

AVAILABLE



RETAIL SPACE AVAILABLE

7138 Shoup Ave, West Hills, CA 91307



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RETAIL SPACE
WEST HILLS, CA

PROPERTY FEATURES

7138 Shoup Ave, West Hills, CA 91307



APPROX. 900 SF

RETAIL SPACE AVAILABLE

- ✓ Great signage opportunity
- ✓ Has restroom in back of space
- ✓ Rear exit
- ✓ Former pet grooming salon
- ✓ Balanced mix of retail, service and food tenants
- ✓ Large parking lot

AREA AMENITIES

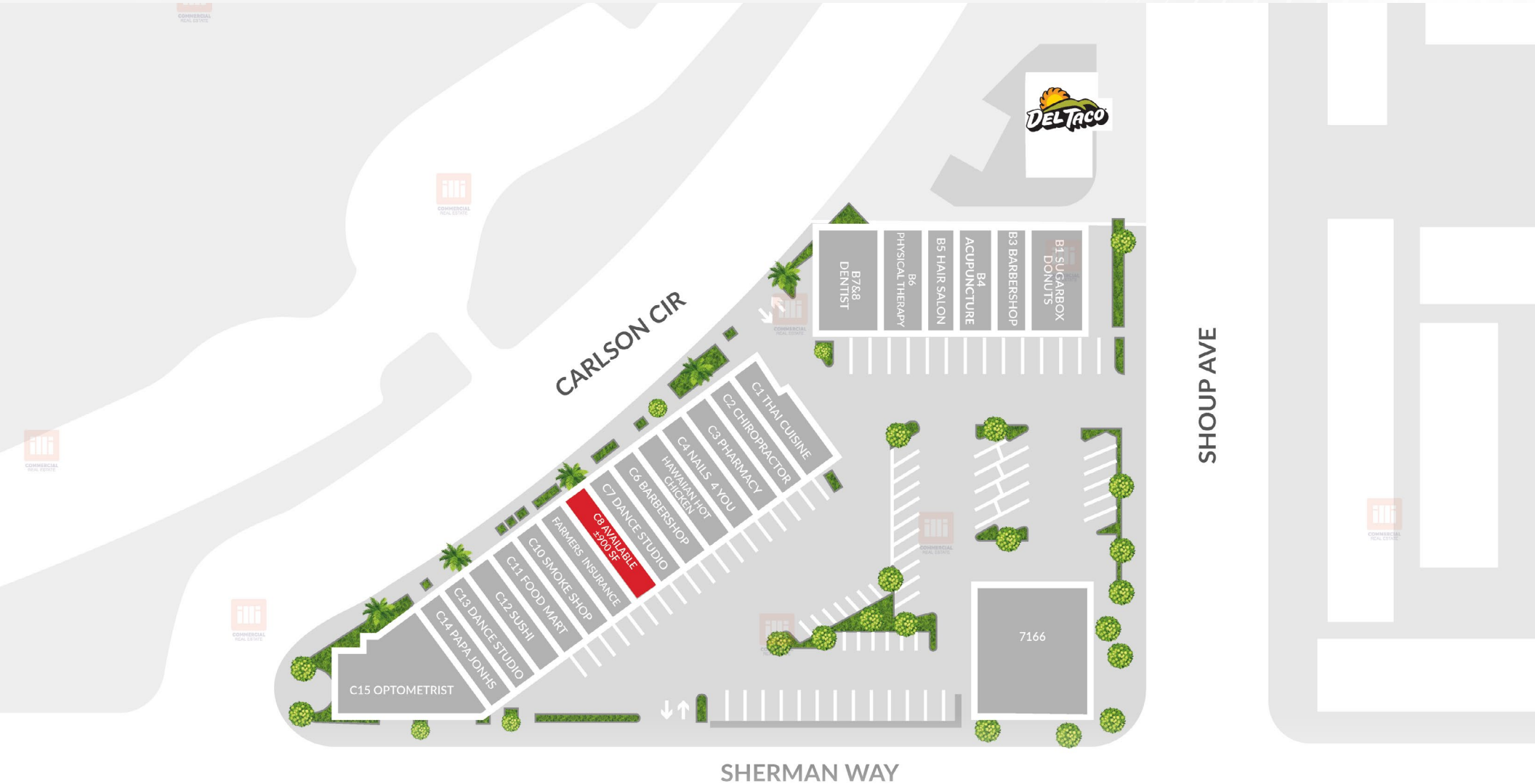
- ✓ High visibility location on a hard corner in the San Fernando Valley
- ✓ Population over 370K within 5 miles
- ✓ Avg Household Income over \$129K within 5 miles
- ✓ Median Home Value over \$814K within 2 miles
- ✓ Located across the street from Ralph's Grocery Store, Arco Gas Station and Crunch Fitness

