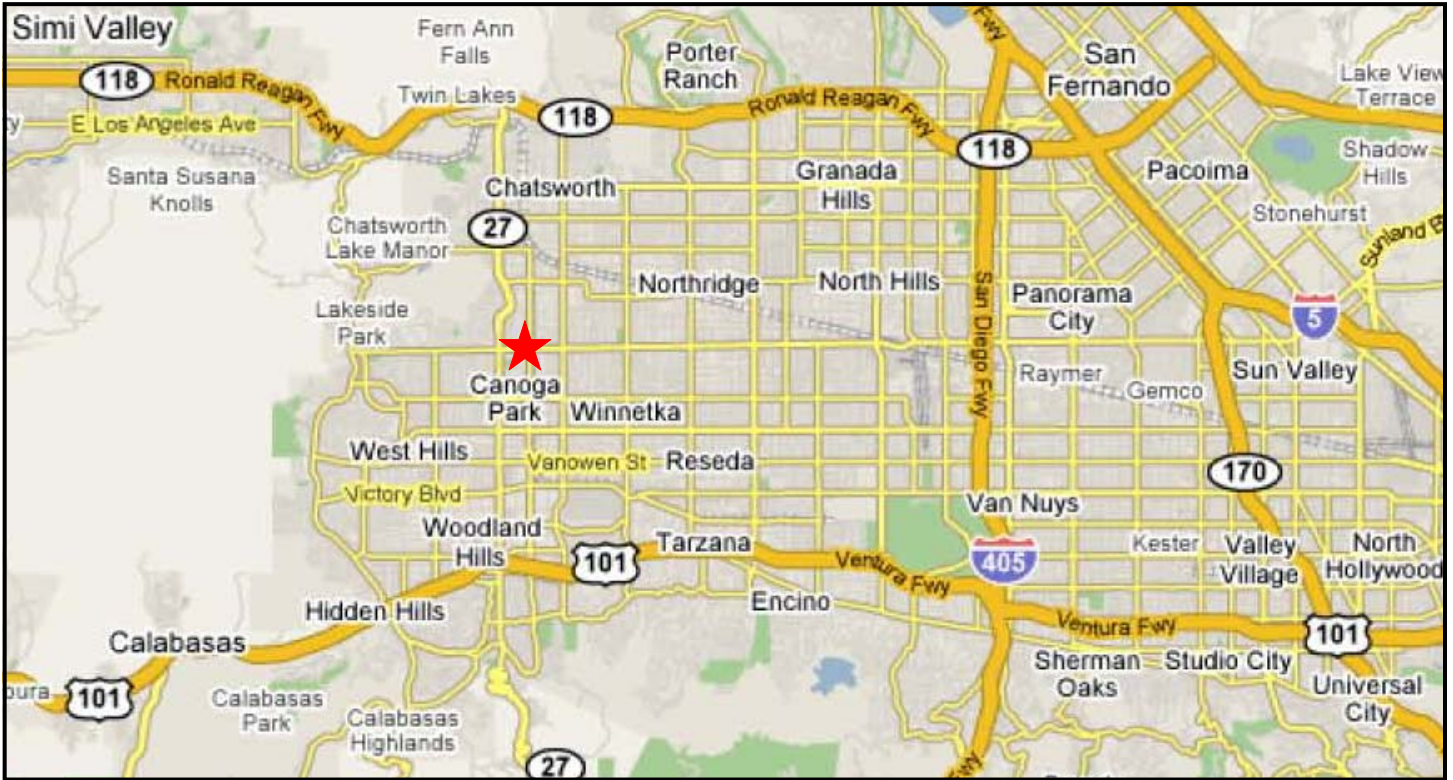
- ◆ Significant Upside Potential
- ◆ Suitable for User or Investor
- ◆ All Leases Short-term no options
- ◆ Close Proximity to Westfield Mall

For More Information Contact:

