

FOR LEASE | 760 - 2,415 SF

Retail/Office/Medical



Prime Warner Center Location

21101 Victory Boulevard | Canoga Park, CA

 **Traffic Counts | $\pm$ 49,410 CPD**

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Property Highlights

- High-Image Commercial Complex
- Potential Building Signage & Great Pylon Signage
- Ideal for Retail, Restaurant, Office and Medical
- Fully Renovated Complex
- Well Designed Layouts
- Floor to Ceiling and Wrap-Around Window Line
- Free Ample Parking

Location Highlights

- Prime Warner Center Location
- Tremendous Visibility Along Victory Blvd ± **49,410 CPD**
- Excellent Access to Public Transportation & Metro Orange Line
- Close proximity to Westfield Topanga, The Village, Warner Center Corporate Park, Future LA Ram's training Center, Pierce College, West Valley Occupational Center, Restaurants, Fitness Facilities & Daycare Centers
- Strong Demographics
- Minutes from 101 Freeway OnRamp



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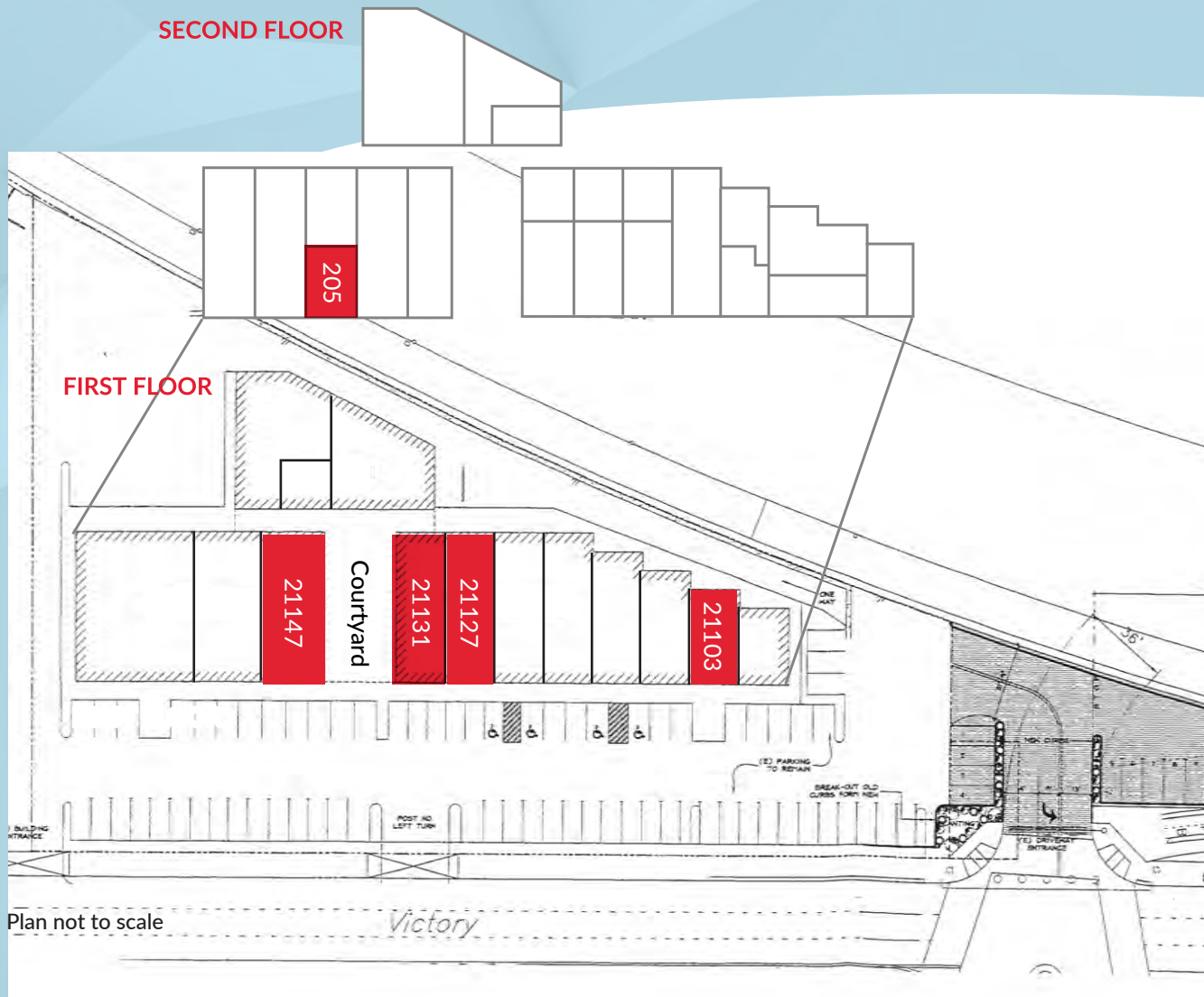
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AVAILABLE UNITS

