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BRETT MERO CALDRE #01190225

818.380.9970 BRETT@CBM1.COM

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LEASING BROKERAGE

INVESTMENTS

FEATURES & AMENITIES

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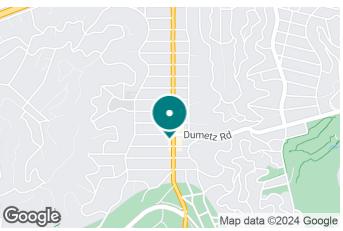
BROCHURE | PAGE 2





NEIGHBORING RETAILERS





DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,834	37,675	99,745
Total Population	12,249	93,740	287,256
Average HH Income	\$139,966	\$113,889	\$102,815

FEATURES & AMENITIES

- +/- 610SF STREET FRONT RETAIL SPACE AVAILABLE
- GREAT LOCATION
- SOUTH OF VENTURA BOULEVARD
- PLENTY OF FREE PARKING IN REAR ALONG WITH STREET PARKING ON TOPANGA CANYON AND SURROUNDING SIDE STREETS
- HARD TO FIND SMALL OFFICE AVAILABLE, AS WELL +/- 200SF





LEASING BROKERAGE INVESTMENTS

ADDITIONAL PHOTOS

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BROCHURE | PAGE 3









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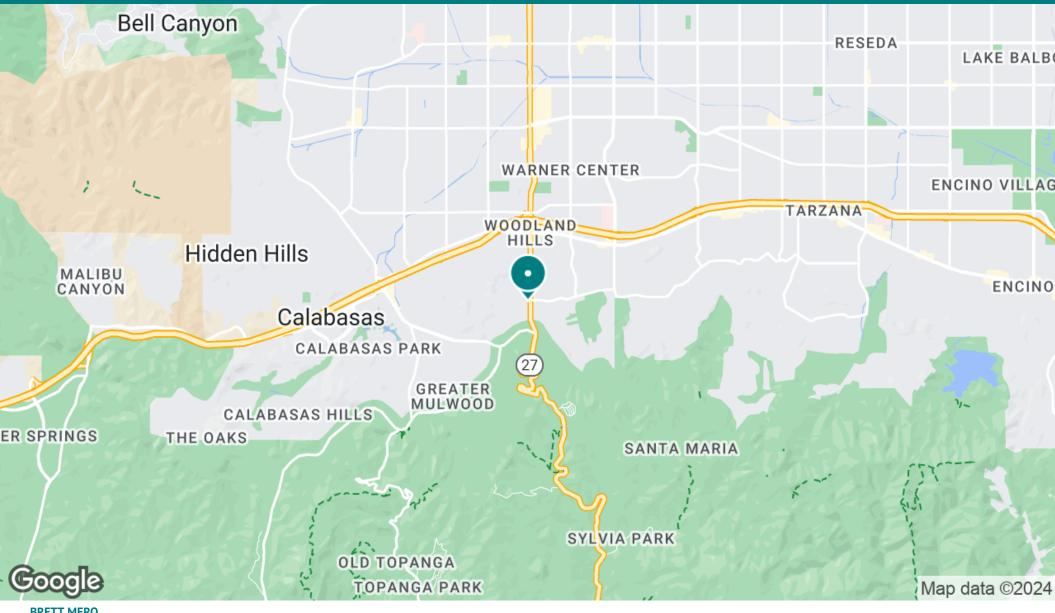
BROKERAGE

INVESTMENTS

LOCATION MAP

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BROCHURE | PAGE 4



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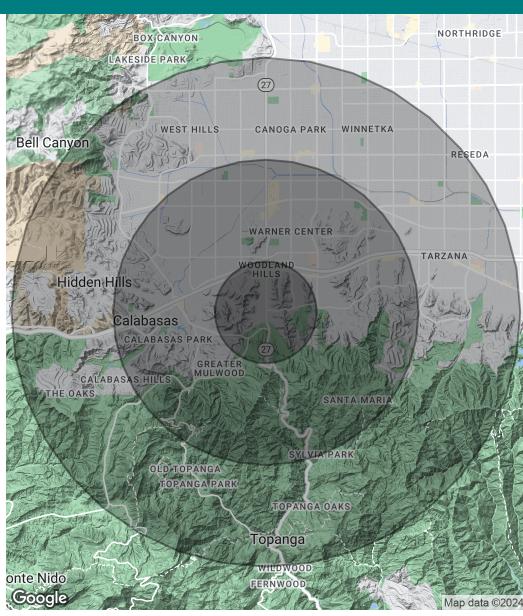
DEMOGRAPHICS MAP & REPORT

4867 TOPANGA CANYON BOULEVARD | WOODLAND HILLS, CA 91364

BROCHURE | PAGE 5

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,249	93,740	287,256
Average Age	40.9	40.4	38.7
Average Age (Male)	41.7	39.8	37.5
Average Age (Female)	40.3	41.3	39.9
	4 1411 1	7 141 50	
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1 MILE 4,834	3 MILES 37,675	5 MILES 99,745
Total Households	4,834	37,675	99,745
Total Households # of Persons per HH	4,834	37,675	99,745 2.9

2020 American Community Survey (ACS)



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