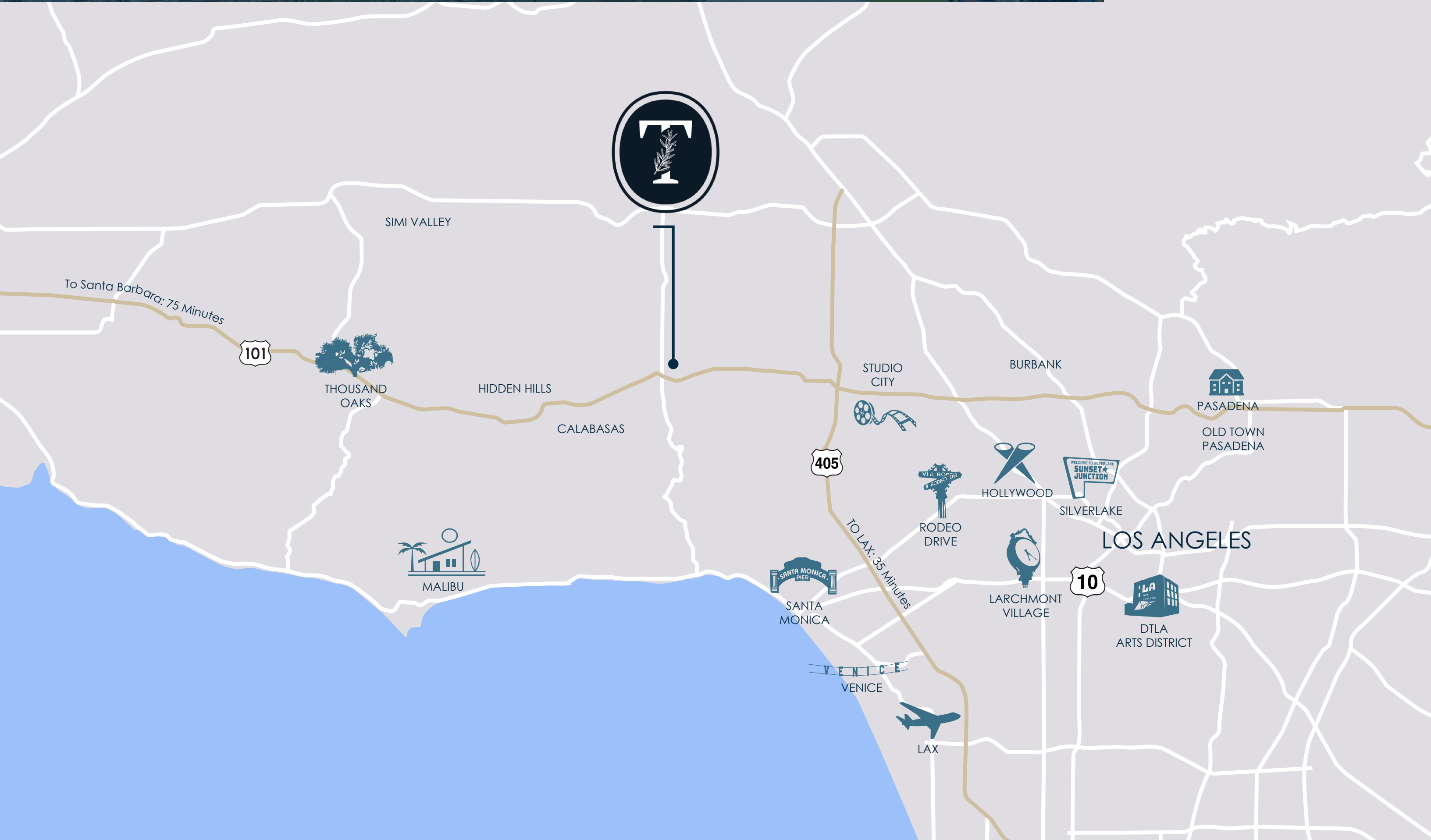




TOPANGA
VILLAGE

ECONOMIC POWERHOUSE OF THE SAN FERNANDO VALLEY





Topanga Village offers world-class retail, restaurants, and entertainment together in one beautiful open-air destination. An L.A. favorite, it's a gathering place where friends and family come together to shop, dine, and unwind, while enjoying a taste of the good life.

The property provides a sophisticated Southern California lifestyle and is one of the most productive and highest-grossing retail centers in Los Angeles County. At over 500,000 square feet, it consists of over 80 stores and restaurants, including one of the highest performing Costco's in the chain.

TRADE AREA DEMOGRAPHICS



POPULATION
1.8 M



TOTAL HOUSEHOLDS
605,000



AVERAGE HOUSEHOLD INCOME
\$120,000



HOUSEHOLDS WITH INCOME >\$150K
140,965



MEDIAN AGE
40.52



EMPLOYEES WITHIN 5 MILES
210,000



**TOPANGA VILLAGE
TRADE AREA AT A GLANCE**
\$1.2B IN RETAIL SALES
16+ MILLION SHOPPERS ANNUALLY

AERIAL & FUTURE DEVELOPMENT



Future Rams Practice Facility & Offices

Future Warner Center Mixed-Use Redevelopment



Topanga Social

Westfield

BALENCIAGA Dior BURBERRY

BVLGARI PANERAI

HERMÈS Cartier JIMMY CHOO

Neiman Marcus NORDSTROM TIFFANY & Co.

