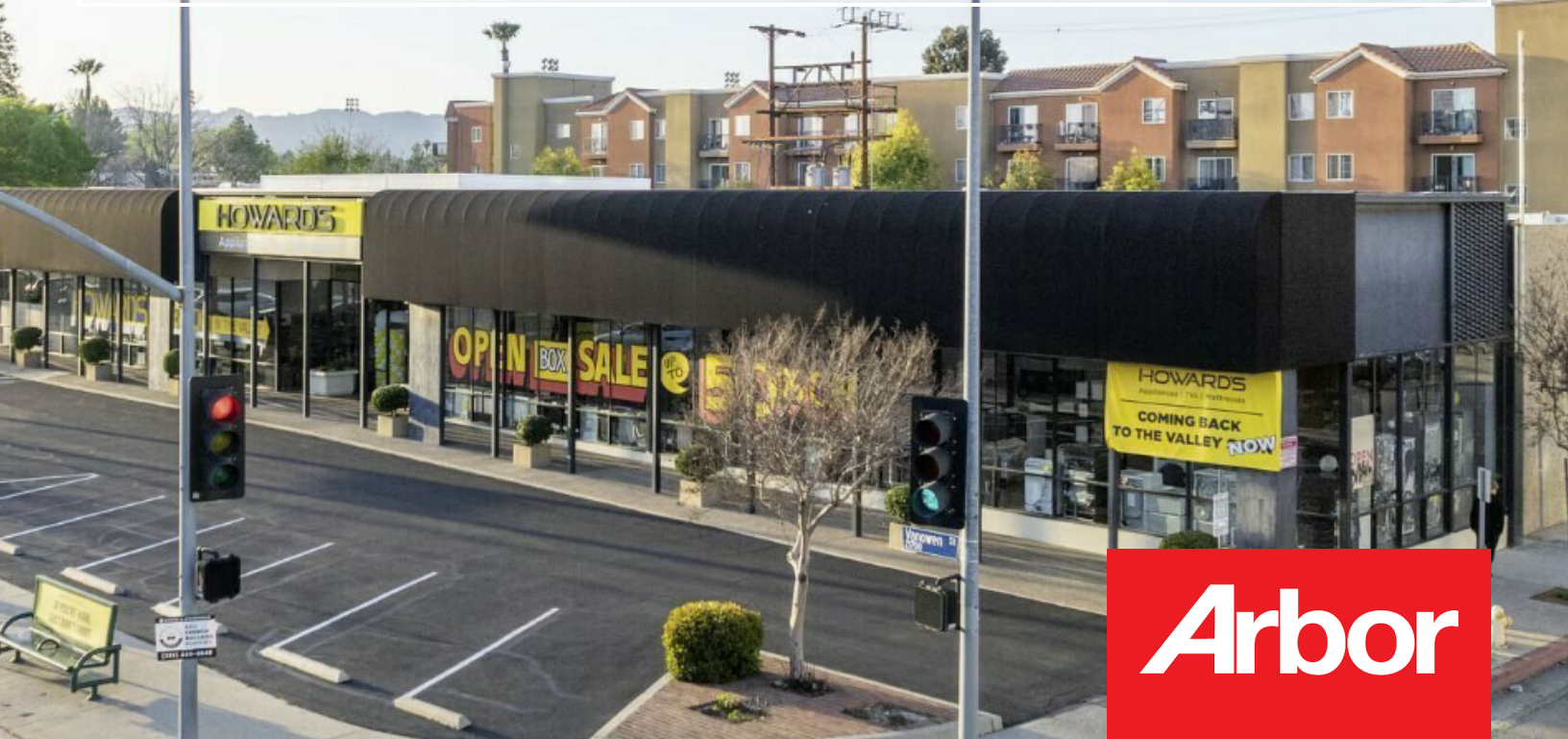


EXCLUSIVE
RETAIL PROPERTY FOR LEASE



Arbor

21721-21729

VANOWEN ST

CANOGA PARK, CA 91303

RETAIL AND MEDICAL

arcainc.us

PROPERTY SUMMARY



PROPERTY DESCRIPTION

The Subject Property is a Multi-Tenant Commercial Building with 16,100 SF Available for Lease. The Premises is Divisible to +/- 5,177 SF.

