

FOR LEASE

HAYES CENTER

7606 FALLBROOK AVENUE | WEST HILLS, CA 91304



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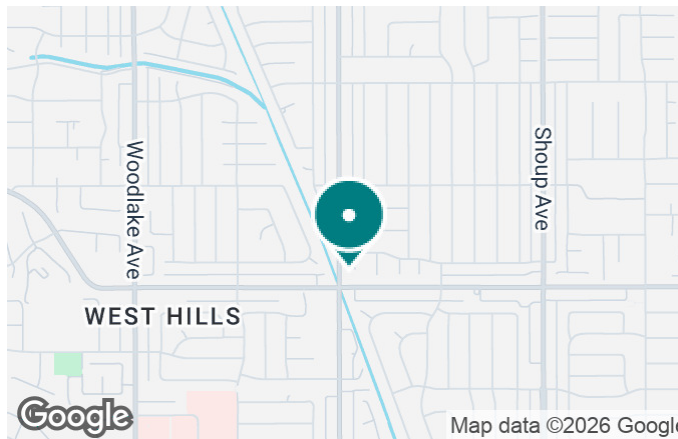
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CBM1
LEASING
BROKERAGE
INVESTMENTS

FEATURES & AMENITIES

HAYES CENTER | 7606 FALLBROOK AVENUE, WEST HILLS, CA 91304

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FEATURES & AMENITIES

- Approx. 1200 SF Available
- Onsite Parking Available
- Pole Sign Available
- 2 Driveways
- Great Window Frontage
- Well Maintained
- Near 101 Freeway
- Great Area Demographics
- Traffic Counts 23,372 Cars Per Day

EXCLUSIVELY REPRESENTED BY

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NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,357	64,447	121,934
Total Population	21,590	181,858	349,007
Average HH Income	\$153,080	\$125,104	\$137,168

PROPERTY SUMMARY

HAYES CENTER | 7606 FALLBROOK AVENUE, WEST HILLS, CA 91304

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PROPERTY HIGHLIGHTS

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- Onsite Parking Available
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OFFERING SUMMARY

Lease Rate:	\$2.50 SF/month (NNN)
Available SF:	1,200 SF
Lot Size:	28,472 SF
Building Size:	11,997 SF

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ADDITIONAL PHOTOS

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DAVID GUARDADO

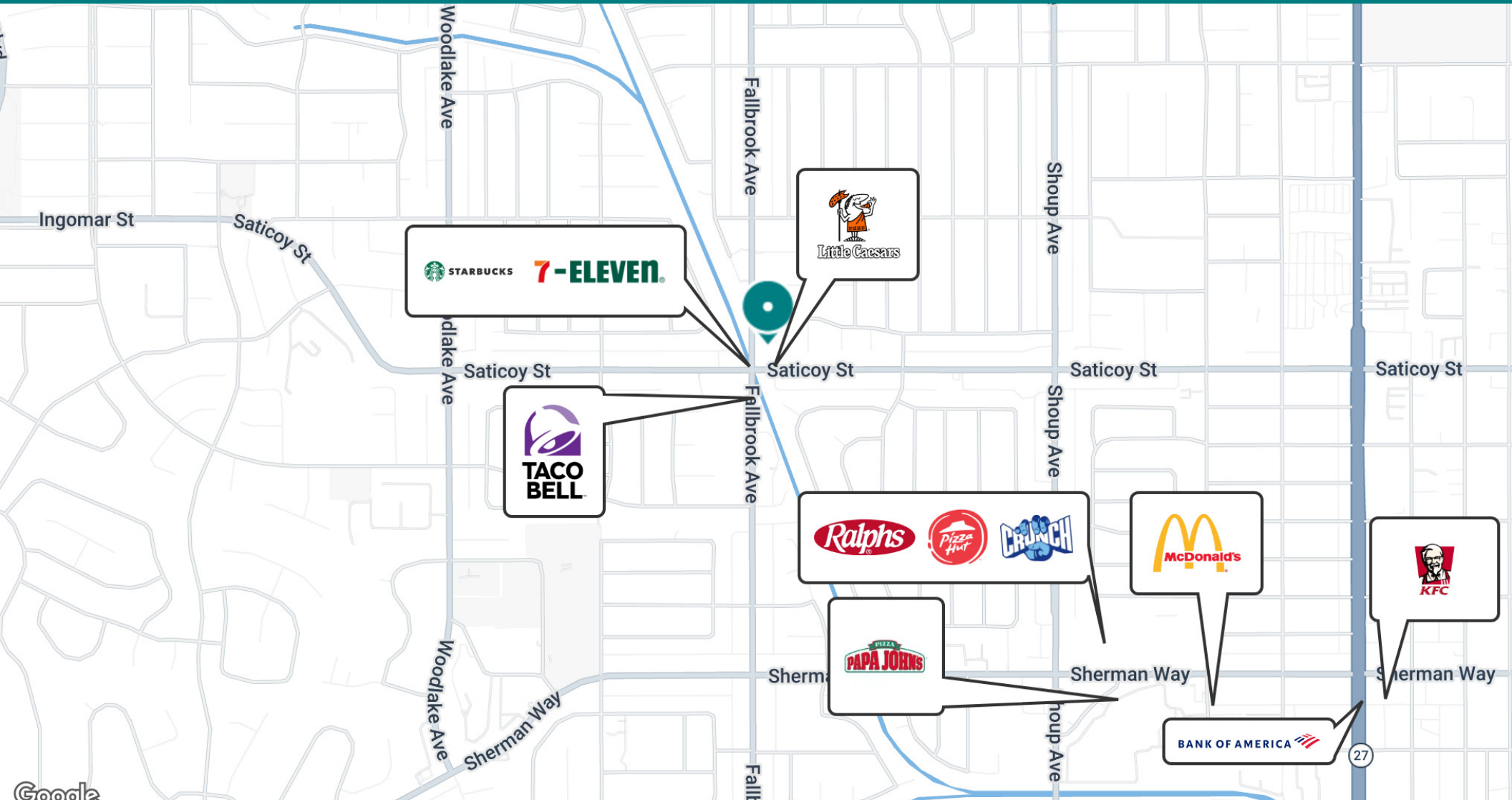
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RETAILER MAP