DEMOGRAPHICS		1 MILE	3 MILE	5 MILE
	Population	28,614	202,979	377,637
	Avg. HH Income	\$107,879	\$115,654	\$118,621
	Daytime Pop	28,167	202,709	372,068
	Traffic Count	± 51,887 CPD ON SHOUP AVE & SHERMAN WAY		

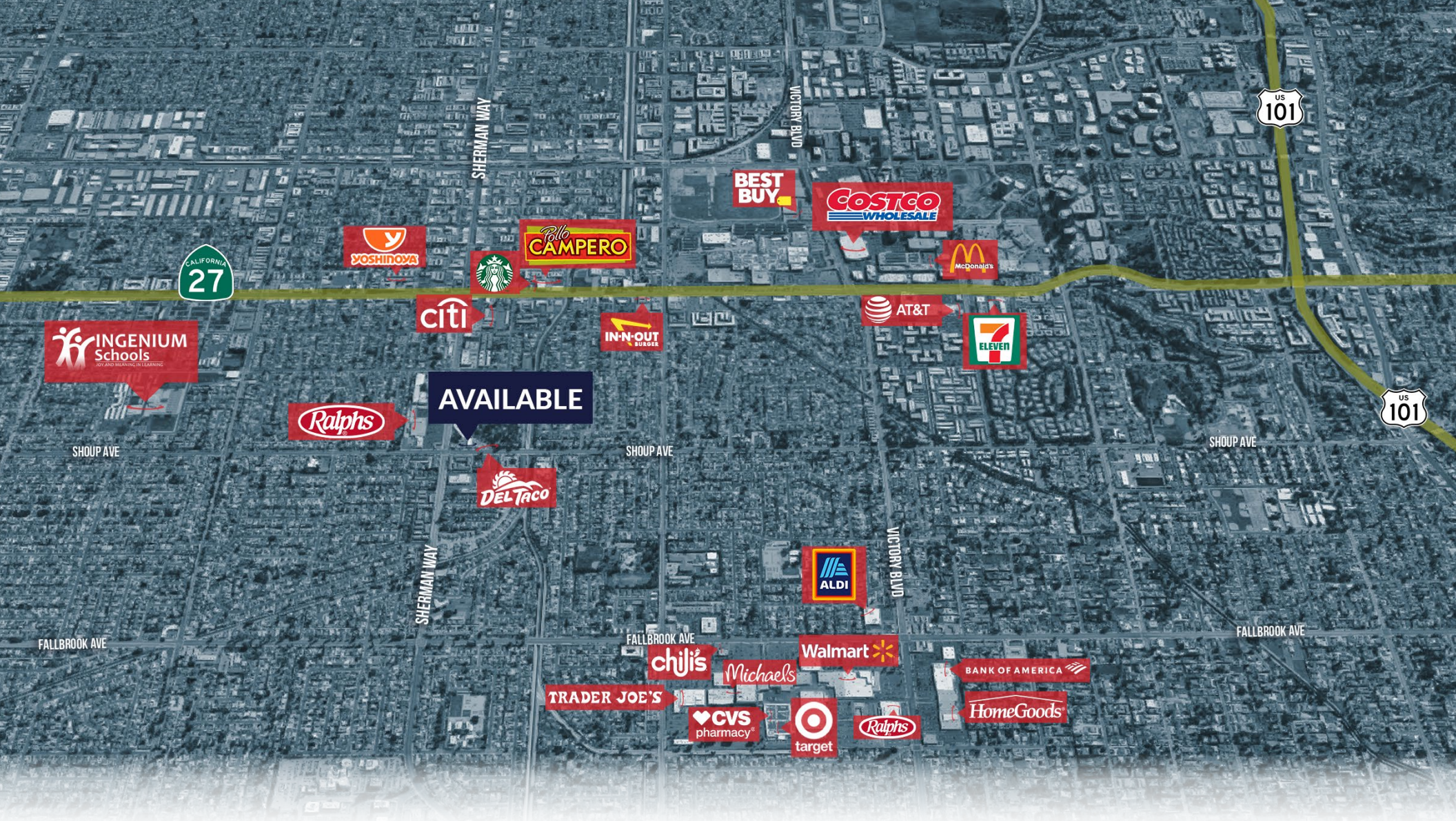
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SITE PLAN

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AERIAL MAP



COMMERCIAL
REAL ESTATE

AUSTIN HARRELL
SENIOR ASSOCIATE

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.