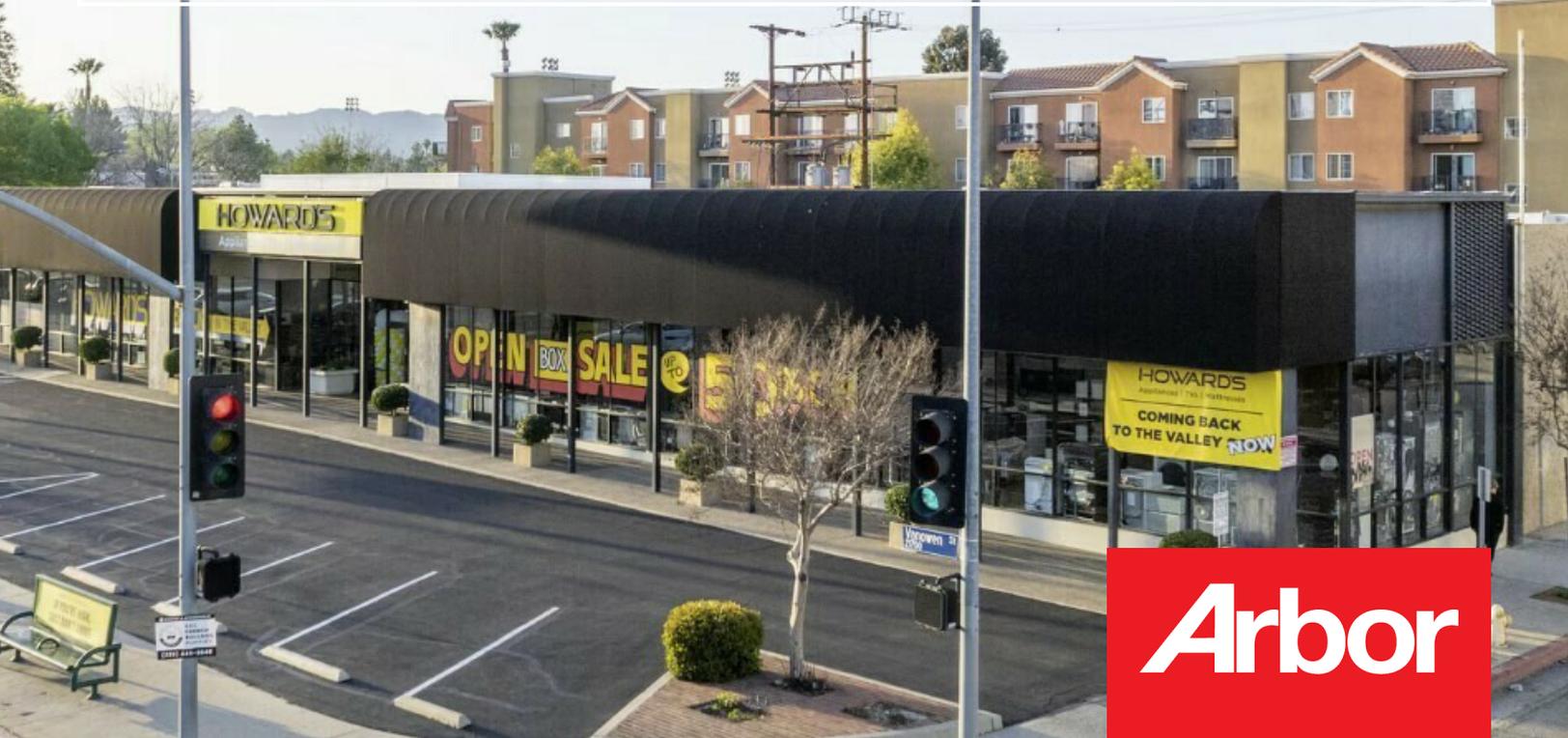


EXCLUSIVE  
**RETAIL PROPERTY FOR LEASE**



**Arbor**

21721-21729

**VANOWEN ST**

CANOGA PARK, CA 91303

**RETAIL AND MEDICAL**

[arccainc.us](http://arccainc.us)

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

The Subject Property is a Multi-Tenant Commercial Building with 10,659 SF available (Divisible into 2 Suites).

