

FOR LEASE

4867 TOPANGA CANYON BOULEVARD
WOODLAND HILLS, CA 91364



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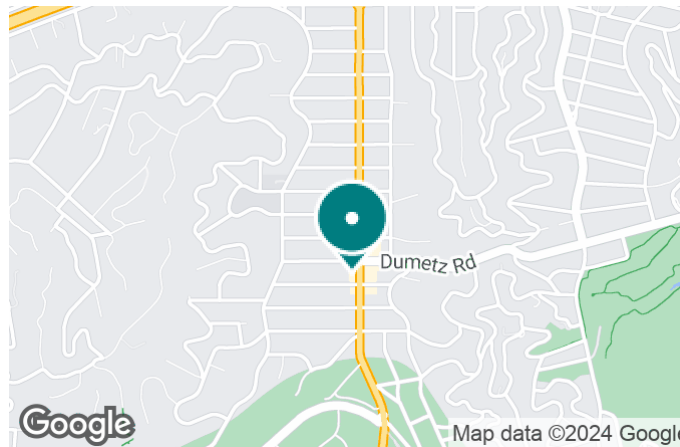
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LEASING
BROKERAGE
INVESTMENTS

FEATURES & AMENITIES

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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

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

EXCLUSIVELY REPRESENTED BY

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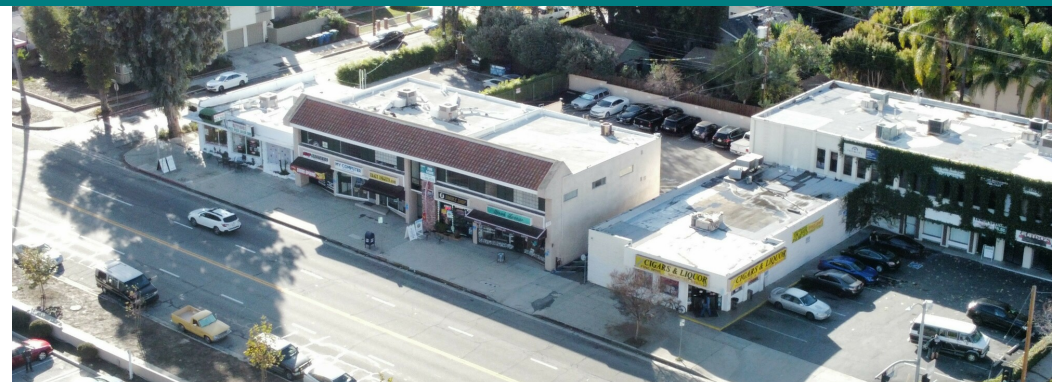
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ADDITIONAL PHOTOS

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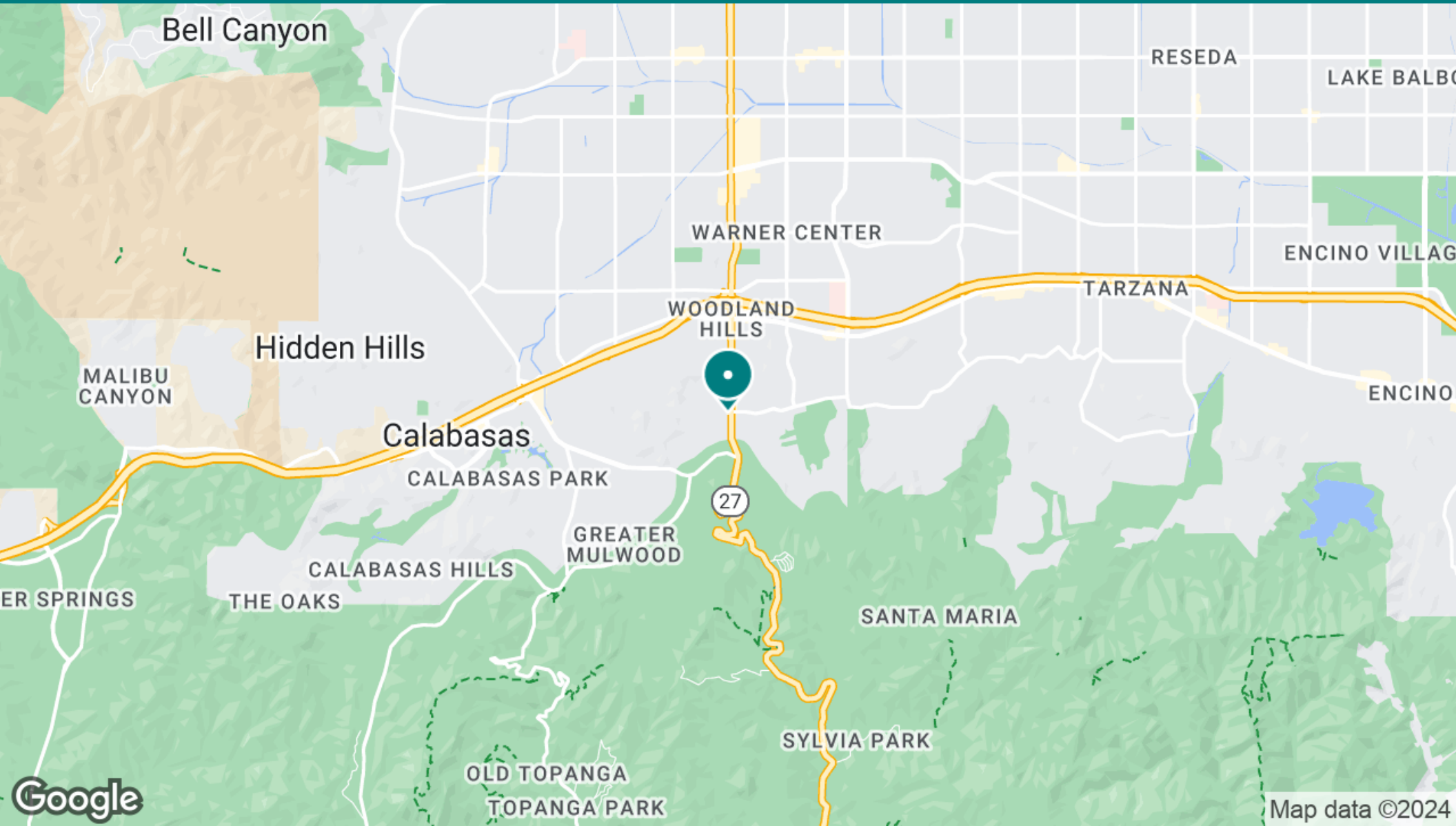
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LOCATION MAP

