



8372 TOPANGA CANYON BLVD, CANOGA PARK, CA 91304

MIXED USE



FOR LEASE

OFFERING MEMORANDUM



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
- Great tenant mix
- Ample parking

PROPERTY TYPE
Office/Retail

BUILDING
21,867 SF

LOT
55,582 SF

YEAR BUILT
1961

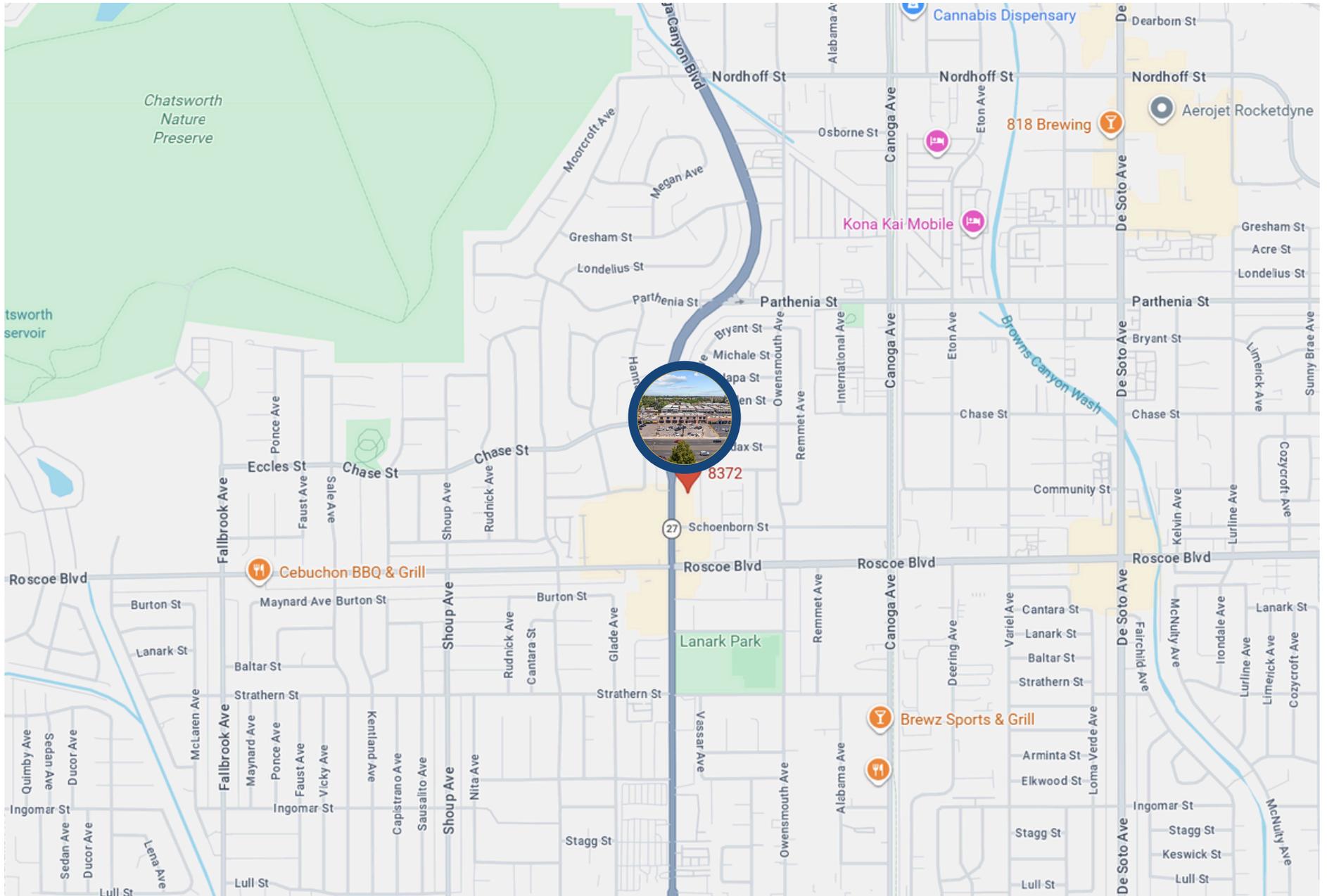
ZONING
LAC2

*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

PROPERTY PHOTOS



LOCATION MAP



DEMOGRAPHICS



Category	1 Mile	3 Mile	5 Mile
2024 Total Population	22,586	154,971	570,325
2029 Population	21,896	150,277	552,361
Pop Growth 2024-2029	-3.05%	-3.03%	-3.15%
Average Age	39.10	39.10	39.20
2024 Total Households	6,133	47,281	192,424
HH Growth 2024-2029	-3.33%	-3.31%	-3.27%
Median Household Income	\$61,373	\$67,013	\$70,529
Avg Household Size	3.50	3.10	2.80
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$713,469	\$752,380	\$759,867
Median Year Built	1962	1961	1964



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BLAS FERNANDEZ
DIRECTOR, COMMERCIAL INVESTMENTS

818.319.9191
blas@ikonpropertiesla.com
ikonpropertiesla.com
LIC NO. 02012036



BRIAN VU
SR. INVESTMENT ASSOCIATE

818.913.8819
brian@ikonpropertiesla.com
ikonpropertiesla.com
LIC NO. 02181861