## 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:	1-2
Available SF:	+/- 10,659 SF
Lot Size:	66,094 SF
Building Size:	32,190 SF
Parking:	3.74/1,000 SF
Zoning:	LAC1

### Matthew Mazur

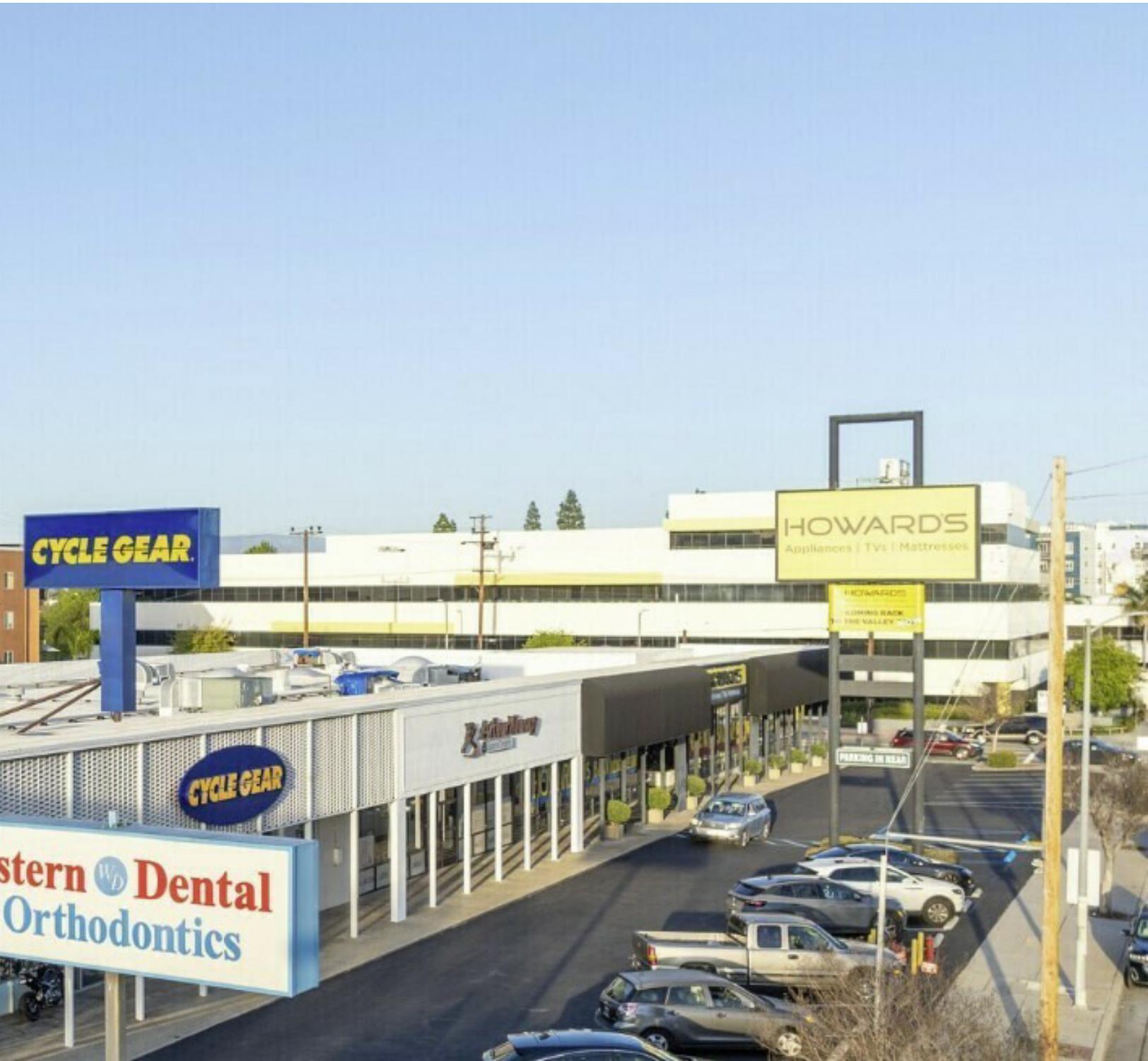
Senior Managing Director  
CA License #01983729  
mmazur@arcainc.us  
323.515.8304

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

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.

