

5939 Canoga Avenue Warner Center

Prime Warner Center
Retail/Bank Space Available
5939 Canoga Avenue, Woodland Hills, CA

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 LEE & ASSOCIATES®
COMMERCIAL REAL ESTATE SERVICES
CORP ID #01191898

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PROPERTY DETAILS

Location: 5939 Canoga Avenue
Woodland Hills, CA

Lease Rate: \$3.75/SF NNN

Available: Divisible from 2,000 to 5,689 RSF

**Overall
Project Parking:** 5.4/1000
(241 stalls for 44,638 SF)

PROPERTY HIGHLIGHTS

- Freestanding identity and exposure to Canoga Avenue
- Building and monument signage
- Abundant parking
- Walking distance to amenities
- Vault in the premises
- Low load factor of 8.7%
- Free surface parking for customers. Covered employee parking available 4/1000 (\$90/car per month).
- Average household income: \$102,192 (3-Mile Radius)
- Impressive demographics of \$91.5K median household income in Woodland Hills and \$140K median household income in adjacent community of Hidden Hills.
- Traffic Count: ±40,000 CPD (Canoga Avenue)

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Future Developments (Within Walking Distance)



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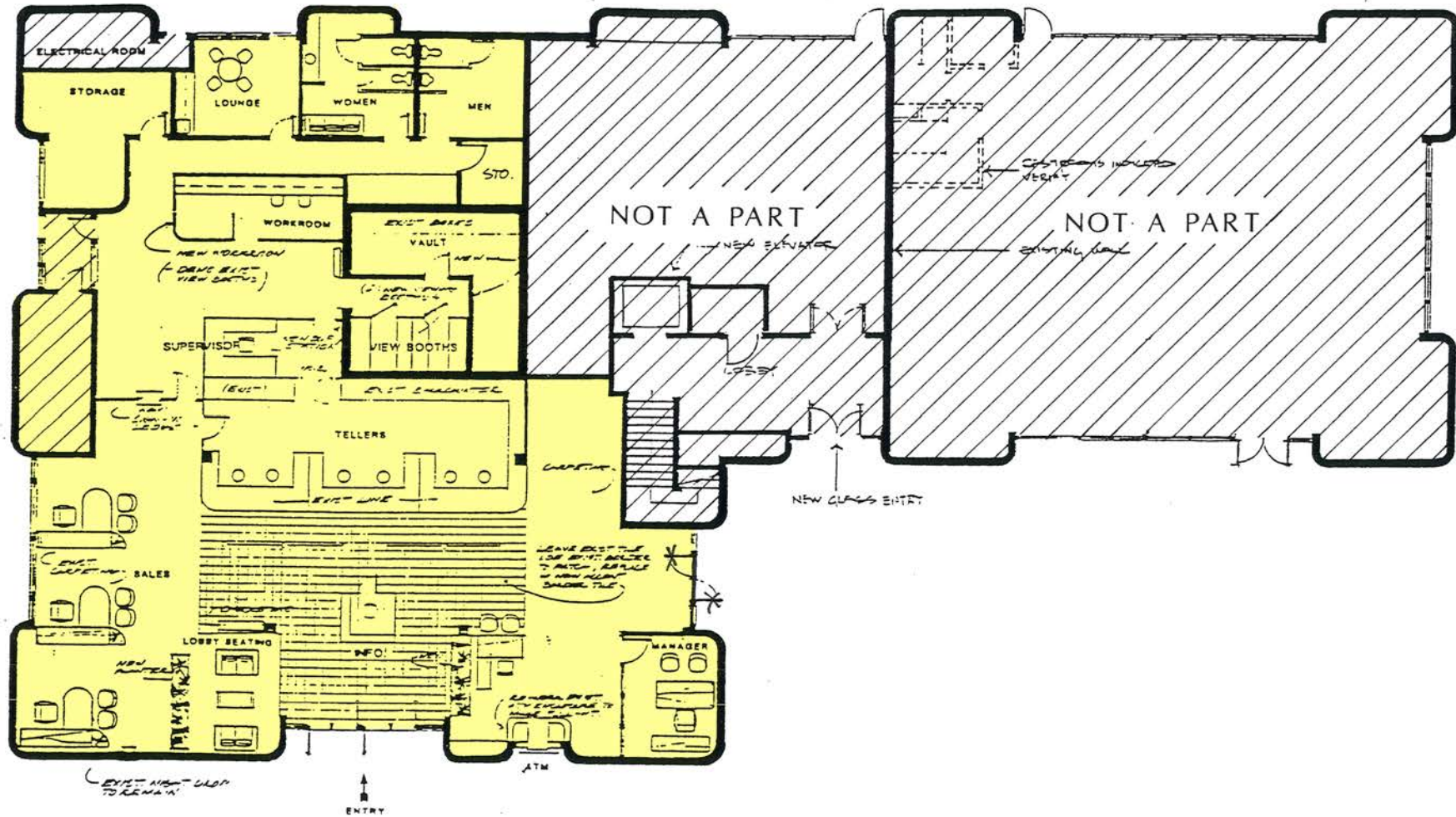
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AERIAL VIEW



FLOOR PLAN



Not to scale.

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LEASING INFORMATION

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