



**COMMERCIAL  
REAL ESTATE**

*the sign of a .profitable property*



## RETAIL & RESTAURANT SPACE(S) AVAILABLE

7138 Shoup Ave, West Hills, CA 91307



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REAL ESTATE**

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 **RETAIL BROKERS**  
NETWORK

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RETAIL SPACES  
WEST HILLS, CA

# PROPERTY FEATURES

7138 Shoup Ave, West Hills, CA 91307



## APPROX. 900 SF





RETAIL & RESTAURANT SPACES AVAILABLE

- ✓ Unit C8: ±900 SF Former Pet Grooming Salon. Fixtures, furnishing, & equipment (FF&E) potentially available/included
- ✓ C5: ±900 SF Restaurant space, includes hood system, fully built out kitchen, and upgrades throughout
- ✓ Balanced mix of retail, service and food tenants
- ✓ Large parking lot

PLEASE DO NOT DISTURB EXISTING TENANT

## AREA AMENITIES

- ✓ Dense residential neighborhood
- ✓ Across from Ralphs, Athletic Society, and Arco
- ✓ Close to West Hills Hospital and Medical Center
- ✓ Signalized intersection at Shoup and Sherman Way

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	28,614	202,979	377,637
 Avg. HH Income	\$107,879	\$115,654	\$118,621
 Daytime Pop	28,167	202,709	372,068
 Traffic Count	± 51,887 CPD ON SHOUP AVE & SHERMAN WAY		

RETAIL SPACES  
WEST HILLS, CA

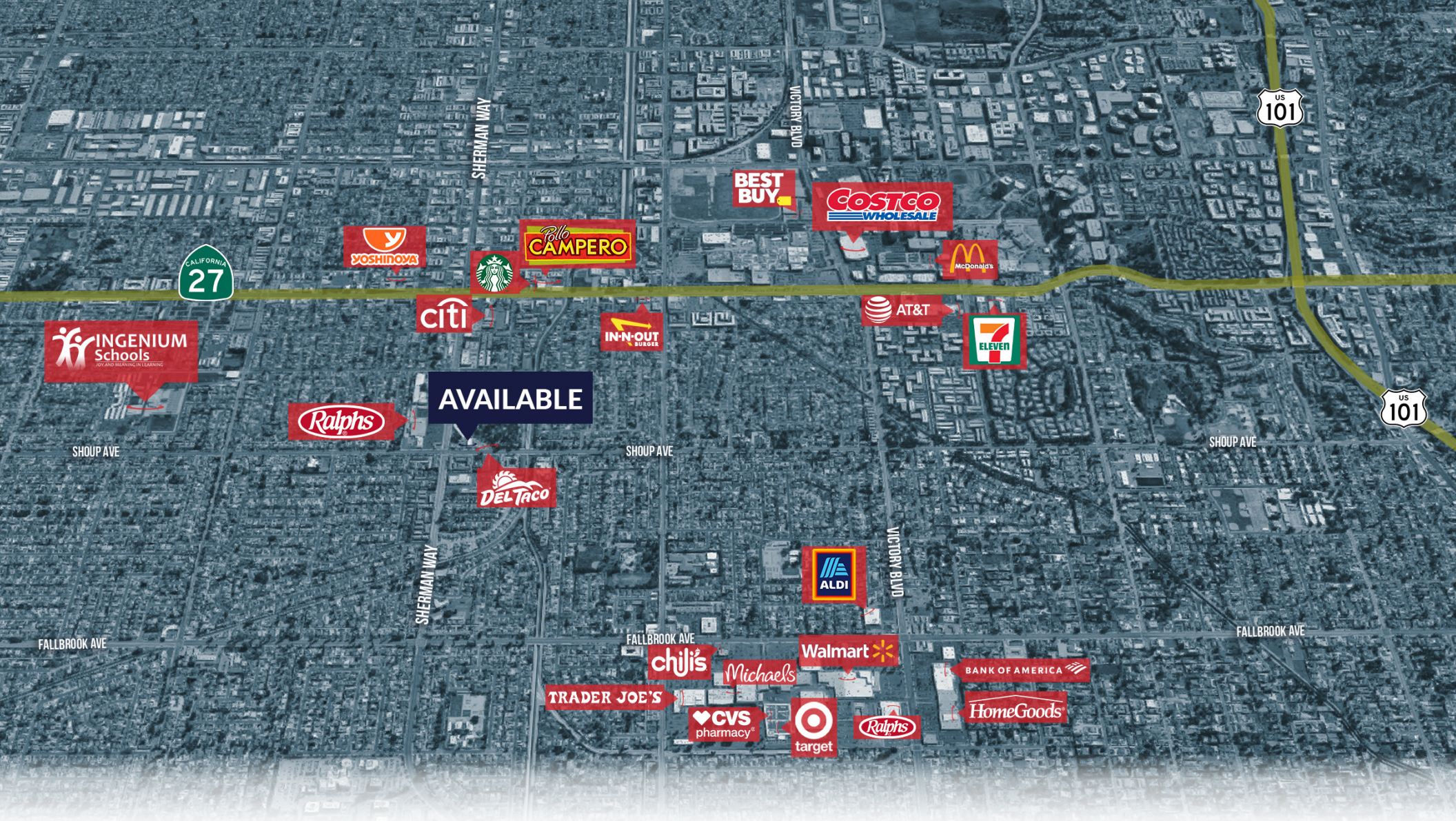
# SITE PLAN

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.





**AERIAL MAP**





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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.