



# TOPANGA VILLAGE

FOR SUBLEASE (EXP. Q1 2031) | 2,000 SF

6320 TOPANGA CANYON BLVD #1623 | WOODLAND HILLS, CA

**ROB URY** | LIC. 01767689  
T 424 277 9889 E Rob.Ury@BetaAgency.com

**MADISON WILLIAMS** | LIC. 02053730  
T 310 654 3611 E Madison.Williams@BetaAgency.com

**beta.**

©2025 Beta Agency, Inc. The information contained in this document (or provided verbally) has been obtained from sources believed reliable. While Beta Agency, Inc. and Owner does not doubt its accuracy, Beta Agency, Inc. and Owner have not verified it and makes no guarantee warranty or representation about it. It is your responsibility to independently confirm its accuracy. Any projections, opinions, assumptions, approximations or estimates used are for example only and do not represent the current or future characteristics or performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property meet your needs.

## PROPERTY OVERVIEW

- **±2,000 SF sublease available** in one of the valley's most prestigious open-air shopping destinations.
- **Exterior-facing storefront** with excellent visibility and parking stalls directly in front of the premises for added convenience.
- **Thriving retail environment**, with a curated mix of aspirational retailers high-end service providers and restaurants, and shadow-anchored by one of the highest-performing Costco locations.
- **Lease term through Q1 2031**
- **Use:** 2nd generation med-spawhich can be used for the existing use or alternative retail/service use (pending landlord approval).