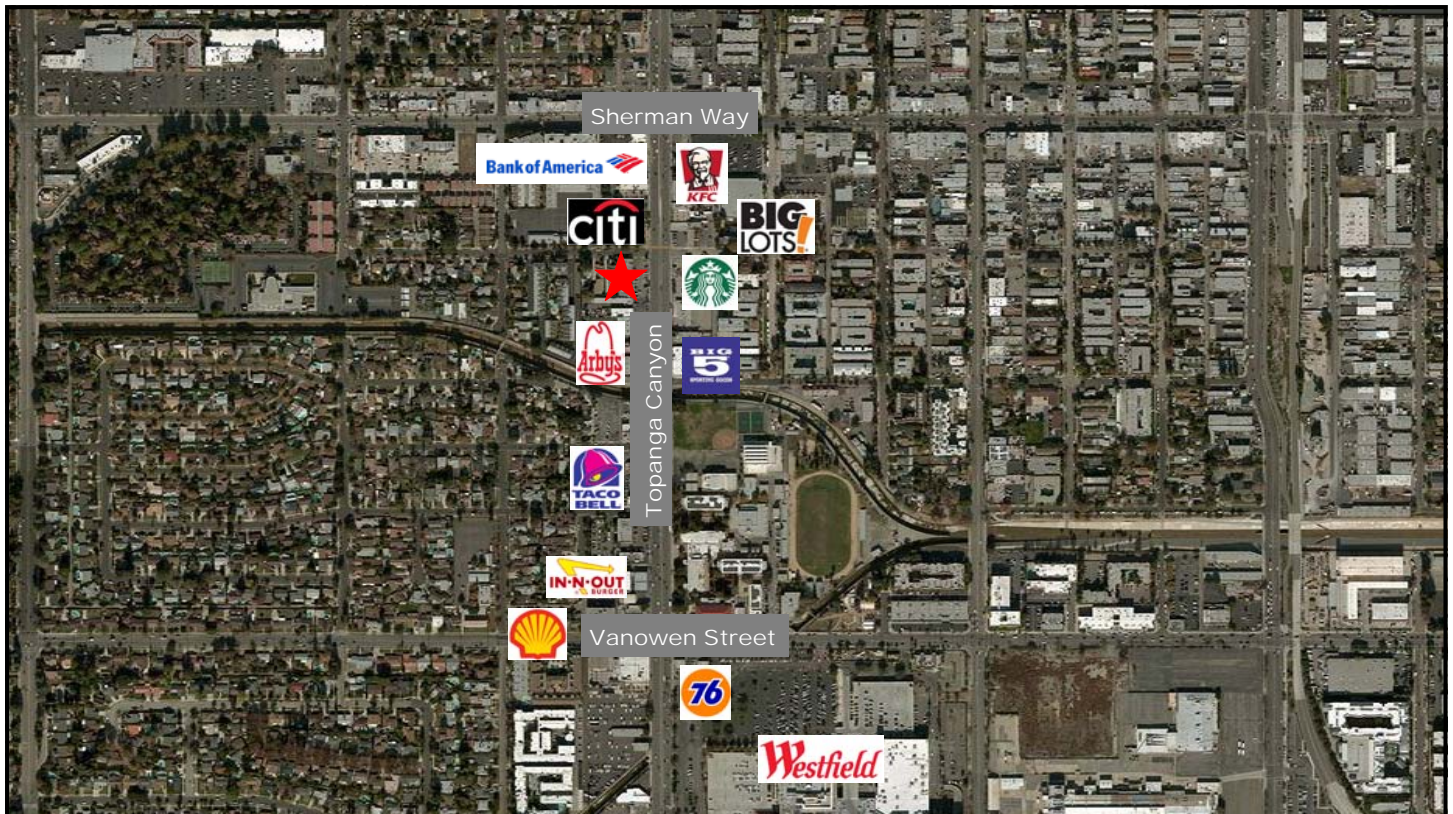
JON PALEY 818-225-1300

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COMMERCIAL REAL ESTATE

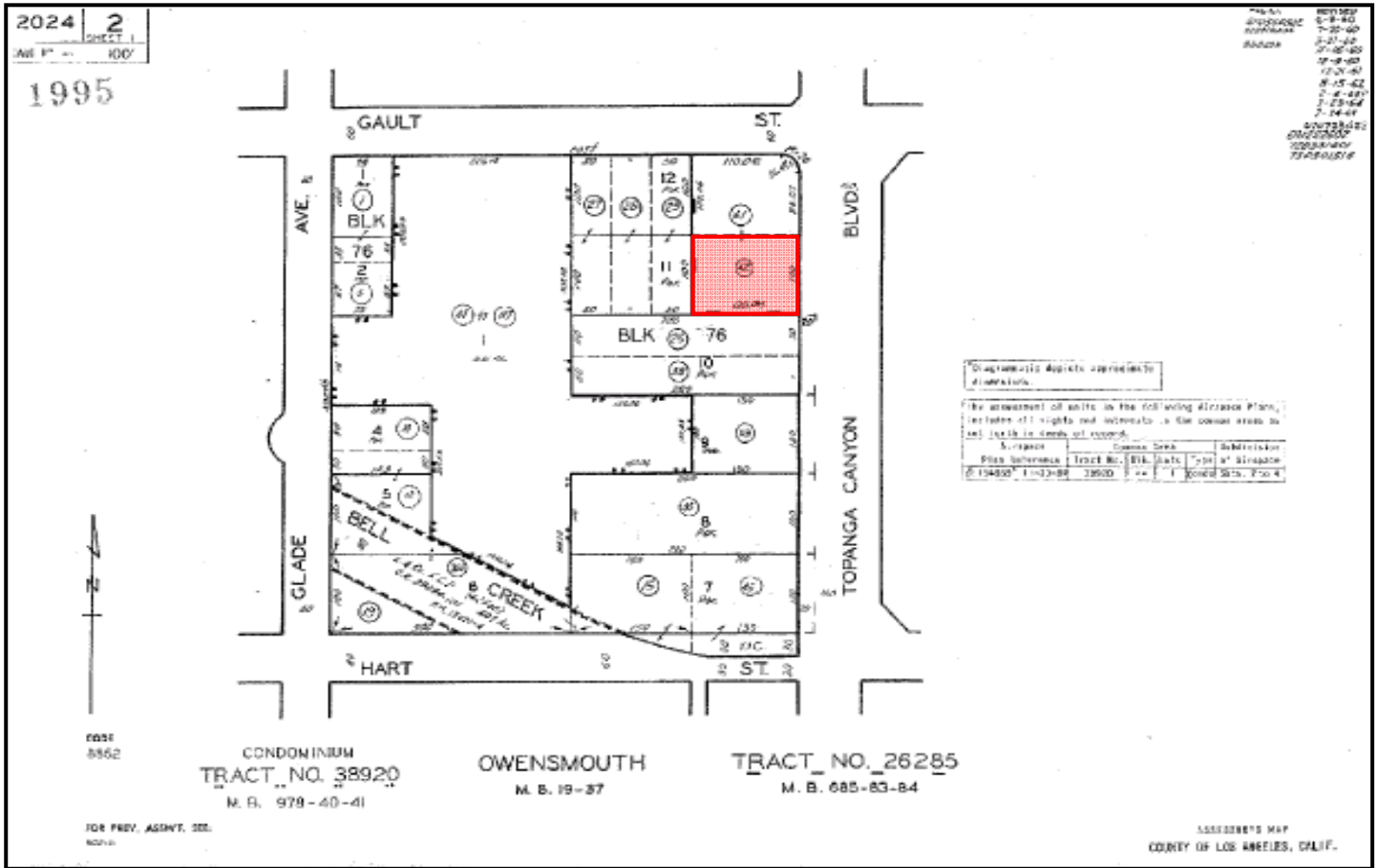
AREA MAP



AERIAL VIEW



PLAT MAP



RENT ROLL

Unit	Tenant	Sq Ft	Psf	Rent	Start	Expire
7041	USA Donuts	1,200	\$1.64 NNN	\$1,971	4/01/00	6/30/20
7041 A	SUDZ Laundromat	1,800	\$1.26 NNN	\$2,268	7/01/00	Mo-Mo
7043	PROJECTED	1,800	\$2.25 NNN	\$4,000	—	—
7045	Nail Salon	1,200	\$2.08 MG	\$2,500	6/01/03	Mo-Mo
—	TOTALS	6,000	\$1.81	\$10,739	—	—

DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population:			
2023 Projection	44,104	229,494	428,696
2018 Estimate	42,509	223,252	418,100
2010 Census	36,517	203,213	386,403
Growth 2018-2023	3.75%	2.80%	2.53%
Growth 2010-2018	16.41%	9.86%	8.20%
2018 Population Hispanic Origin	20,825	81,748	145,327
2018 Population by Race:			
White	31,728	165,374	315,926
