



**8374 TOPANGA CANYON BLVD,**

**CANOGA PARK, CA 91304 • FOR SALE**







# PROPERTY SUMMARY

**8374 Topanga Canyon Blvd**  
Canoga Park, CA 91304

Property type: Office/Retail

Year built: 1961

Parcel number: 2779-043-035

Lot: 55,582 SF

Building: 21,867 SF

Zoning: C2





## PROPERTY HIGHLIGHTS

- Strong demographics and traffic counts
- Close to 101 and 118 Freeways
- Highly visible pylon sign facing major street
- Minutes away from the Westfield mall
- Great tenant mix
- Ample parking



# PROPERTY PHOTOS

8374 TOPANGA CANYON BLVD • CANOGA PARK, CA 91304





# DEMOGRAPHICS

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## Household

	1 Mile	3 Mile	5 Mile
2028 Projection	10,691	68,301	132,900
2023 Estimate	10,886	68,595	134,817
2010 Census	10,696	62,583	130,117
Growth 2023 - 2028	-1.79%	-0.43%	-1.42%
Growth 2010 - 2023	1.78%	9.61%	3.61%
Owner Occupied	4,310 39.59%	33,200 48.40%	74,426 55.21%
Renter Occupied	6,576 60.41%	35,395 51.60%	60,392 44.80%

## 2023 Population

	1 Mile	3 Mile	5 Mile
Population	34,157	199,364	395,691
White	24,829 72.69%	141,562 71.01%	285,317 72.11%
Black	2,055 6.02%	10,346 5.19%	19,629 4.96%
Am. Indian & Alaskan	543 1.59%	2,387 1.20%	4,188 1.06%
Asian	5,395 15.79%	36,579 18.35%	68,988 17.43%
Hawaiian & Pacific Island	86 0.25%	453 0.23%	839 0.21%
Other	1,250 3.66%	4,037 2.02%	16,731 4.23%
U.S. Armed Forces	0	44	157

## Population

	1 Mile	3 Mile	5 Mile
2028 Projection	33,698	198,051	390,361
2023 Estimate	34,157	199,364	395,691
2010 Census	32,968	185,301	382,387
Growth 2023 - 2028	-1.34%	-0.66%	-1.35%
Growth 2010 - 2023	3.61%	7.59%	3.48%
2023 Population by Hispanic Origin	17,979	80,737	142,741



# TRAFFIC COUNT

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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Vol	Volume Miles from Type Subject Prop
1	Topanga Canyon Blvd	Chase St	0.08 N	2022	49,596	MPSI .08
2	27	Roscoe Blvd	0.04 S	2021	32,187	MPSI .13
3	27	Roscoe Blvd	0.04 S	2022	31,881	MPSI .13
4	Topanga Canyon Blvd	Roscoe Blvd	0.04 S	2022	43,266	MPSI .13
5	Topanga Canyon Blvd	Roscoe Blvd	0.04 S	2018	39,108	MPSI .13
6	Topanga Canyon	Roscoe Blvd	0.04 S	2020	46,610	MPSI .16
7	Boulevard Roscoe Blvd	Owensmouth Ave	0.12 E	2022	21,761	MPSI .19
8	Roscoe Blvd	Owensmouth Ave	0.12 E	2021	22,445	MPSI .19
9	Roscoe Blvd	N Topanga Canyon Blvd	0.08 E	2020	29,631	MPSI .20
10	Roscoe Blvd	N Topanga Canyon Blvd	0.08 E	2022	30,241	MPSI .20



# WHAT SETS US APART



## Relationship Driven

At Blas Property Group, we work with our clients in advising them to reach their financial goals through real estate. We advise our clients on every property, and show them their options, whether buying, selling, holding or refinancing.



## Client Focused

The most important factor in achieving the highest sales price for your property is the implementation of a detailed and aggressive marketing campaign. We market and expose the property to any and every qualified investor ensuring the highest net proceeds in the sale of your property.



## High Level Brokerage

It has been our clients experience that our dynamic marketing campaigns, unparalleled negotiating skills, and market expertise has contributed to netting our sellers the highest amount of money.

WE LOOK FORWARD TO WORKING WITH YOU, AND HELPING YOU ACHIEVE YOUR FINANCIAL GOALS THROUGH COMMERCIAL REAL ESTATE.



KW Commercial is the commercial real estate arm of KW Commercial Realty, the number one real estate company in the United States. Our commercial team consists of the most knowledgeable, results-driven brokers backed by the most innovative and scalable technology the commercial real estate industry has to offer.

When you work with a KW Commercial broker, you aren't just working with a single broker, you're hiring a vast network of dedicated real estate professionals. That's our commitment to you.



- 700 Offices Worldwide
- 73,000 KW Commercial Brokers
- 20<sup>TH</sup> In Global Transaction Volume
- 18<sup>TH</sup> in Lipsey Brand Ranking
- 180,000 Residential Agents
- Licensed in 49 States

# KW COMMERCIAL AFFILIATION





## **BLAS FERNANDEZ**

MANAGING PARTNER/KELLER WILLIAMS

(818) 319-9191

LICENSE: CA 02012036

Blas Fernandez, born and raised in the San Fernando Valley is known as the deal maker of Real Estate. Blas is a first-generation Real Estate Agent and comes from a cultural background that caters to all audiences. He specializes in all facets of the Real Estate business, from navigating the way for first time home buyers, to trying to score that perfect distressed property or investing in Commercial Real Estate. Blas, well known in the Real Estate industry throughout Southern California will walk you through every step of the buying or selling transaction. His integrity, knowledge and professionalism are the key components he will bring to you as your Agent. The driving force in Blas's life is his family, as he loves to spend it with his wife and son. Together, they enjoy spending time outdoors, relaxing by the beach, are huge foodies and live life to the fullest. Blas's down to earth approach consistently builds trust and a personal connection with each of his clients.



## **BRIAN VU**

INVESTMENT ASSOCIATE

(818) 913-8819

LICENSE: CA 02181861

Brian Vu is instantly distinguished by his determination and resilience, essential virtues that find him never settling for less than a client's total satisfaction. It's a fire that pairs nicely with his outgoing, adventurous spirit. Yet, this real estate natural didn't grow up knowing he'd find his ideal future in property investment and home sales. Today, he puts his focus on commercial properties in East Los Angeles and the Greater Los Angeles area. Brian loves every facet of the real estate gem; crunching the numbers, discussing sound investment strategies, facing new challenges on a daily basis, meeting people from radically diverse backgrounds, and learning the storied histories of the properties he works. But nothing quite compares to the feeling when a client elevates their investment portfolio using his advice, strategy, and guidance.

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