

7120-7122 TOPANGA CANYON BOULEVARD
CANOGA PARK (LOS ANGELES), CA 91303



DRE License # 01527289

MIXED USE RETAIL / OFFICE

± 4,935 SF Building
± 6,700 SF Land

Gated Parking Lot

IDEAL FOR OWNER USER / INVESTORS

Arthur Pfefferman
Executive Vice President

818-516-0257

art@pfeffermancre.com

11280 Corbin Avenue
Porter Ranch, CA 91326



TABLE OF CONTENT

PROPERTY	3
OVERVIEW	4
AERIAL	5
FLOOR PLAN	6
PLAT MAP	7
RETAIL MAP	8
DEMOGRAPHICS	9
BIO	10



PROPERTY

- Prime Topanga Canyon Blvd frontage with strong traffic counts
- Located minutes from Westfield Topanga, The Village, and Warner Center
- Situated in a high-growth corridor undergoing significant redevelopment
- On-Site & Street Parking
- Dense surrounding population with strong consumer spending

Discover a wealth of opportunities surrounding the property at 7120 Topanga Canyon Boulevard, Los Angeles, CA, 91303. Situated in the heart of the vibrant Woodland Hills neighborhood, the area offers bustling shopping centers and renowned dining destinations. Nearby, visitors can explore Westfield Topanga & The Village, a premier shopping destination with a curated mix of luxury boutiques and retailers. The area also boasts access to popular dining spots like Larsen's Steakhouse. With its prime location and diverse array of attractions, this area is an exceptional choice for Retail / Street Retail businesses seeking high visibility and foot traffic in Los Angeles.

This asset is ideal for owner-users, value-add investors, or developers seeking a strategic foothold in a rapidly evolving submarket.

RENTABLE AREA	Approx. 4,935 SF
LOT SIZE	Approx. 6,700 SF
PROPERTY TYPE	RETAIL / OFFICE
FLOORS	2
PARKING RATIO	1.82 / 1,000 SF
ZONING	C2
YEAR BUILT / RENOVATED	1964 / 1965

