

Westfield
TOPANGA



★ macy's

Neiman Marcus

NORDSTROM

CHASE

The
Cheesecake
Factory

Westfield
ENTRANCE

DIRECTLY ACROSS FROM **WESTFIELD TOPANGA MALL**

- Largest & highest grossing shopping centers in California
- 1.5 million square feet
- 361 retail tenants
- 6,041 parking spaces
- Including the brand new Topanga Social food hall featuring SoCal's hottest concepts



HIGH PROFILE FREESTANDING BUILDING FOR LEASE OR SALE

6537 Topanga Canyon Boulevard, Woodland Hills, CA 91303



VIEW LISTING PAGE

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FREESTADING BUILDING
WOODLAND HILLS, CA

EXCLUSIVELY LISTED BY

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FREESTADING BUILDING
WOODLAND HILLS, CA

PROPERTY FEATURES

6537 Topanga Canyon Boulevard, Woodland Hills, CA 91303







APPROX. 7,910 SF

HIGH PROFILE FREESTANDING BUILDING FOR LEASE OR SALE

- ✓ Approximately 7,910 SF available
- ✓ Potentially divisible into two tenant project
- ✓ Directly across from Westfield Topanga Mall, the 7th largest shopping center in California
- ✓ Ultra-visible rooftop signage along busy Topanga Canyon
- ✓ Large footprint space in an enterprise zone
- ✓ Potential for a wide range of uses, financial, retail, showroom, medical office and more
- ✓ On-site 16 surface parking spaces
- ✓ Current bank location with vault in place
- ✓ 1600 amps of 3 phase available power
- ✓ Pricing: Inquire for details

AREA AMENITIES

- ✓ In the heart of Warner Center, the San Fernando Valley's most vibrant development hub, including multiple residential, hospitality, retail, and office projects
- ✓ Strong local demographics with high consumer spending
- ✓ Warner Center 2035 Specific Plan targets 40,000 new jobs and 20,000 new residential units over the next decade

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	40,822	208,500	391,674
 Avg. HH Income	\$77,757	\$86,991	\$84,673
 Daytime Pop	33,176	171,247	323,816
 Traffic Count	± 36,538 CPD ON TOPANGA CANYON BLVD		

