

FOR LEASE

7300 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303-3333



DAVID LEVCOVITCH

CALDRE #01056191

818.380.9969

DAVIDL@CBM1.COM

CBM1.COM

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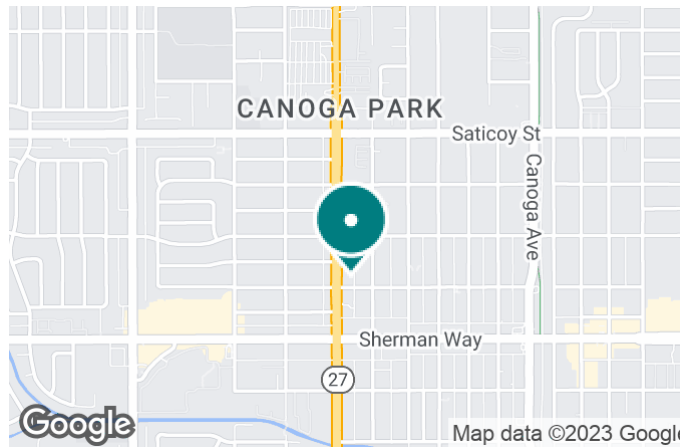
LEASING

BROKERAGE

INVESTMENTS

FEATURES & AMENITIES

7300 TOPANGA CANYON BLVD | CANOGA PARK, CA 91303-3333



FEATURES & AMENITIES

- +/-1,081 SF Space Available
- Former Hair Salon
- Monument Signage
- Ample Onsite Parking
- Strong Tenant Mix, Including Subway + Yoshinoya
- Near Major Signalized Intersection of Topanga Canyon Boulevard + Sherman Way
- Densely Populated Area With Over 200,000 Residents Within a 3-Mile Radius

NEIGHBORING RETAILERS



DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	3,093	11,265	23,274
Total Population	9,561	34,852	69,915
Average HH Income	\$56,834	\$62,507	\$66,706

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Former hair salon available in busy corner retail center. Property features high street visibility on well-traveled Topanga Canyon Boulevard, monument signage, ample parking in an onsite lot, and convenient access from both cross streets. A+ co-tenants include Subway and Yoshinoya, along with a Mini Mart, dental clinic, taco shop, pizzeria, juice bar, and insurance broker.

LOCATION DESCRIPTION

Situated at the corner of Topanga Canyon Boulevard + Wyandotte, just north of the major signalized intersection of Topanga Canyon Boulevard + Sherman Way in prime Canoga Park.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,081 SF
Building Size:	1,081 SF

SPACES	LEASE RATE	SPACE SIZE
Unit 9	Negotiable	1,081 SF

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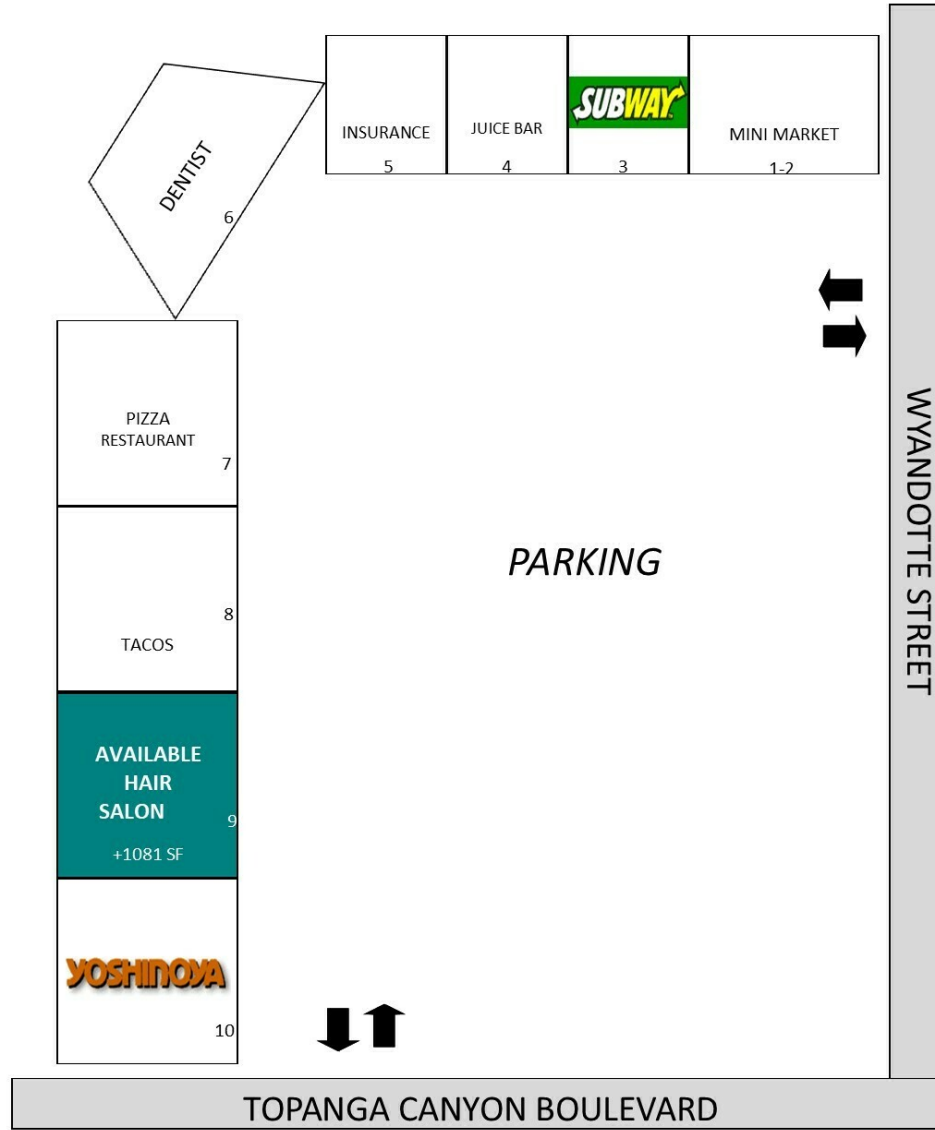
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SITE PLANS