VALENTINO GUCCI LOUIS VUITTON VERSACE

Victory Blvd. - 43,378 ADT

Topanga Canyon Blvd. - 49,579 ADT

Set in the heart of the San Fernando Valley, Topanga Village is at the epicenter of the Warner Center and new growth. Plans are in the works for the adjacent properties to be developed into the new Rams practice facility as well as a future mixed-use project with retail, residential, and hospitality.

OVERALL SITE PLAN



OWENSMOUTH AVE.



VICTORY BLVD.

ERWIN ST.

TOPANGA CANYON BLVD.

Westfield

Future Development

Costco Fuel

Offices

COSTCO
WHOLESALE
155,759 SF

N.A.P.

2 Level Retail

2 Level Retail

2 Level Retail

2 Level Retail

Crate&Barrel
33,000 SF

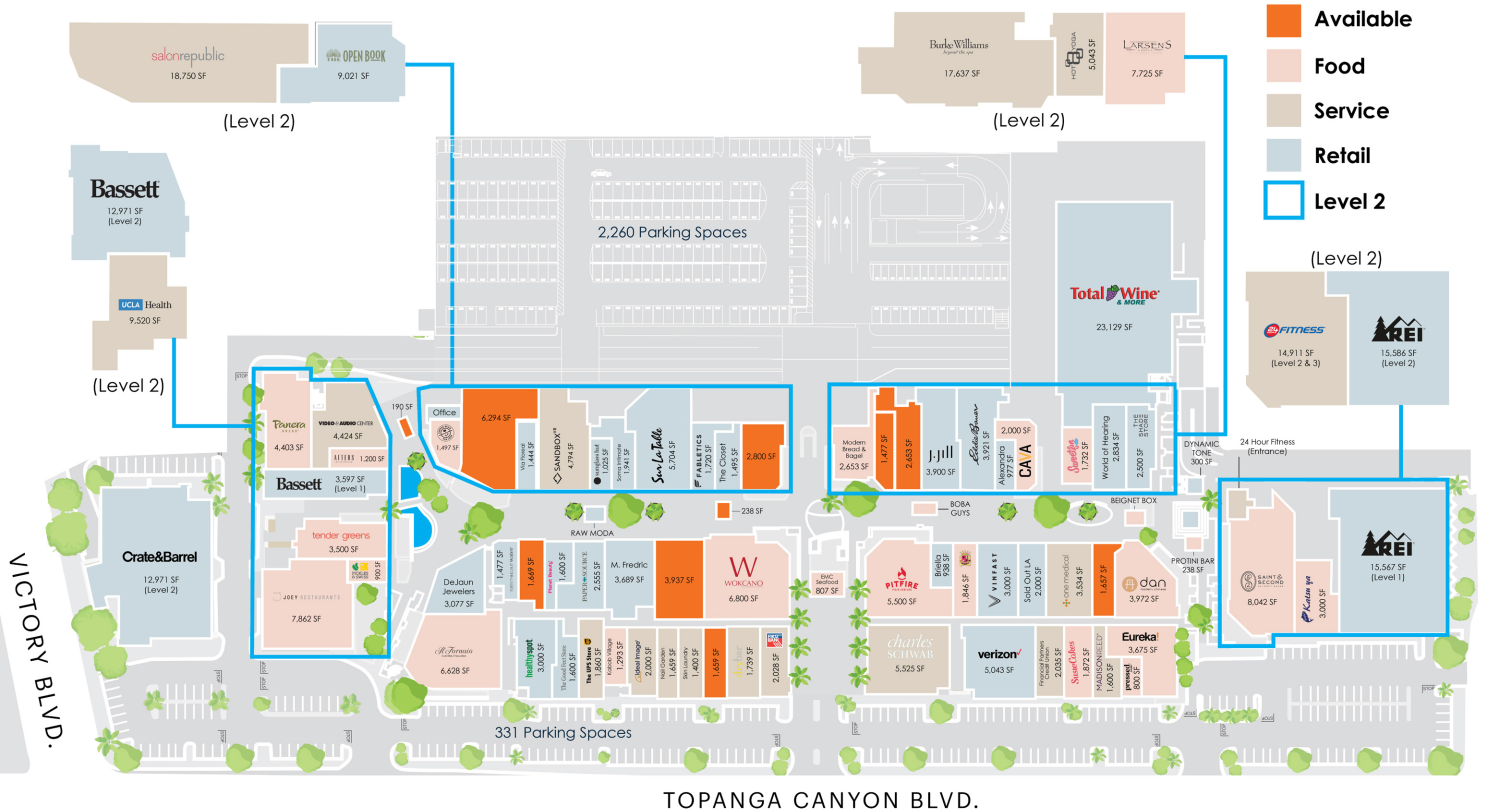
2 Level Retail

1 Level Retail

1 Level Retail

24 FITNESS **REI**
3 Level Retail

CURRENT AVAILABILITIES



FUTURE OPPORTUNITIES

within 18 months



- Available
- Future Opportunity
- Food
- Service
- Retail
- Level 2



VICTORY BLVD.

TOPANGA CANYON BLVD.



TOPANGA VILLAGE



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