FLOOR 1: Approx. 2,840 SF
FLOOR 2: Approx. 2,095 SF



2-STORY RETAIL / OFFICE PROPERTY



IDEAL FOR OWNER USER / INVESTMENT



6 RESTROOMS



9 SPACES & STREET PARKING



AERIAL

EASY ACCESS TO



101 FREEWAY – SOUTH



118 FREEWAY – NORTH

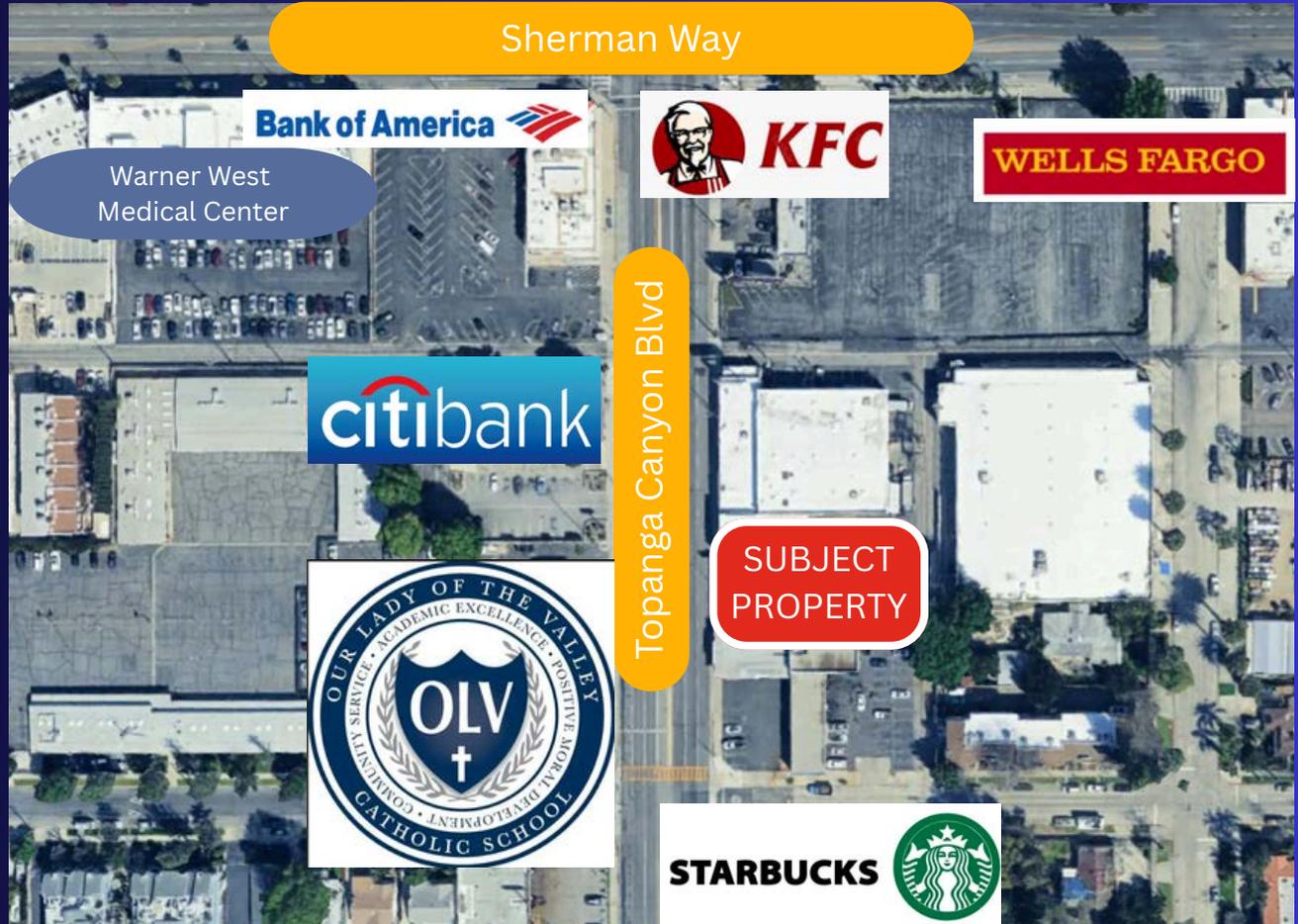


WALK SCORE
VERY WALKABLE
87

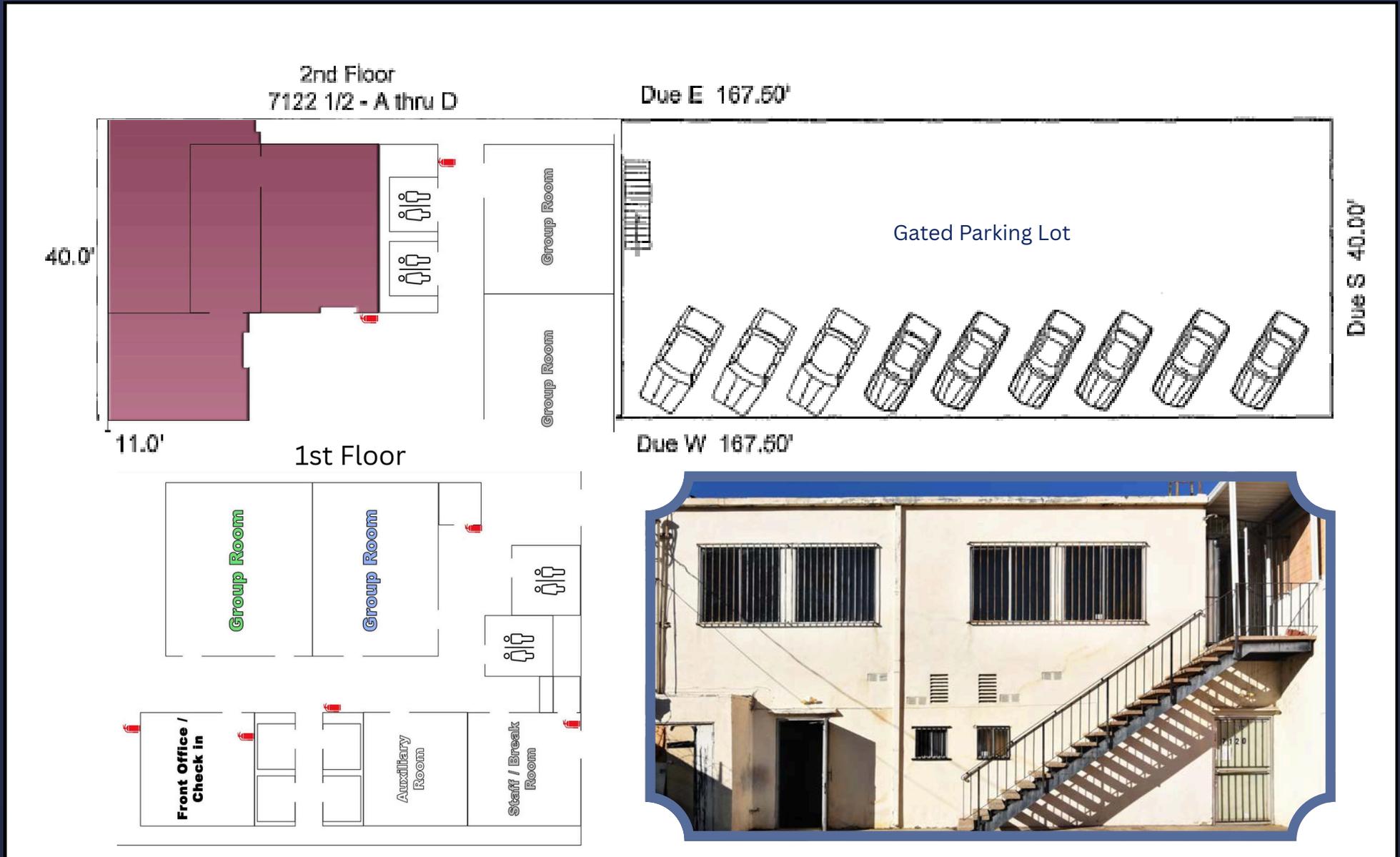


TRANSIT SCORE
GOOD TRANSIT
53

LOCATED MINUTES FROM
WESTFIELD TOPANGA
THE VILLAGE
WARNER CENTER



FLOOR PLAN



Information provided is deemed reliable but not guaranteed, and neither seller, broker, nor agent makes any representation or warranty as to accuracy or completeness. Buyers are advised to conduct independent due diligence and verify all property details—including dimensions, zoning, permits, financials, and legal status—prior to purchase; all transactions remain subject to buyer verification and approval.

