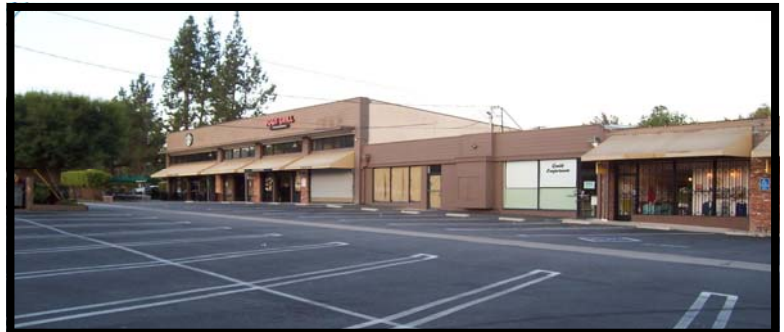


RETAIL SPACE FOR LEASE



4914 Topanga Canyon Boulevard, Woodland Hills 91364
(Southwest Signalized Corner at Dumetz Road)

Occupancy: Immediate
Former Use: Clothing Store
Size: 2,000 square feet



Price: **\$2.50** per square foot, triple net (\$.34 per square foot)

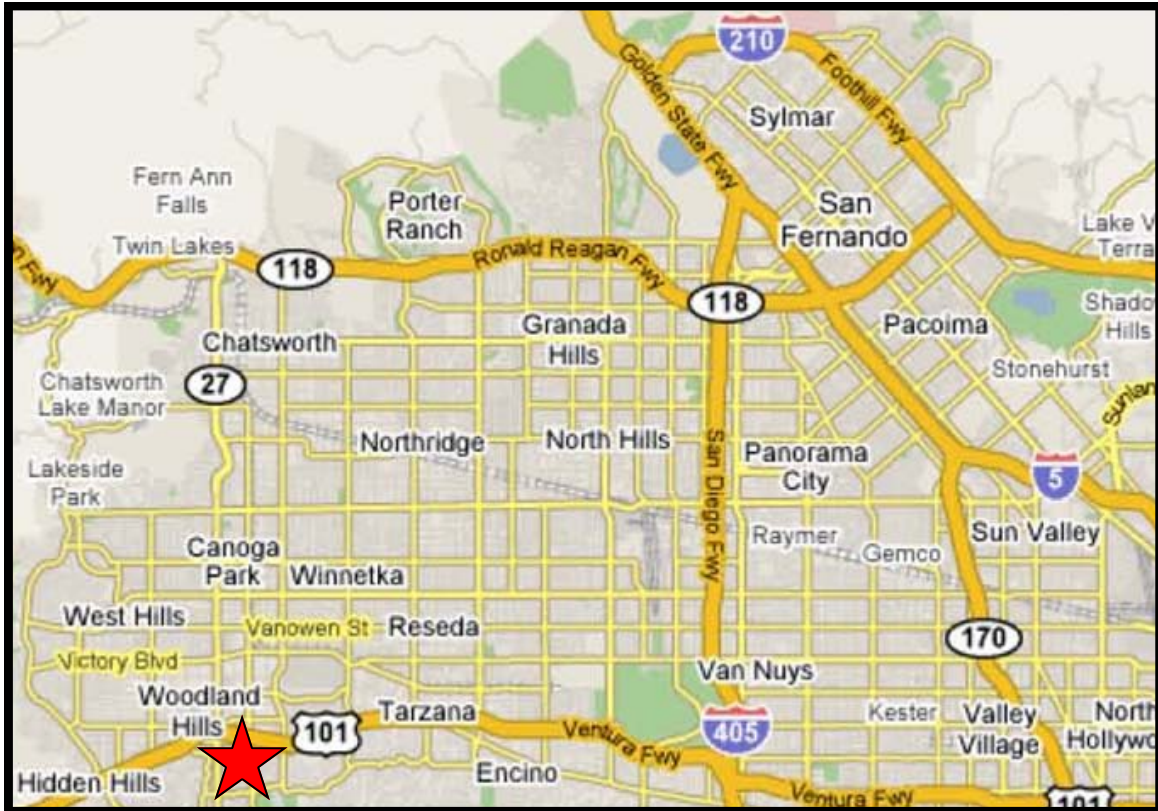
Comments: Prime Woodland Hills shopping center on busy Topanga Canyon anchored by Starbucks. Great visibility and parking make it an ideal location for a variety of businesses.