### POPULATION

1 mile	2 mile	3 mile
<b>40,924</b>	<b>106,301</b>	<b>205,501</b>



### AVG. HOUSEHOLD INCOME

1 mile	2 mile	3 mile
<b>\$125,095</b>	<b>\$137,196</b>	<b>\$146,540</b>



### DAYTIME POPULATION

1 mile	2 mile	3 mile
<b>47,893</b>	<b>105,070</b>	<b>165,423</b>

## PROPERTY HIGHLIGHTS



**PREMISES SIZE**  
2,000 SQ.FT



**EXCELLENT VISIBILITY**  
VISIBLE TO ±50,000  
CARS PER DAY



**PRIME LOCATION**  
PREMIER OPEN-AIR  
SHOPPING CENTER

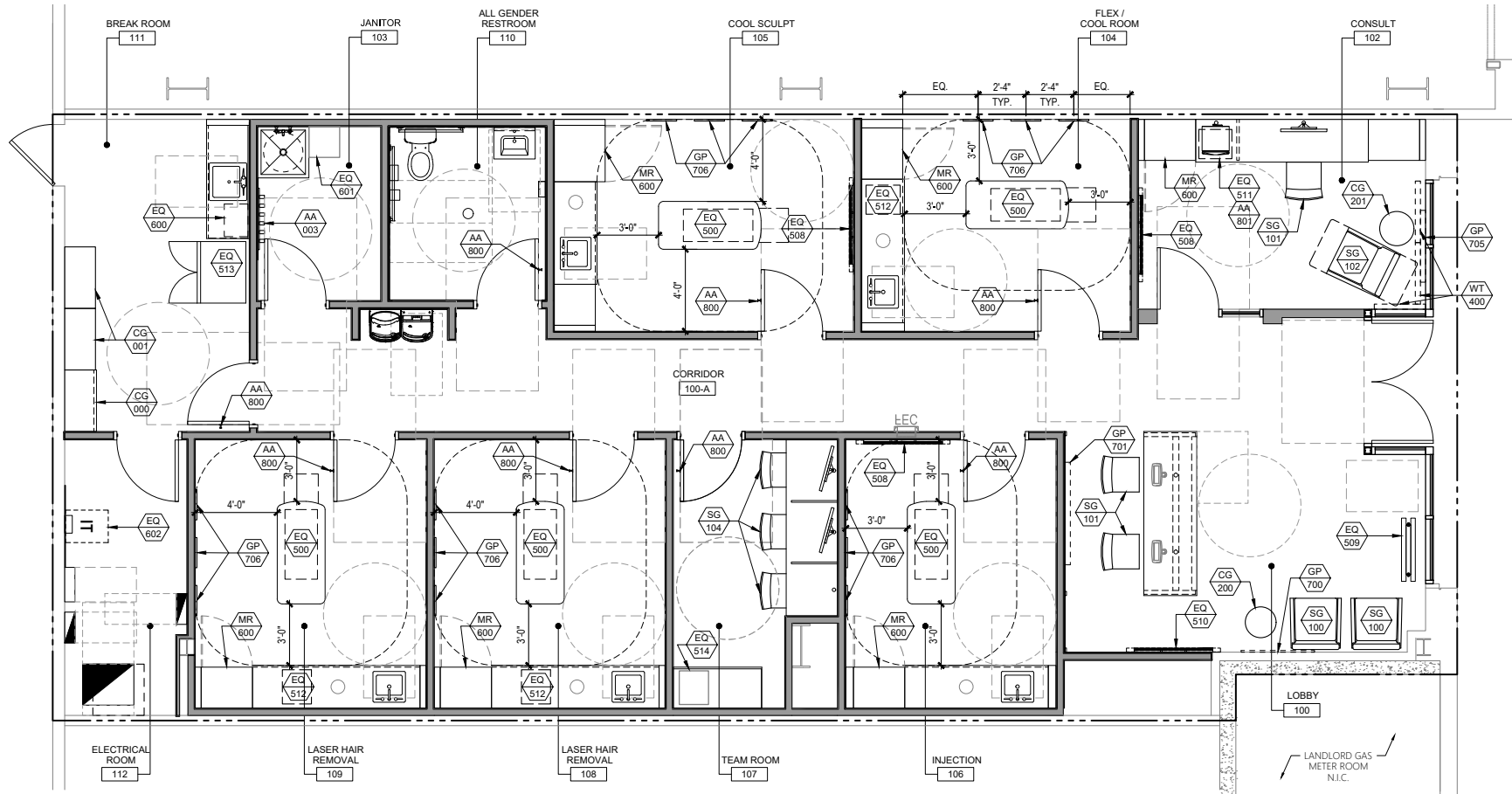


**RETAIL CONCENTRATION**  
ADJACENT TO WESTFIELD  
TOPANGA & COSTCO

# SITE PLAN



# FLOOR PLAN





## WHY TOPANGA VILLAGE?

The Village at Topanga thrives as a premier open-air lifestyle destination in the heart of the West San Fernando Valley. With a dynamic mix of upscale shopping, dining, and entertainment, this vibrant center benefits from a strong consumer base and consistent foot traffic. Positioned alongside Westfield Topanga & the future practice facility for the Los Angeles Rams, this highly sought-after retail corridor offers an exceptional opportunity for growth in a continually expanding market.