PROPERTY HIGHLIGHTS

- Prime Canoga Park Location
- High Visibility & Transit Access on a Signalized, Corner Lot
- Located in Warner Center and near the Westfield Topanga
- Strong Walkability and Recreation Value
- Planned Renovations

OFFERING SUMMARY

Lease Rate:	\$2.00 SF/MO (NNN)
Number of Units:	1-3
Available SF:	+/- 5,177 - 16,100 SF
Lot Size:	66,094 SF
Building Size:	32,190 SF
Parking:	3.74/1,000 SF
Zoning:	LAC1

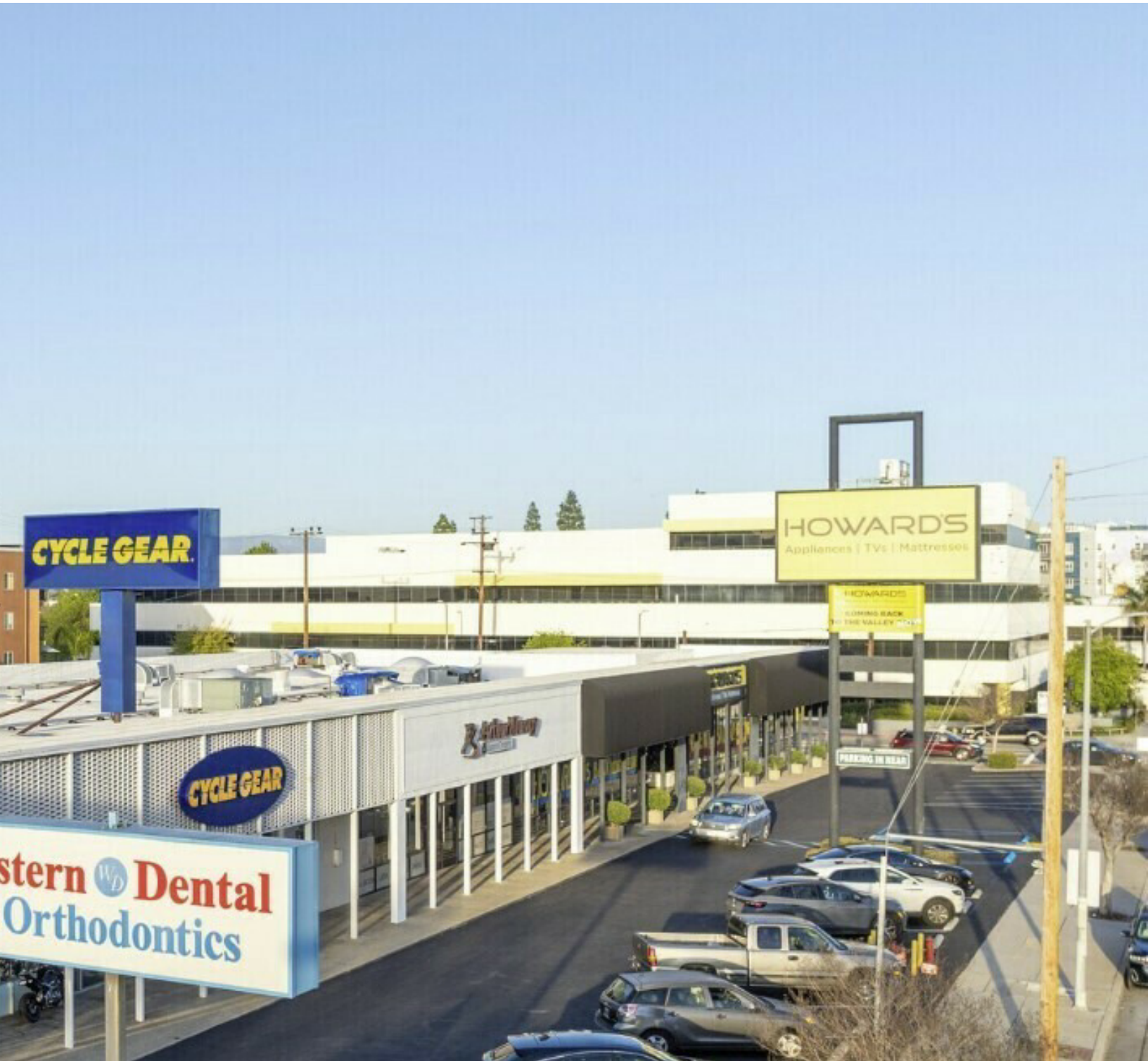
Matthew Mazur
Senior Managing Director
CA License #01983729
mmazur@arcainc.us
323.515.8304

