



# NewMark Merrill

## COMPANIES

*When you love shopping centers it shows.*

# WESTRIDGE SHOPPING CENTER

LOCATED ON THE SOUTHWEST CORNER OF ROSCOE BOULEVARD AND DE SOTO AVENUE, CANOGA PARK, CA

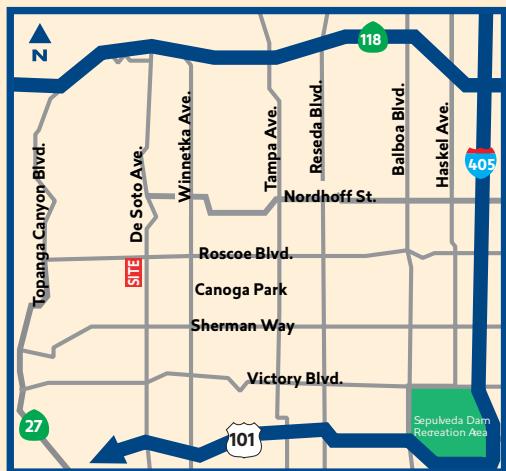


**dd's  
DISCOUNTS**

**Island Pacific  
SUPERMARKET**

**SUBWAY**

**Carl's Jr.**



**Project Size** Approximately 63,529 Sq. Ft of Retail Space

### Demographics



#### Population\*

1 Mile.....40,271  
3 Miles....225,607



#### Traffic Count\*

98,276 Cars Daily



#### Household Income\*

1 Mile.....\$104,720  
3 Miles....\$121,358



For additional information,  
please contact:

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24025 Park Sorrento

Suite 300

Calabasas, CA 91302

[www.newmarkmerrill.com](http://www.newmarkmerrill.com)

### For Lease • Prime Retail Space Available

- Located on one of the highest pedestrian trade areas in the San Fernando Valley, with strong daytime/nighttime population.
- Convenient access to the 405, 101 and 118 freeways.

- Situated in the heart of the Valley, at the intersection of two major retail thoroughfares.

\*Estimates are based on 2024 demographics for population and average income per household. Traffic count is based upon owner's calculations. The information contained herein is not guaranteed and should be independently verified.

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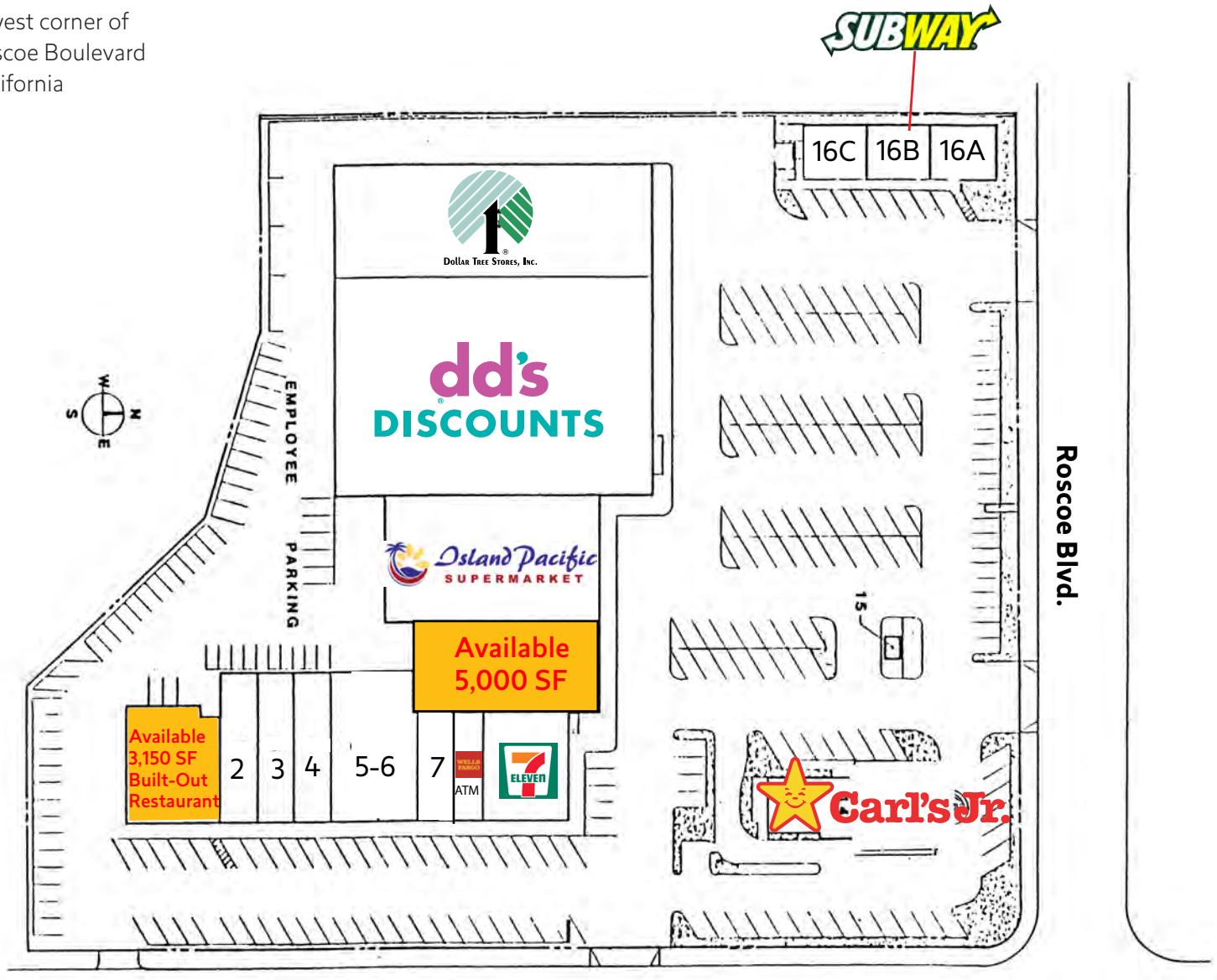
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# Westridge

Located at the Southwest corner of  
De Soto Avenue and Roscoe Boulevard  
Canoga Park, California



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Landlord makes no representation that any of the above tenants or building configurations will exist now or in the future. Tenants depicted may be proposed and may not actually occupy the proposed buildings. The dimensions and square footages shown are estimates only and not guaranteed.