ADDITIONAL PHOTOS



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

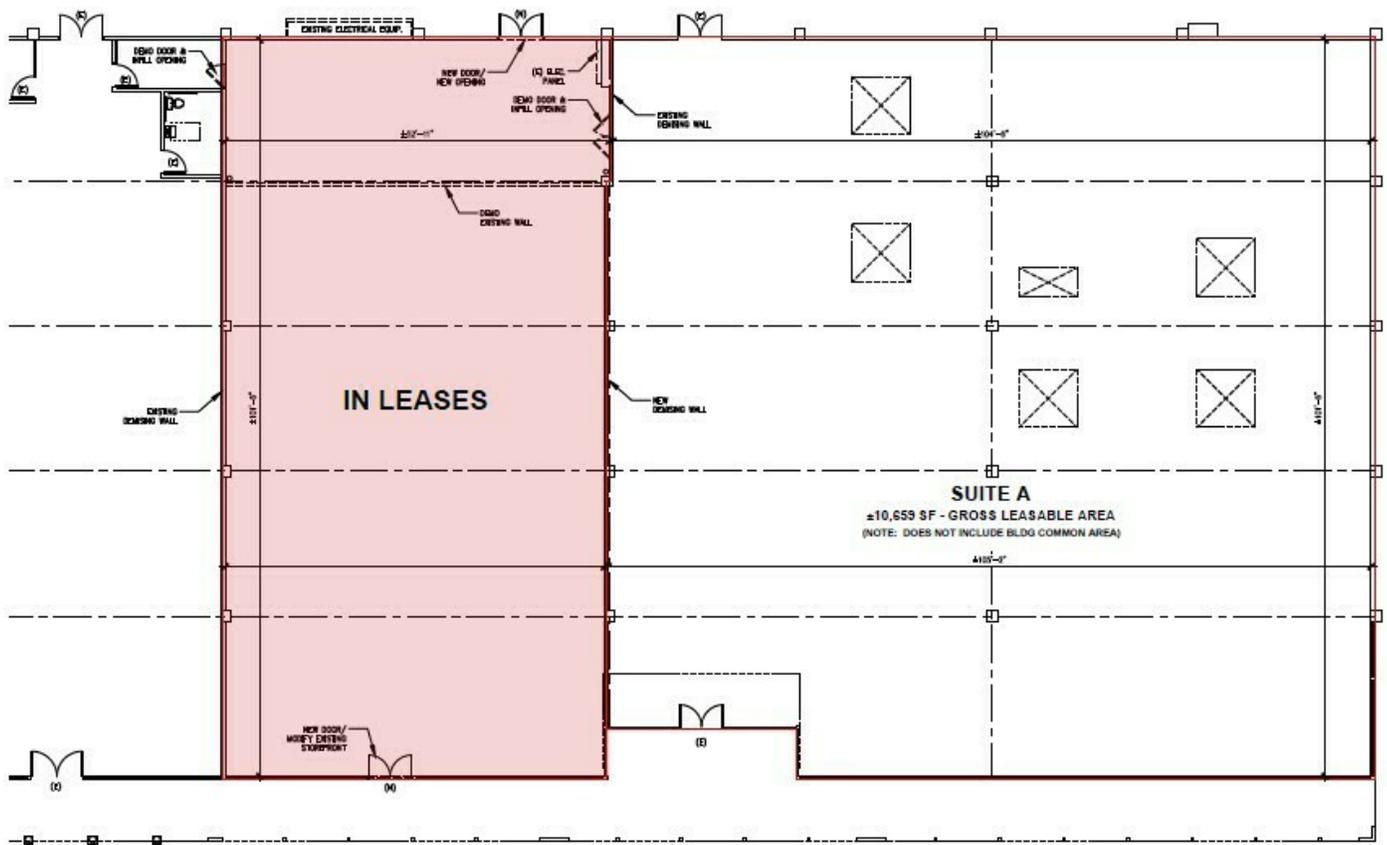
Arbor Realty Capital Advisors | CA Lic. #01980430 | arcainc.us | 323.515.8302