## JOIN THESE RETAILERS

JOEY  
RESTAURANTS

Total Wine  
& MORE

CAVA

WOKCANO  
ASIAN RESTAURANT & BAR

Sur la table  
THE ART & SOUL OF COOKING

J.Jill

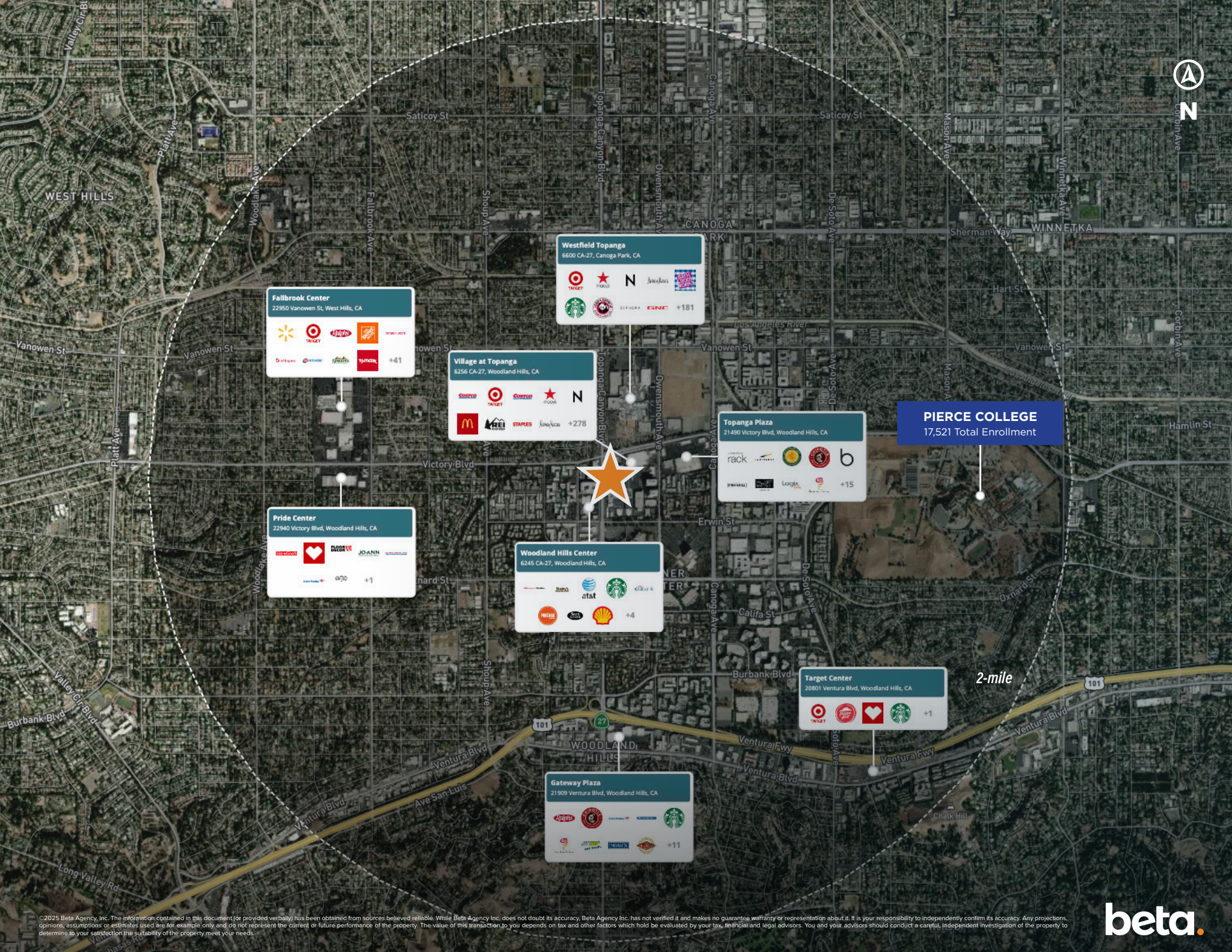
tendergreens

REI  
CO-OP

Crate&Barrel

PITFIRE  
ARTISAN  
PIZZA

FABLETICS



**Fallbrook Center**  
22950 Vanowen St, West Hills, CA

Logos: Target, Dunkin', Starbucks, etc.

+41

**Westfield Topanga**  
6600 CA-27, Canoga Park, CA

Logos: Target, Starbucks, etc.

+181

**Village at Topanga**  
6256 CA-27, Woodland Hills, CA

Logos: Target, McDonald's, etc.

+278

**Topanga Plaza**  
21490 Victory Blvd, Woodland Hills, CA

Logos: Rack, etc.

+15

**PIERCE COLLEGE**  
17,521 Total Enrollment

**Pride Center**  
22940 Victory Blvd, Woodland Hills, CA

Logos: JoAnn, etc.

+1

**Woodland Hills Center**  
6245 CA-27, Woodland Hills, CA

Logos: Starbucks, etc.

+4

**Target Center**  
20801 Ventura Blvd, Woodland Hills, CA

Logos: Target, Starbucks, etc.

+1

**Gateway Plaza**  
21909 Ventura Blvd, Woodland Hills, CA

Logos: Starbucks, etc.

+11

©2025 Beta Agency, Inc. The information contained in this document (or provided verbally) has been obtained from sources believed reliable. While Beta Agency Inc. does not doubt its accuracy, Beta Agency Inc. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which hold be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property meet your needs.