PLAT MAP

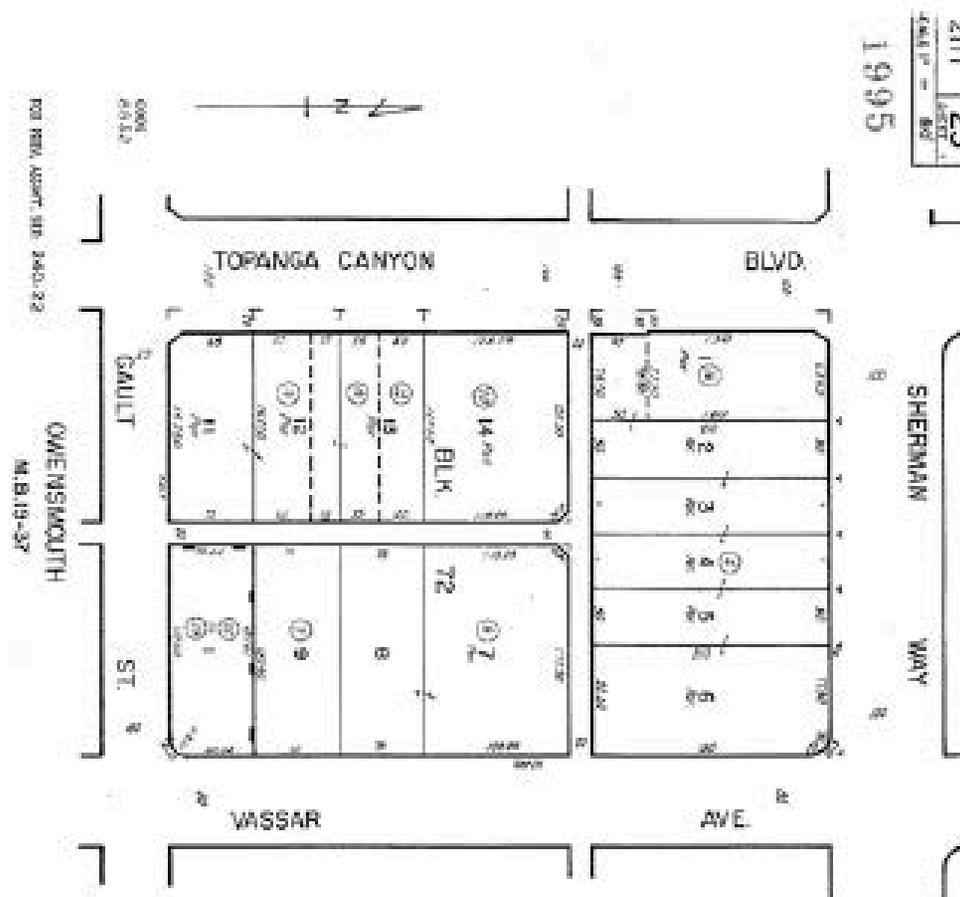
Subject Property Location

Property Address 7120 TOPANGA CANYON BLVD
City, State & Zip CANOGA PARK, CA 91303-1962
County LOS ANGELES COUNTY

Report Date: 10/06/2025

Order ID: R197674988

Parcel Number 2111-023-013



RETAIL MAP



Information provided is deemed reliable but not guaranteed, and neither seller, broker, nor agent makes any representation or warranty as to accuracy or completeness. Buyers are advised to conduct independent due diligence and verify all property details—including dimensions, zoning, permits, financials, and legal status—prior to purchase; all transactions remain subject to buyer verification and approval.

