

# RECENTLY REMODELED PRIME WARNER CENTER RETAIL BUILDING

6433-6437 Topanga Canyon Blvd., Woodland Hills, CA 91303



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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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## PROPERTY FEATURES

- Recently remodeled facade
- Approx. 1,200 SF available
- Highly visible rooftop signage
- On-site parking
- Located in the Topanga District of the Warner Center 2035 Specific Plan, and a state enterprise zone

## AREA AMENITIES

- One parcel northern of the intersection of Topanga Canyon and Victory Boulevard
- Directly across from Westfield Topanga & The Village
- Adjacent to a brand new Shake Shack
- Excellent traffic counts and daytime population



DEMOS	1 mile	3 mile	5 mile
Population	40,519	221,616	411,240
Avg. HH Income	\$90,442	\$105,199	\$105,738
Daytime Pop.	33,052	181,126	337,313
Traffic Count	±65,794 cars per day		

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