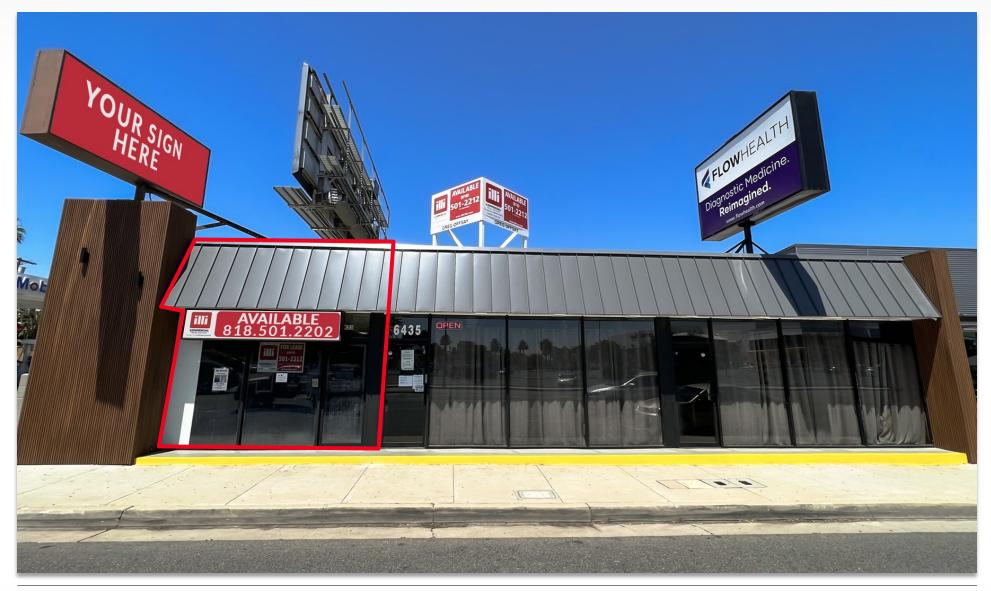
6433-6437 Topanga Canyon Blvd., Woodland Hills, CA 91303



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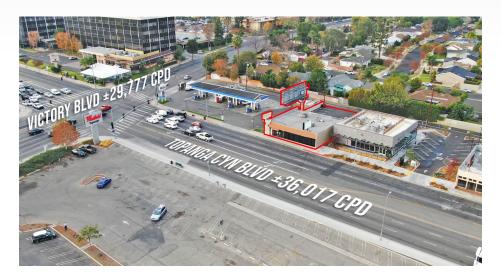
### **PROPERTY FEATURES**

- 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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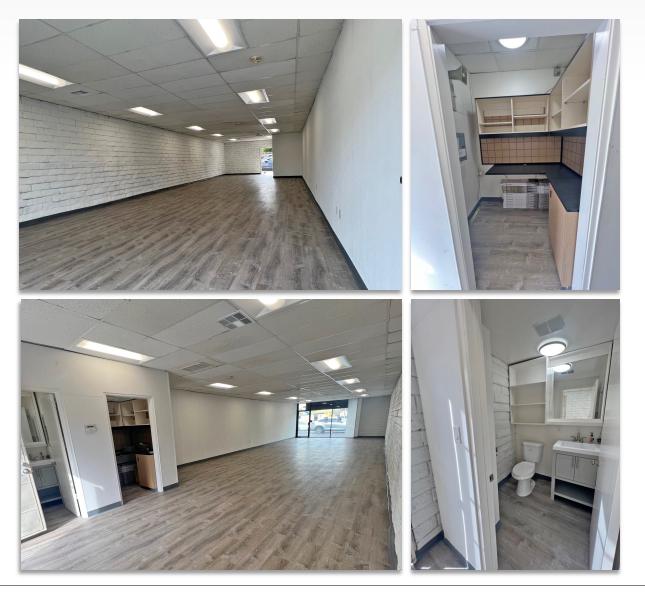
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