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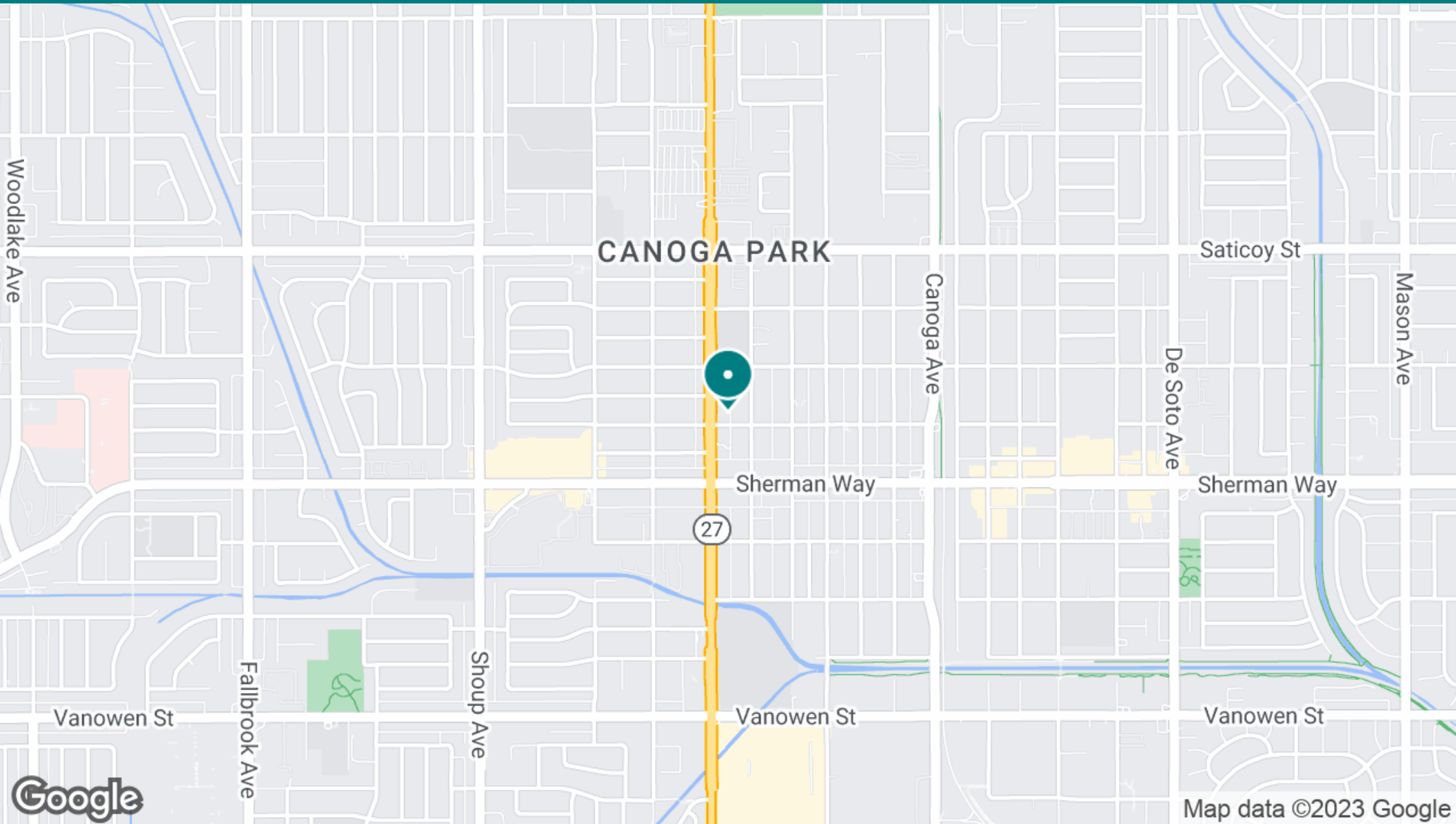
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LOCATION MAP