For More Information Contact:

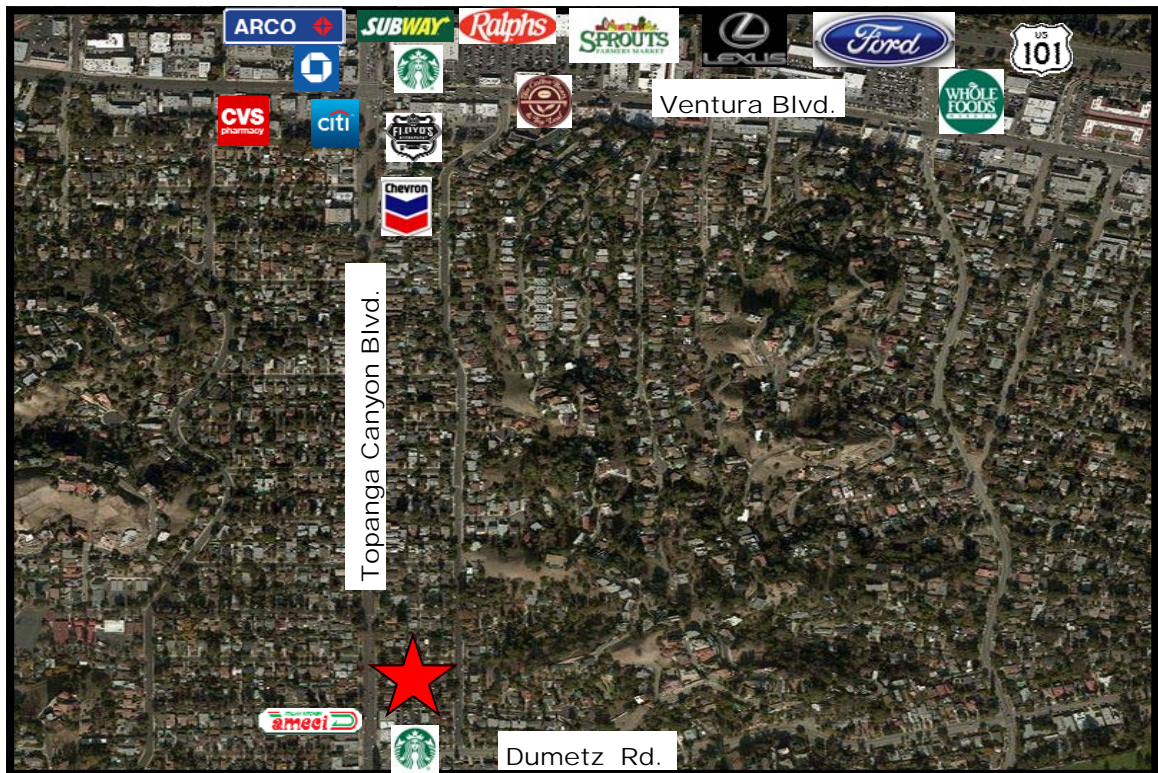
JON PALEY 818-225-1300

Paley
COMMERCIAL REAL ESTATE

AREA MAP



AERIAL PHOTO



DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population:			
2020 Projection	12,101	150,928	463,917
2015 Estimate	11,599	145,534	447,730
2010 Census	10,619	136,825	422,581
Growth 2015-2020	4.33%	3.71%	3.62%
Growth 2010-2015	9.23%	6.37%	5.95%
2015 Population Hispanic Origin	871	37,693	176,064
2015 Population by Race:			
White	10,020	119,643	362,144
Black	374	7,187	22,844
Am. Indian & Alaskan	23	1,168	5,077
Asian	767	11,423	41,108
Hawaiian & Pacific Island	8	256	909
Other	407	5,858	15,647
U.S. Armed Forces	5	53	184
Households:			
2020 Projection	5,015	60,127	166,974
2015 Estimate	4,817	58,104	161,448
2010 Census	4,459	55,221	153,852
Growth 2015 - 2020	4.11%	3.48%	3.42%
Growth 2010 - 2015	8.03%	5.22%	4.94%
Owner Occupied	3,424	29,563	75,733
Renter Occupied	1,393	28,541	85,715
2015 Avg Household Income	\$137,438	\$95,923	\$86,348
2015 Med Household Income	\$103,003	\$63,549	\$57,593
2015 Households by Household Inc:			
<\$25,000	553	11,363	35,756
\$25,000 - \$50,000	819	12,525	36,619
\$50,000 - \$75,000	442	8,835	25,472
\$75,000 - \$100,000	527	6,376	17,954
\$100,000 - \$125,000	562	5,285	13,605
\$125,000 - \$150,000	311	3,079	7,877
\$150,000 - \$200,000	376	3,366	8,570
\$200,000+	1,227	7,276	15,596