**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: 10,659 SF (Divisible into 2 Suites)**  
**NB: Corridor may be Vacated and Restrooms Installed within each Suite.**



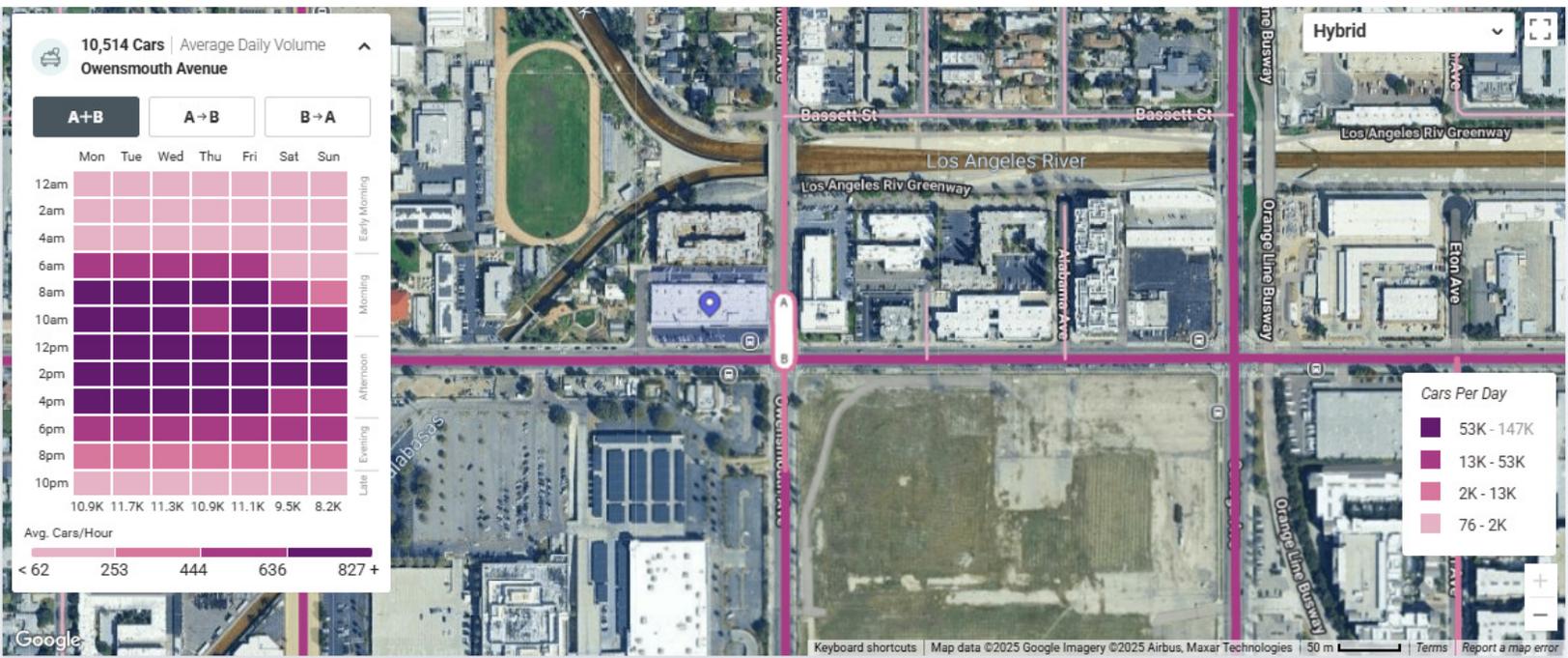
**Matthew Mazur**  
Senior Managing Director  
CA License #01983729  
mmazur@arcainc.us  
323.515.8304

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

**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.

# 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**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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**

<b>Westfield Topanga</b>	<b>300 Feet</b>
<b>Warner Center</b>	<b>1 Mile</b>
<b>Fallbrook Center</b>	<b>2 Miles</b>

**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.