FIRST FLOOR

UNIT NUMBER	SIZE SF
21103	760
21127	1,215*
21131	1,200*
21147	1,200

*can be combined**

SECOND FLOOR

UNIT NUMBER	SIZE SF
205	776

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[VIEW INTERIOR PHOTOS HERE](#)

FIRST FLOOR FLOOR PLANS

21147



1,200 SF

21131



1,200 SF

21127



1,215 SF

21103



760 SF

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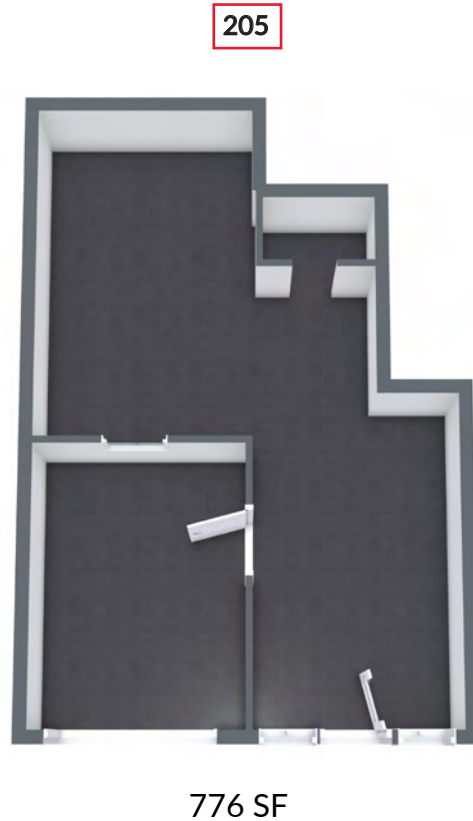
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SECOND FLOOR FLOOR PLANS



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Westfield
TOPANGA & THE VILLAGE

Target **NORDSTROM**

Neiman Marcus *macy's*

COSTCO **WHALESALE** **Crate & Barrel**

REI **CO-OP** **McDonald's**

Total Wine & MORE

STAPLES

Westfield
PROMENADE 2035

華信

P.F. CHANG'S

amc

corner bakery CAFE

Ralphs **SPROUTS** **FARMERS MARKET** **FedEx Office** **Print & Ship Services** **Starbucks** **CHIPOTLE** **MEXICAN GRILL** **Little Caesars** **Wendy's**