Arbor Realty Capital Advisors | CA Lic. #01980430 | arcainc.us | 323.515.8302



DISCLAIMER: The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Owner or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Owner shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

ADDITIONAL PHOTOS



Matthew Mazur
Senior Managing Director
CA License #01983729
mmazur@arcainc.us
323.515.8304

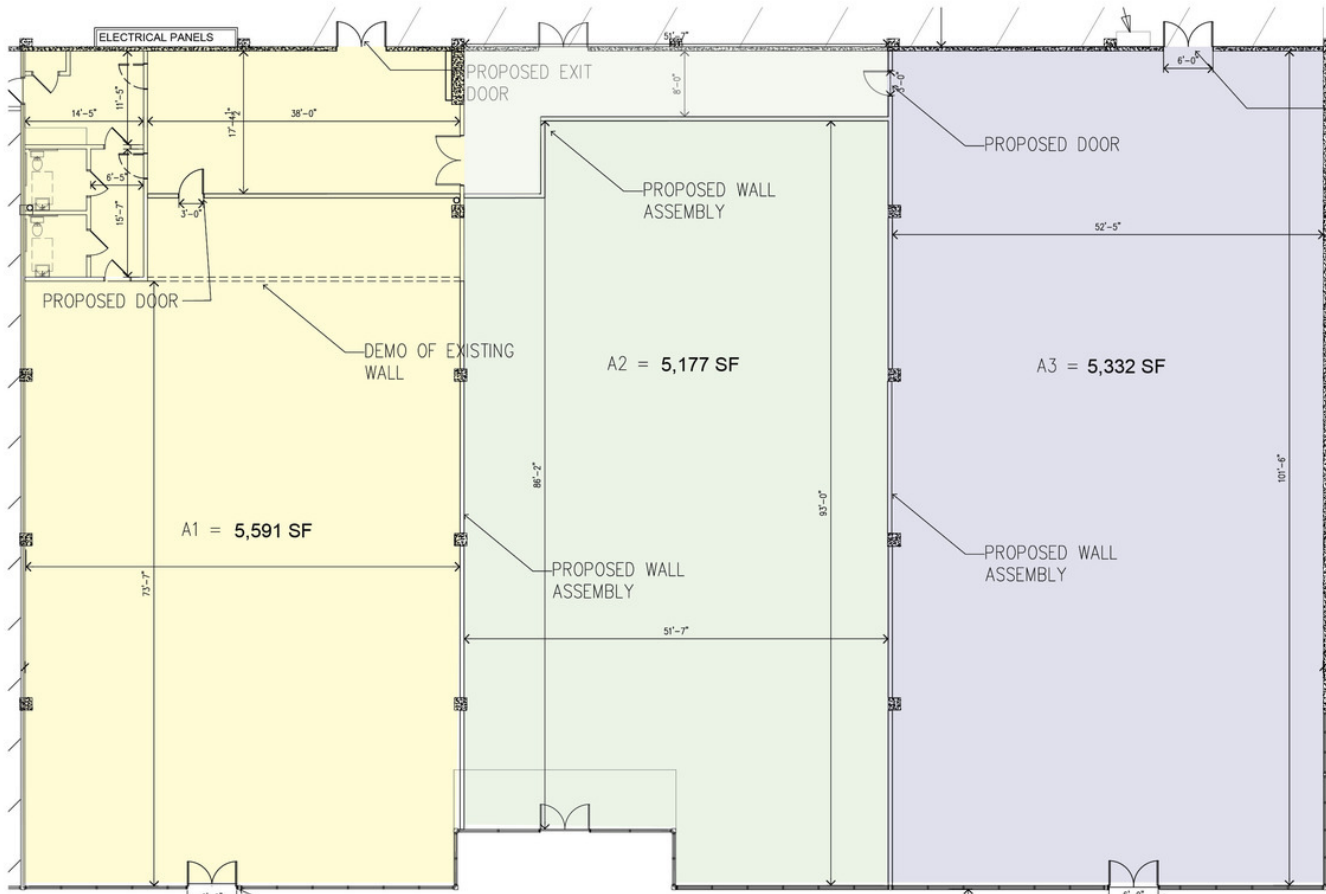
Arbor Realty Capital Advisors | CA Lic. #01980430 | arcainc.us | 323.515.8302

Arbor

DISCLAIMER: The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Owner or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Owner shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

FLOOR PLAN

Available: 16,100 SF (Divisible into 2 or 3 Suites) Smallest 5,177 SF or up to 10,768 SF.
NB: Corridor may be Vacated and Restrooms Installed within each Suite.