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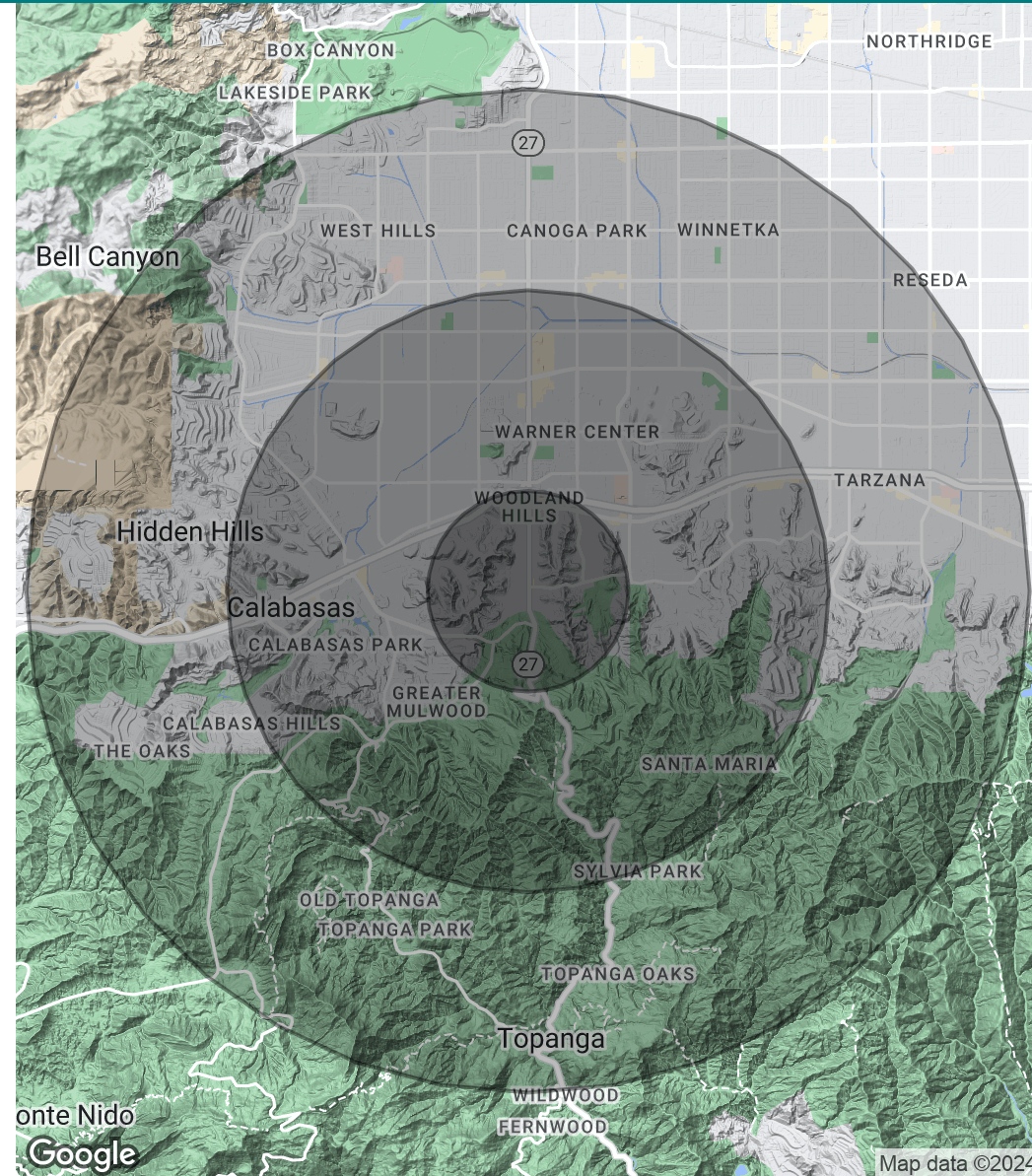
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DEMOGRAPHICS MAP & REPORT

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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
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,834	37,675	99,745
# of Persons per HH	2.5	2.5	2.9
Average HH Income	\$139,966	\$113,889	\$102,815
Average House Value	\$741,564	\$709,688	\$658,758

2020 American Community Survey (ACS)



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