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DEMOGRAPHICS MAP & REPORT

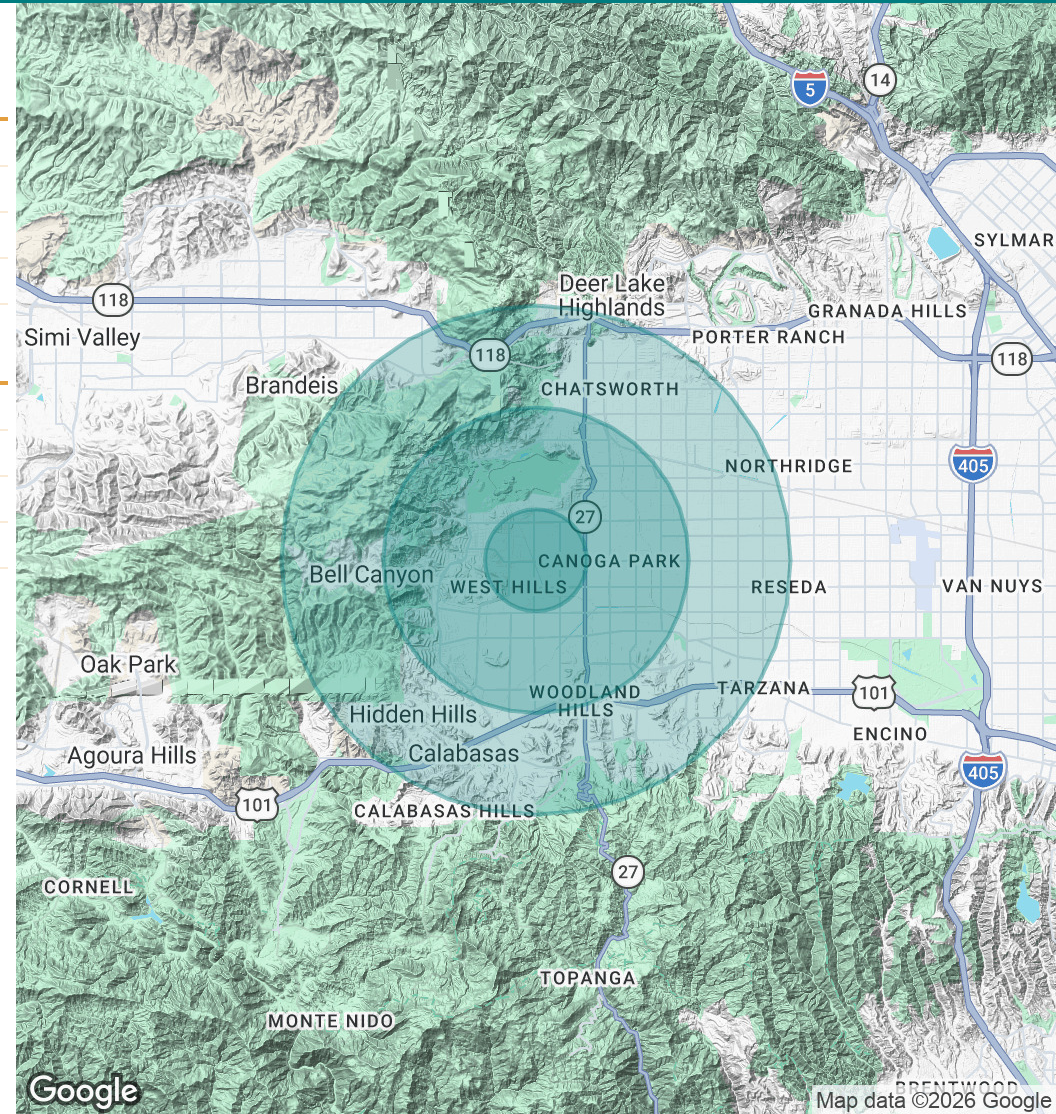
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,590	181,858	349,007
Average Age	44.1	40.4	41.3
Average Age (Male)	41.6	39.2	40.1
Average Age (Female)	46.3	41.4	42.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,357	64,447	121,934
# of Persons per HH	2.9	2.8	2.9
Average HH Income	\$153,080	\$125,104	\$137,168
Average House Value	\$861,221	\$871,229	\$921,207

2023 American Community Survey (ACS)



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