DEMOGRAPHICS

Income	2 miles	5 miles	10 miles
Avg Household Income	\$104,797	\$117,702	\$117,308
Median Household Income	\$81,504	\$90,200	\$89,258

Population	2 miles	5 miles	10 miles
2020 Population	126,511	413,738	1,049,188
2024 Population	130,273	412,281	1,038,413

Households	2 miles	5 miles	10 miles
2020 Households	45,011	144,207	362,834
2024 Households	46,739	143,267	356,640

TRAFFIC COUNT

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Topanga Canyon Blvd	Sherman Way N	39,260	2025	0.03 mi
Sherman Way	Vassar Ave E	23,847	2025	0.08 mi
Topanga Canyon Boulevard	Sherman Way S	36,983	2025	0.10 mi
Sherman Way	N Topanga Canyon Blvd E	28,508	2025	0.11 mi
Topanga Canyon Blvd	N Topanga Canyon Blvd S	42,053	2025	0.12 mi
Topanga Canyon Blvd	Sherman Way S	37,208	2025	0.12 mi

Information provided is deemed reliable but not guaranteed, and neither seller, broker, nor agent makes any representation or warranty as to accuracy or completeness. Buyers are advised to conduct independent due diligence and verify all property details—including dimensions, zoning, permits, financials, and legal status—prior to purchase; all transactions remain subject to buyer verification and approval.



ARTHUR PFEFFERMAN

EXECUTIVE VICE PRESIDENT

CALDRE LICENSE #: 01021906

PRIMARY SPECIALTY REAL PROPERTY

- Industrial
- Office
- Retail
- Multi-Residential
- Mixed Use
- Land
- Analysis
- Valuations
- 1031 Exchange

ART@PFEFFERMANCRE.COM

CELL 818-516-0257

DIRECT 818-449-5122

MAIN 818-725-2500

FAX 818-366-4900



11280 CORBIN AVENUE
PORTER RANCH, CA 91326

Coldwell Banker Commercial is the Most Trusted Name in Commercial Real Estate

Art is a result driven professional with more than 35 years' experience in the acquisition and disposition of investment properties, investment analysis, leasing, development, and valuations. He attended UCLA and UB. He has been licensed since 1989. He is a registered LA county property tax appeals board agent.

Arthur has unique expertise as a specialist with significant achievements in industrial, office, retail, multi-residential, mixed-use and land. He provides authoritative, unbiased information, clear strategy, continual communications and successful negotiations conducted with integrity. He is committed to providing a steady flow of transaction information, market conditions, the project schedule, assignment progress, financial analysis, deal elements, negotiating and marketing strategies that are also available electronically. His client and investor list includes financial institutions, government, legal and accounting firms, entrepreneurs, small & large businesses and sophisticated high net worth individuals. He has served as an expert witness in business litigation in federal and state courts for business litigation cases in California.

Arthur continues to serve on numerous philanthropic and nonprofit boards and has served on blue ribbon committees as an appointee of city, county, state and federal elected officials. He has been a sought after speaker and moderator for industry and government conferences.

Coldwell Banker Commercial Professionals in the USA), Arthur represents parties in purchases, sales, leases and re-structuring of assets for many of his clients and/or their clients; in California, New York, Texas, Florida, Nevada to name a few of the many states. You may learn more about him on LinkedIn and the many who recommend and endorse him.

ARTHUR PFEFFERMAN

EXECUTIVE VICE PRESIDENT

CALDRE LICENSE #: 01021906

PROFESSIONAL ACHIEVEMENTS

- Past Member of the United States Small Business Administration Advisory Council (“SBA”); Presidential Appointee (U.S.A)
- Past President of the Cultural Affairs Commission for the City of Los Angeles; Mayoral Appointee
- Co-Founder and Past President of the United Chambers of Commerce
- Fernando Award Recipient, given annually to one citizen of the San Fernando Valley
- Provides media/newspapers with industry information
- Taught Courses on Franchising at California State University Northridge
- Active Rotarian
- Achieved the prestigious Coldwell Banker Commercial - Top 10 recognition level Nationally - 1st Q 2021
- Achieved the prestigious Coldwell Banker Commercial - #1 recognition Nationally - 1st Q 2023
- Achieved the prestigious Coldwell Banker Commercial - #2 recognition Nationally - September 2025
- Inside The Valley (Formerly SFVBJ); published by LABJ - The Valley 200 - One of the 200 most influential people in the Greater Valley in 2020-2025
- An elite member of Coldwell Banker Commercial (in the top 1% of over 3,000 Coldwell Banker Commercial Professionals in the USA)

ELITE-COLDWELL BANKER COMMERCIAL 2001-PRESENT

CBC PLATINUM CIRCLE OF DISTINCTION - SEVERAL YEARS

IN A ROW INCLUDING 2025

CITY AND COUNTY OF LOS ANGELES

CA STATE AND FEDERAL RECOGNITION

