



COMMERCIAL
REAL ESTATE
the sign of a profitable property



RECENTLY REMODELED PRIME WARNER CENTER RETAIL BUILDING

6433-6437 Topanga Canyon Blvd., Woodland Hills, CA 91303



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5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

RETAIL & OFFICE SPACES
WOODLAND HILLS

EXCLUSIVELY LISTED BY

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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PROPERTY FEATURES

6433-6437 Topanga Canyon Blvd., Woodland Hills, CA 91303







APPROX. 1,200-2,400 SF

RETAIL AND OFFICE SPACES AVAILABLE

- ✓ Recently remodeled facade
- ✓ Approx. 1,200-2,400 SF available
- ✓ Highly visible rooftop signage
- ✓ On-site parking
- ✓ Includes 4 private rooms, 2 restrooms, kitchen/break area, and large open space

AREA AMENITIES

- ✓ One parcel northern of the intersection of Topanga Canyon and Victory Boulevard
- ✓ Directly across from Westfield Topanga & The Village
- ✓ Adjacent to a brand new Shake Shack
- ✓ Located in the Topanga District of the Warner Center 2035 Specific Plan, and a state enterprise zone
- ✓ Excellent traffic counts and daytime population

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	41,383	209,665	388,287
 Avg. HH Income	\$92,411	\$114,487	\$114,358
 Daytime Pop	33,667	172,670	320,850
 Traffic Count	± 65,794 CPD AT INTERSECTION		

RETAIL & OFFICE SPACES
WOODLAND HILLS

INTERIOR PHOTOS

6433-6437 Topanga Canyon Blvd., Woodland Hills, CA 91303





AVAILABLE

amazon
fresh

Crate & Barrel

COSTCO
WHOLESALE

NORDSTROM
rack

BEST
BUY

PETSMART

AT&T

ups

McDonald's

Staples

Starbucks

CHIPOTLE
MEXICAN GRILL

Bath & Body Works

THE
HOME
DEPOT

Sleep

CHIPOTLE
MEXICAN GRILL

THE
HOME
DEPOT

SUBWAY

BEST
BUY

Staples

Ralphs

IN-N-OUT
BURGER

Starbucks

citi

petco

NORDSTROM
rack

Neiman Marcus

CHASE

AT&T

KAISER
PERMANENTE

CVS
pharmacy

target

99c
only
STORES

ups

PETSMART

Pollo
Loco

McDonald's

amazon
fresh

TRADER JOE'S

AERIAL MAP

YOUR SIGN
HERE



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