

**SPACE AVAILABLE
FOR LEASE
CANOGA PARK, CA**

8201 TOPANGA CANYON BLVD



PROPERTY INFORMATION

SPACE AVAILABLE: 16,725 SF

SIGNAGE AVAILABLE: PYLON & BUILDING

FEATURES:

- GOOD VISIBILITY AND PARKING
- CO-TENANTS: VALLARTA SUPERMARKETS, SUBWAY, EL POLLO LOCO & McDONALDS
- SINGLE LOADING DOCK

DEMOGRAPHICS

2017 ESTIMATED POPULATION

- 1 Mile: 33,167
- 3 Mile: 194,463
- 5 Mile: 400,239

2017 ESTIMATED AVG. HH INCOME

- 1 Mile: \$80,974
- 3 Mile: \$91,191
- 5 Mile: \$104,099

2017 ESTIMATED TRAFFIC COUNTS

- 33,435 CPD – TOPANGA CANYON BLVD
- 28,895 CPD – ROSCOE BLVD



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