Black	2,169	11,517	19,949
Am. Indian & Alaskan	627	2,398	4,261
Asian	6,375	34,843	60,858
Hawaiian & Pacific Island	100	482	870
Other	1,509	8,638	16,236
U.S. Armed Forces:	0	32	66
Households:			
2023 Projection	15,903	79,895	148,121
2018 Estimate	15,235	77,661	144,529
2010 Census	12,571	70,365	133,994
Growth 2018 - 2023	4.38%	2.88%	2.49%
Growth 2010 - 2018	21.19%	10.37%	7.86%
Owner Occupied	4,849	40,669	81,392
Renter Occupied	10,386	36,992	63,137
2018 Avg Household Income	\$74,575	\$94,178	\$98,142
2018 Med Household Income	\$57,304	\$72,001	\$73,662
2018 Households by Household Inc:			
<\$25,000	3,566	13,021	24,775
\$25,000 - \$50,000	3,248	14,519	25,891
\$50,000 - \$75,000	2,567	12,858	22,813
\$75,000 - \$100,000	2,035	10,164	18,759
\$100,000 - \$125,000	1,361	8,161	15,094
\$125,000 - \$150,000	785	5,679	10,085
\$150,000 - \$200,000	1,088	6,688	12,373
\$200,000+	585	6,573	14,740