DSW **PETSMART**
BevMo! **carter's**
ULTA **BEAUTY** **BED BATH & BEYOND**

BEST BUY

SUBJECT PROPERTY

NORDSTROM **1 RACK**

LA FITNESS **CHIPOTLE** **MEXICAN GRILL**

Hilton

THE HOME DEPOT

PIERCE **COLLEGE**

Marriott

WARNER CENTER CORPORATE PARK

Warner Center Park

Northrop Grumman Mission Systems

Kaiser Permanente Woodland Hills

ACCESS San Fernando Valley

Taft High School

Pierce College Library

Shepard Stadium

Canoga Park High School

Vanowen St

Los Angeles River

Vanowen St

Vanowen St

Winnetka Bowl

Vanowen St

Manoogian-Demird

Winnetka Ave

Winnetka Ave

Winnetka Ave

Winnetka Ave

Winnetka Ave

Winnetka Ave

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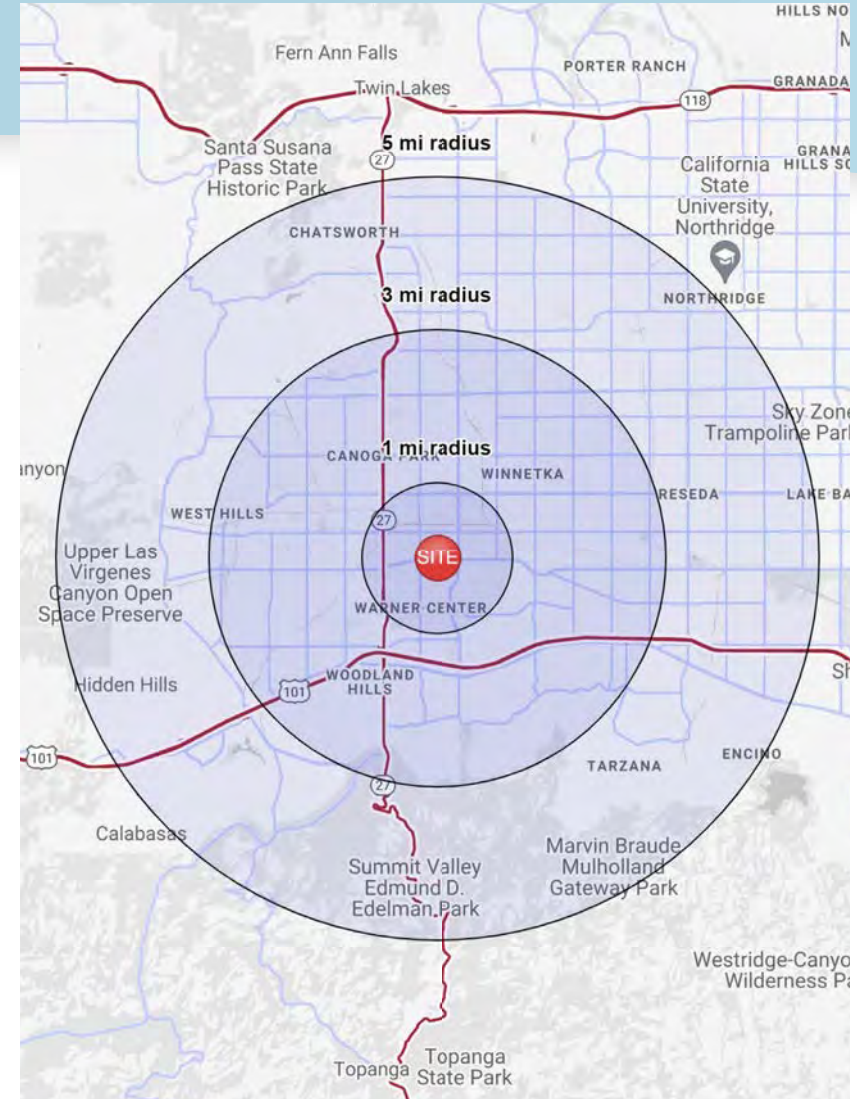
POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population (2021)	32,218	227,174	434,410
Estimated Households	13,455	82,745	160,406



HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Estimated Avg HH Income (2021)	\$85,072	\$113,714	\$118,475
Projected Avg HH Income (2026)	\$91,870	\$133,182	\$140,344
Estimated Median HH Income	\$73,322	\$88,019	\$90,231



DAYTIME DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Businesses	3,337	14,056	28,575
Daytime Population	44,671	116,318	241,513



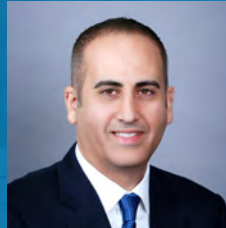
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