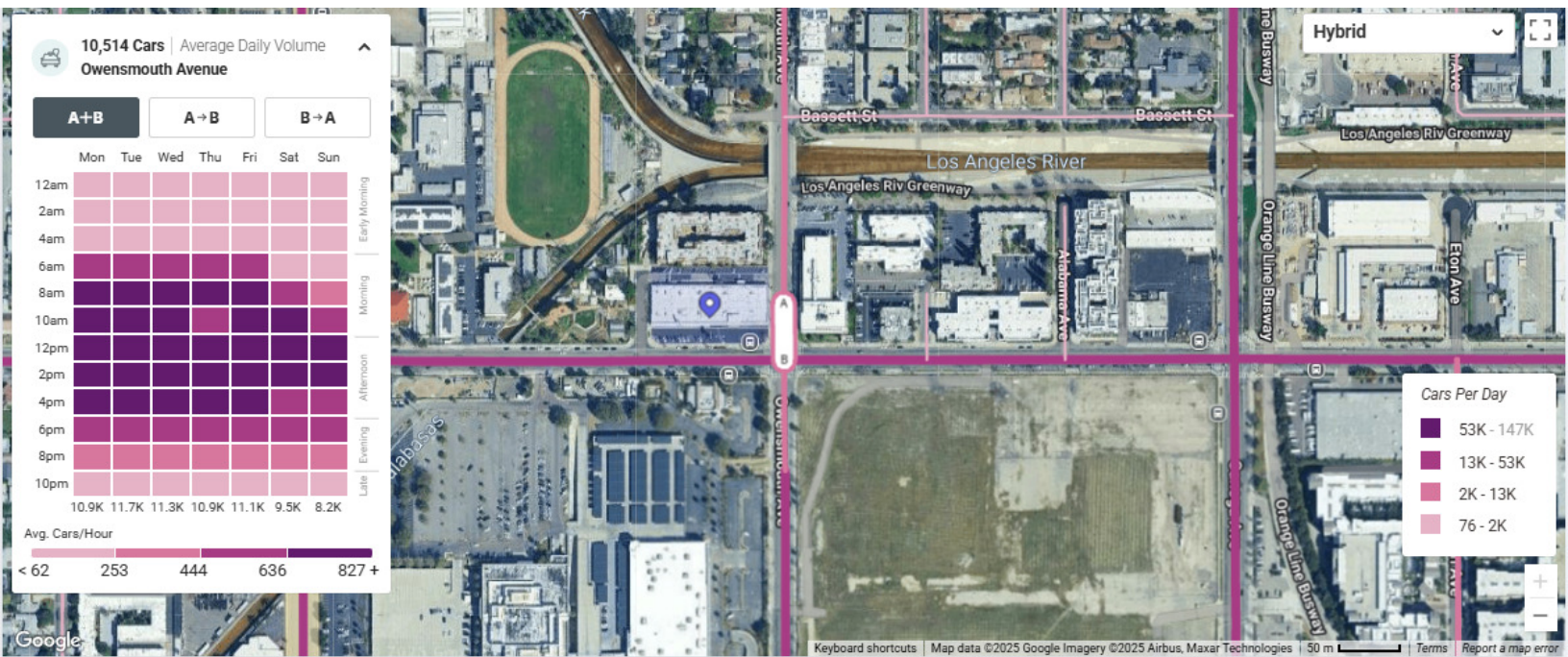
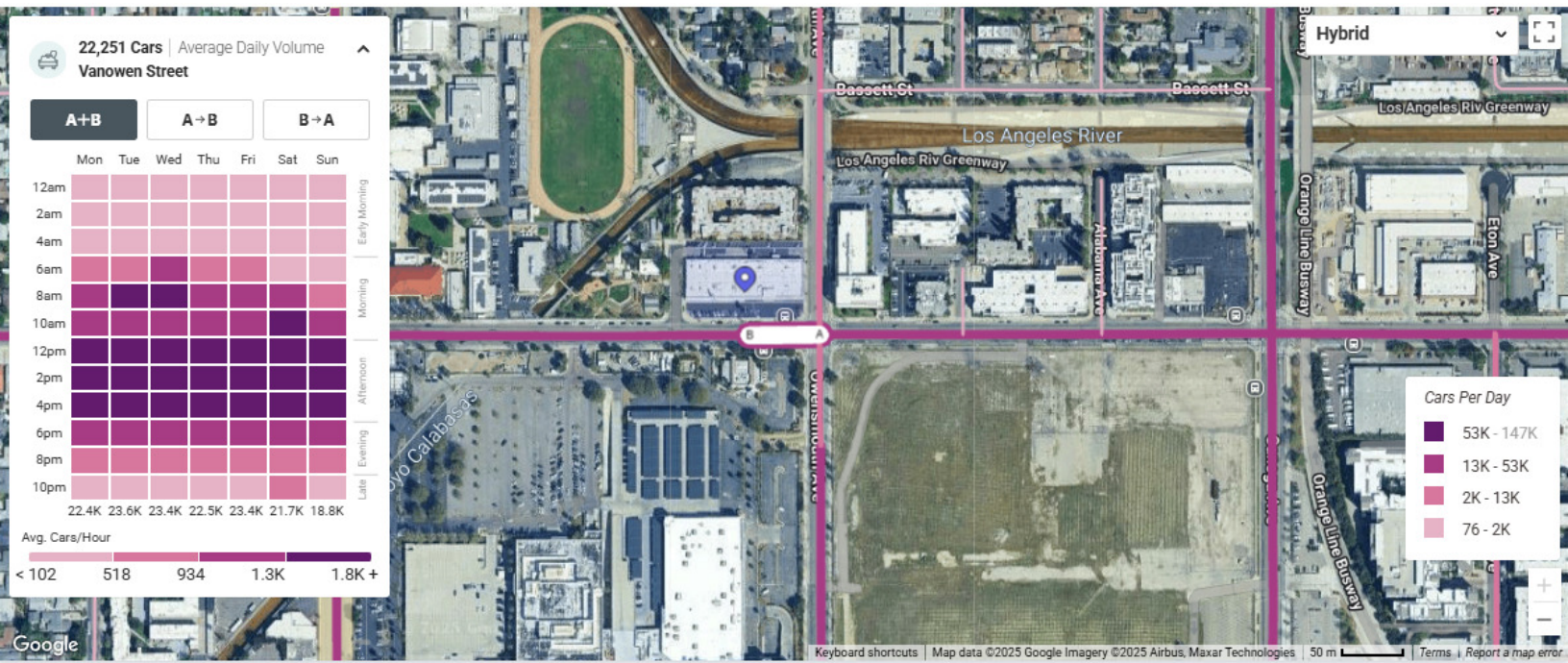
Matthew Mazur
Senior Managing Director
CA License #01983729
mmazur@arcainc.us
323.515.8304

Arbor Realty Capital Advisors | CA Lic. #01980430 | arcainc.us | 323.515.8302

DISCLAIMER: The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Owner or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Owner shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.



TRAFFIC COUNTS



Matthew Mazur
Senior Managing Director
CA License #01983729
mmazur@arcainc.us
323.515.8304

Arbor Realty Capital Advisors | CA Lic. #01980430 | arcainc.us | 323.515.8302

DISCLAIMER: The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Owner or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Owner shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.





DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population:	41,630	218,605	403,216
Total Households:	16,653	77,827	142,810
Average Age:	38	41	42
Average HH Income:	\$99,942	\$130,666	\$135,834

Nearby Amenities

Westfield Topanga	300 Feet
Warner Center	1 Mile
Fallbrook Center	2 Miles

Matthew Mazur
Senior Managing Director
CA License #01983729
mmazur@arcainc.us
323.515.8304

Arbor Realty Capital Advisors | CA Lic. #01980430 | arcainc.us | 323.515.8302

Arbor

DISCLAIMER: The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Owner or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Owner shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.