



AVAILABLE **illi**
COMMERCIAL
REAL ESTATE

RESTAURANT SPACE IN FREESTANDING PAD BUILDING AVAILABLE

7138 Shoup Ave, West Hills, CA 91307



AUSTIN HARRELL
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5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

RESTAURANT SPACE
WEST HILLS, CA

EXCLUSIVELY LISTED BY

AUSTIN HARRELL

SENIOR ASSOCIATE

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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

7138 Shoup Ave, West Hills, CA 91307







APPROX. 3,700 SF

SECOND GEN RESTAURANT SPACE AVAILABLE

- ✓ Located on a freestanding pad building
- ✓ Space is currently occupied, please do not disturb existing tenant
- ✓ This is a unique opportunity to lease a freestanding building with excellent visibility on a major intersection in the San Fernando Valley, near the Warner Center
- ✓ The property has been leased for restaurant use for decades, making this property an ideal fit for restaurateur seeking a high visibility or flagship location
- ✓ Includes hood/ventilation, built out kitchen, potential for patio seating, and updated infrastructure
- ✓ The property features numerous interior & exterior improvements and is located in a 100% leased shopping center

AREA AMENITIES

- ✓ High visibility location on a hard corner in the San Fernando Valley
- ✓ Population over 370K within 5 miles
- ✓ Avg Household Income over \$129K within 5 miles
- ✓ Median Home Value over \$814K within 2 miles
- ✓ Located across the street from Ralph's Grocery Store, Arco Gas Station and Crunch Fitness

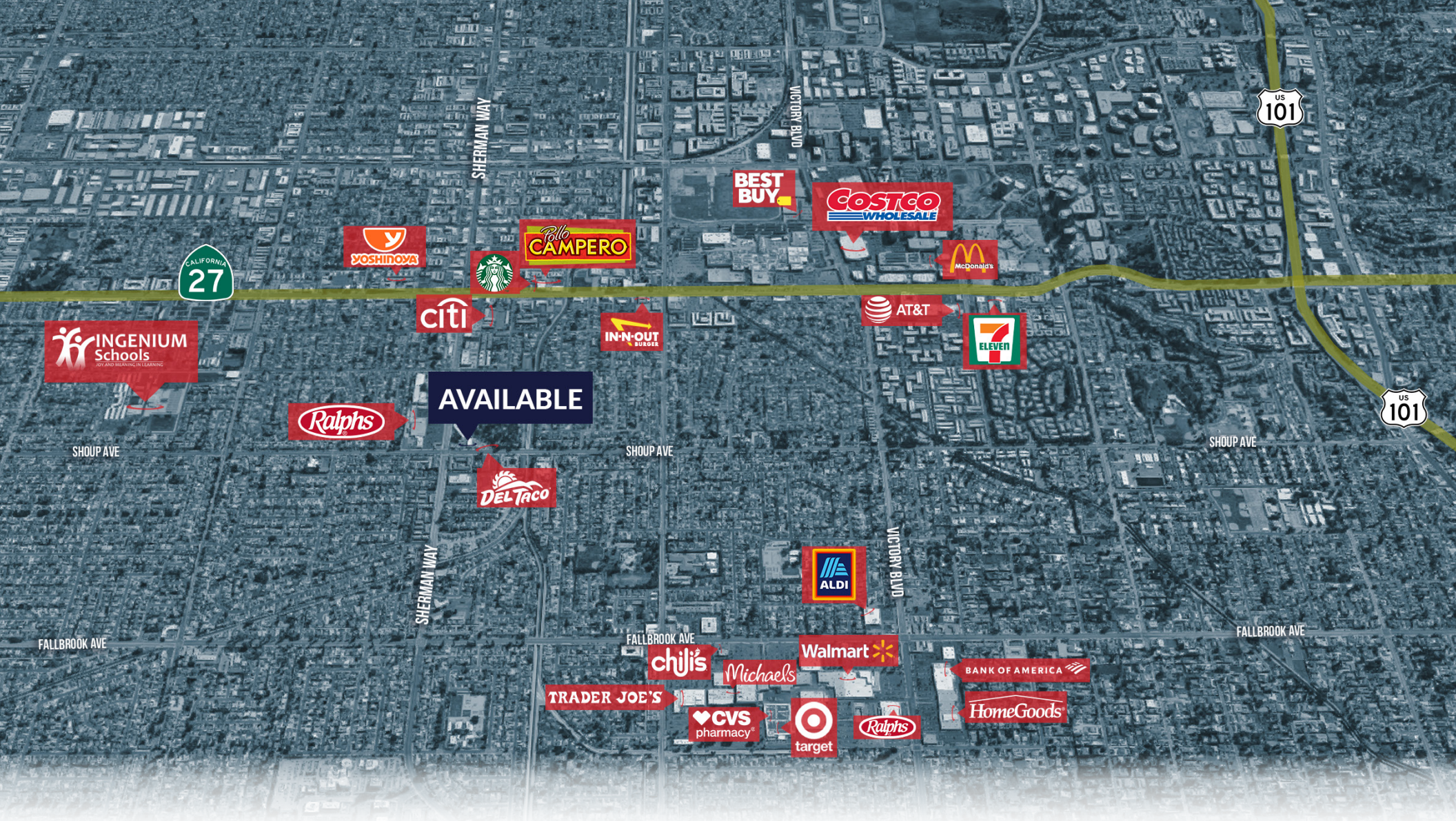
— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	28,614	202,979	377,637
 Avg. HH Income	\$107,879	\$115,654	\$118,621
 Daytime Pop	28,167	202,709	372,068
 Traffic Count	± 51,887 CPD ON SHOUP AVE & SHERMAN WAY		

SITE PLAN

7138 Shoup Ave, West Hills, CA 91307



Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.




AVAILABLE



AERIAL MAP



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