FREESTADING BUILDING
WOODLAND HILLS, CA

INTERIOR PHOTOS

6537 Topanga Canyon Boulevard, Woodland Hills, CA 91303



FREESTADING BUILDING
WOODLAND HILLS, CA

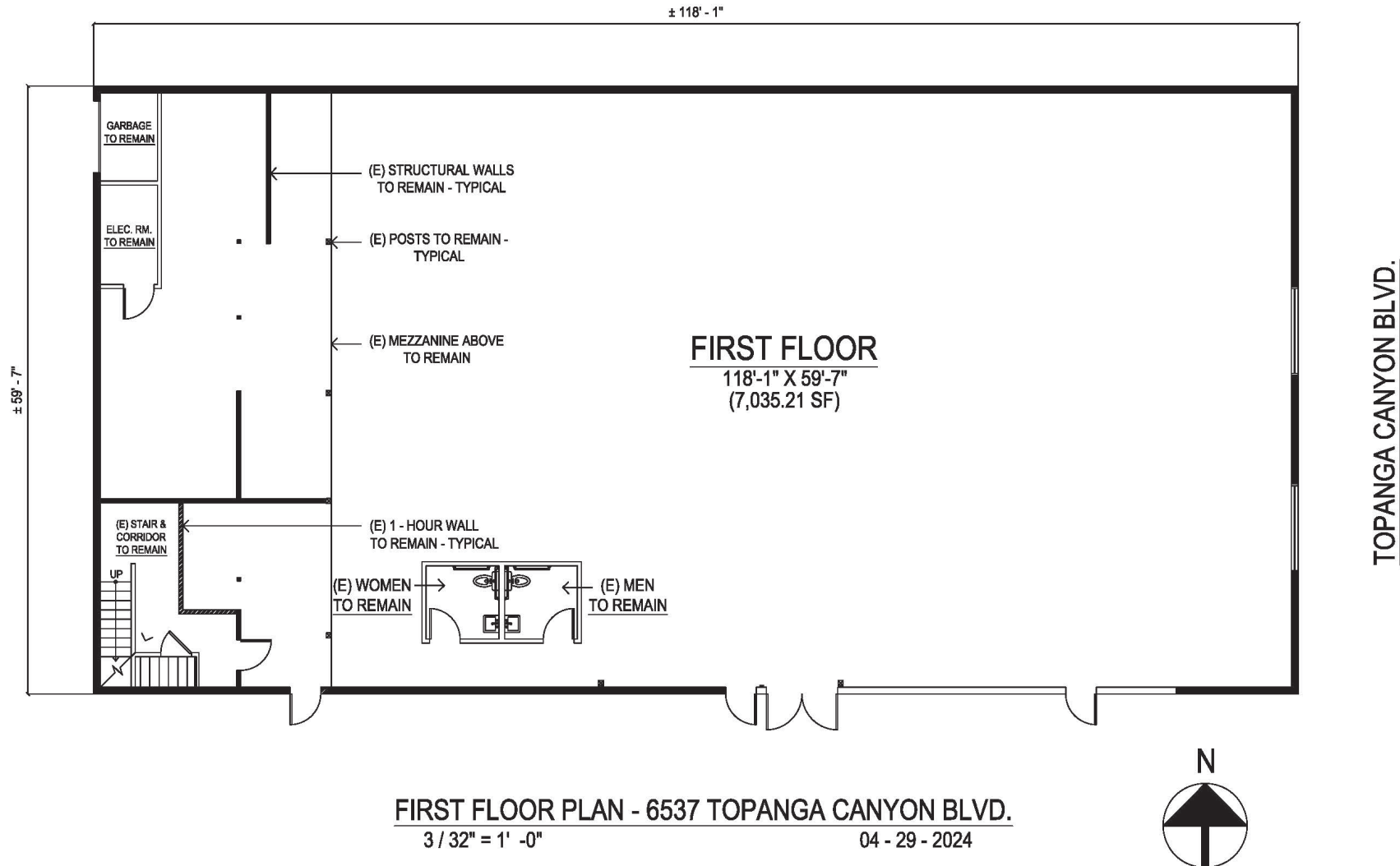
CONCEPT PHOTOS

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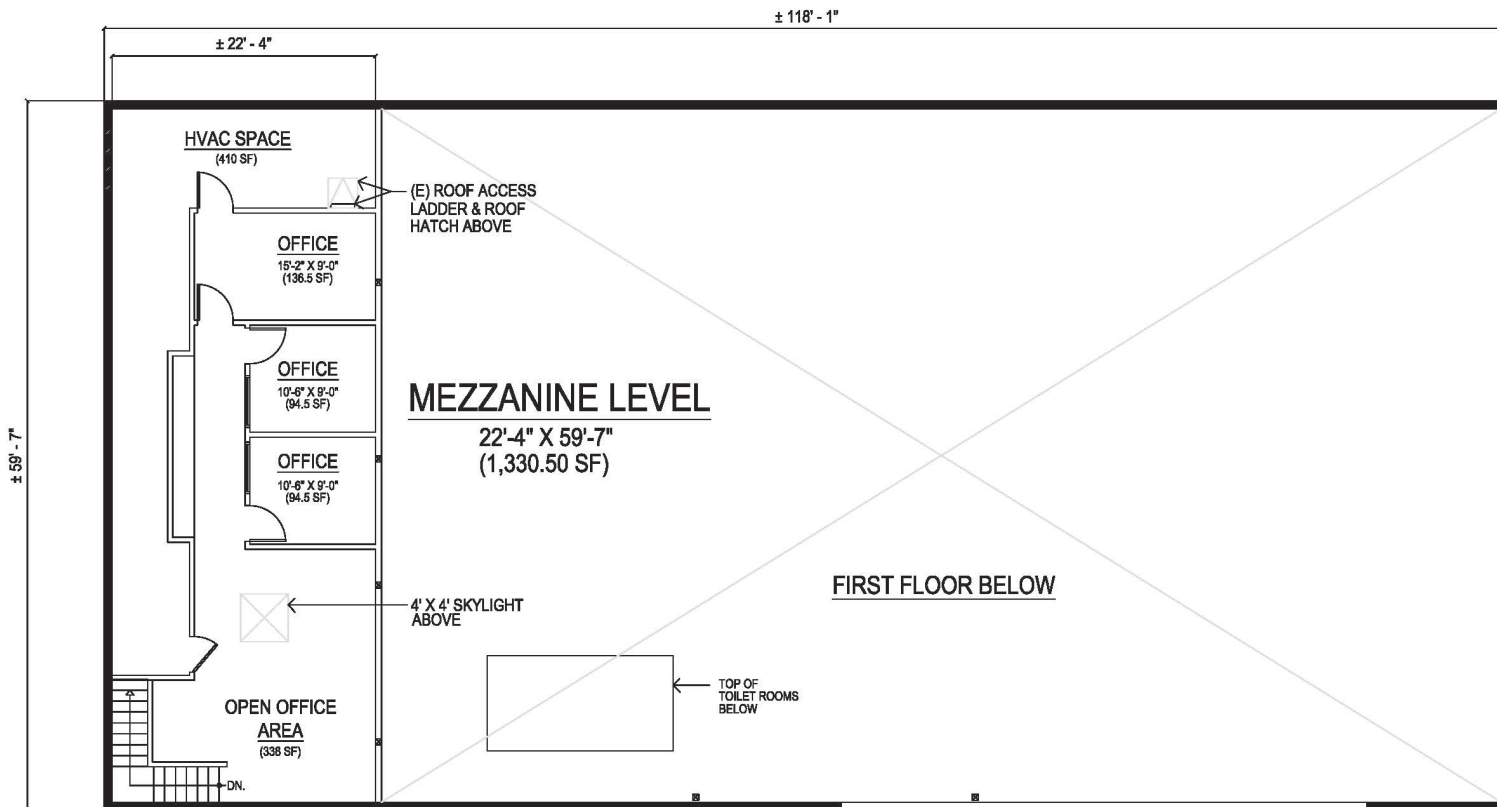
POTENTIAL OPEN SPACE FLOOR PLAN

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MEZZANINE FLOOR PLAN - 6537 TOPANGA CANYON BLVD.

3 / 32" = 1' - 0"

04 - 29 - 2024





AVAILABLE
±7,910 SF
 DIRECT DRIVEWAY
 ACCESS TO MALL

**amazon
fresh**

Crate & Barrel

**COSTCO
WHOLESALE**

Westfield | TOPANGA
 Neiman Marcus Apple Target Macy's AMC THEATRES
 bloomingdales MICHAEL KORS EXPRESS HOLLISTER H&M

BEST BUY

PETSMART

**NORDSTROM
rack**

Starbucks

**CHIPOTLE
MEXICAN GRILL**

Bath & Body Works

Staples

THE HOME DEPOT

AT&T

ups

McDonald's

- Sleep
- CHIPOTLE
- 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



COMMERCIAL
REAL ESTATE

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