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RETAILER MAP

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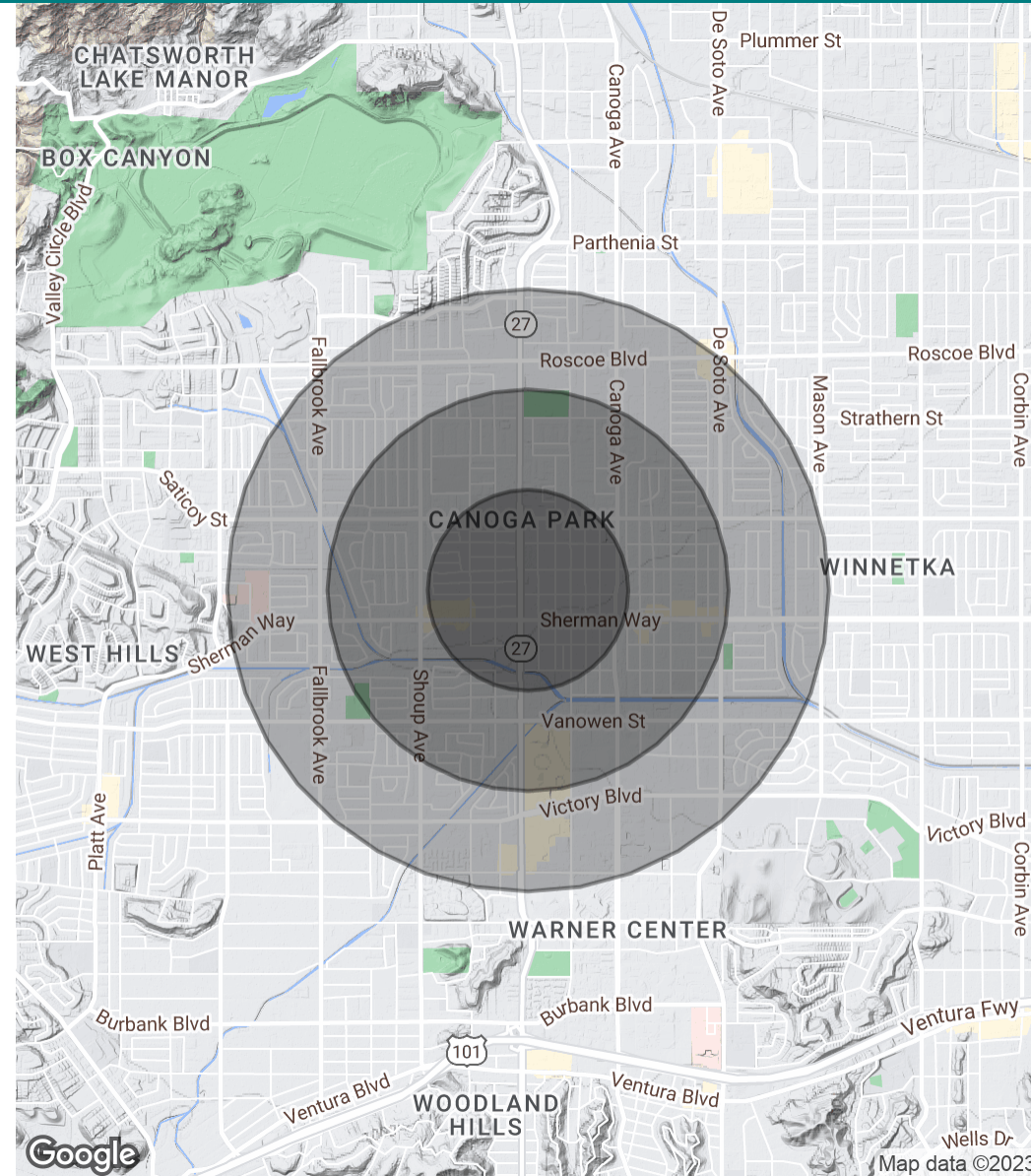
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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	9,561	34,852	69,915
Average Age	33.0	33.0	33.7
Average Age (Male)	32.8	31.5	32.5
Average Age (Female)	33.6	34.6	35.2
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	3,093	11,265	23,274
# of Persons per HH	3.1	3.1	3.0
Average HH Income	\$56,834	\$62,507	\$66,706
Average House Value	\$437,063	\$447,510	\$492,130
ETHNICITY (%)	0.5 MILES	1 MILE	1.5 MILES
Hispanic	60.6%	54.3%	48.9%
RACE	0.5 MILES	1 MILE	1.5 MILES
% White	43.1%	41.0%	45.6%
% Black	2.3%	2.7%	3.1%
% Asian	10.3%	14.7%	15.6%
% Hawaiian	0.0%	0.0%	0.1%
% American Indian	1.0%	0.6%	0.5%
% Other	40.6%	37.0%	31.2%

* Demographic data derived from 2020 ACS - US Census



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