

RETAIL SPACE(S) FOR LEASE

7138 Shoup Avenue, West Hills, CA 91307 | 22330 Sherman Way, Canoga Park, 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

- ±1,000 SF retail space, former fitness studio available
- Balanced mix of retail, service and food tenants*
- Large parking lot

*Please do not disturb existing tenants

AREA AMENITIES

- Dense residential neighborhood
- Across from Ralphs, Athletic Society, and Arco
- Close to West Hills Hospital and Medical Center
- Signalized intersection at Shoup and Sherman Way



DEMOGRAPHICS	1 mile	3 mile	5 mile
Population	26,486	195,977	371,166
Average HH Income	\$84,702	\$93,197	\$102,464
Daytime Population	18,922	102,019	199,993
Traffic Count	± 50,000 cars per day		

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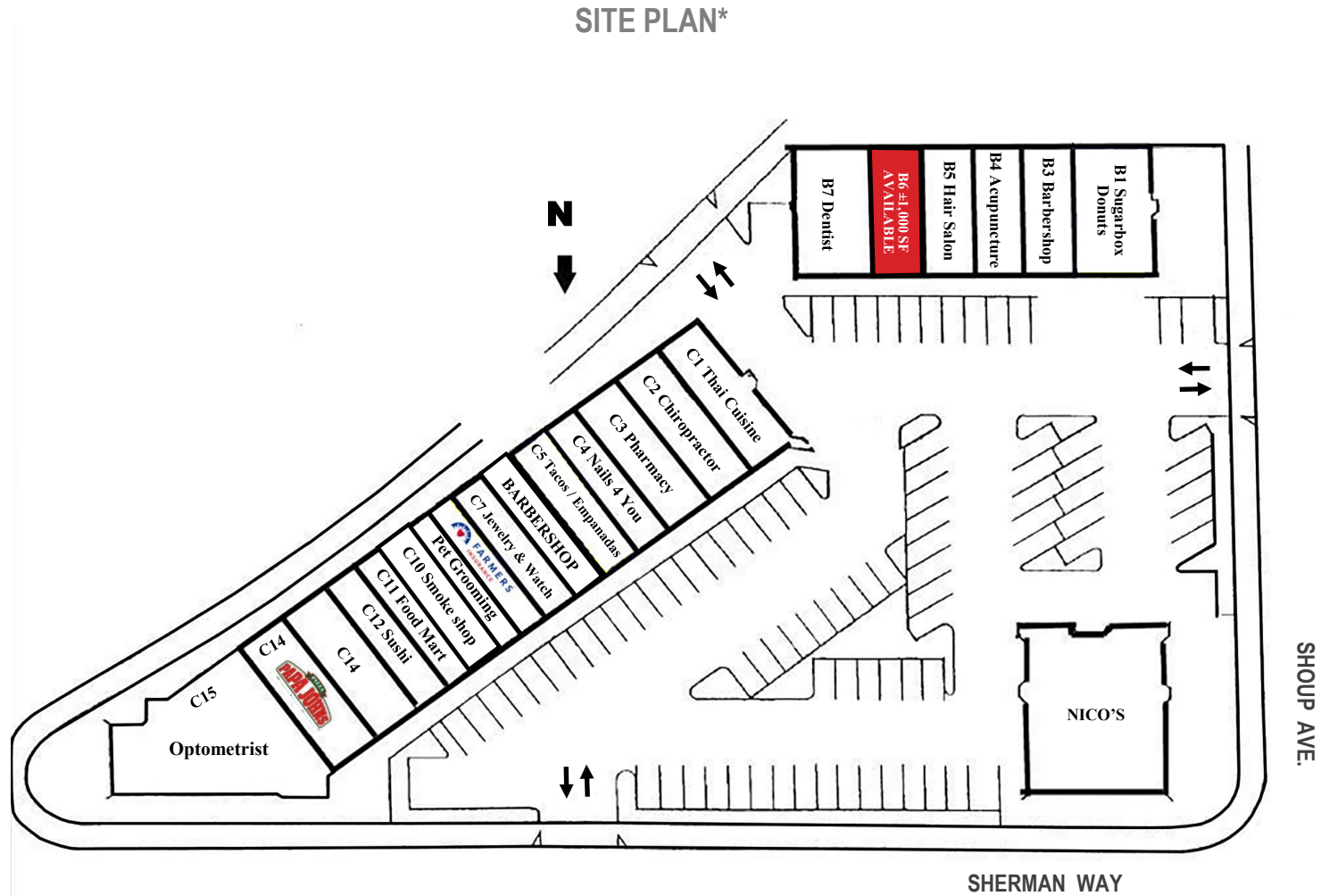


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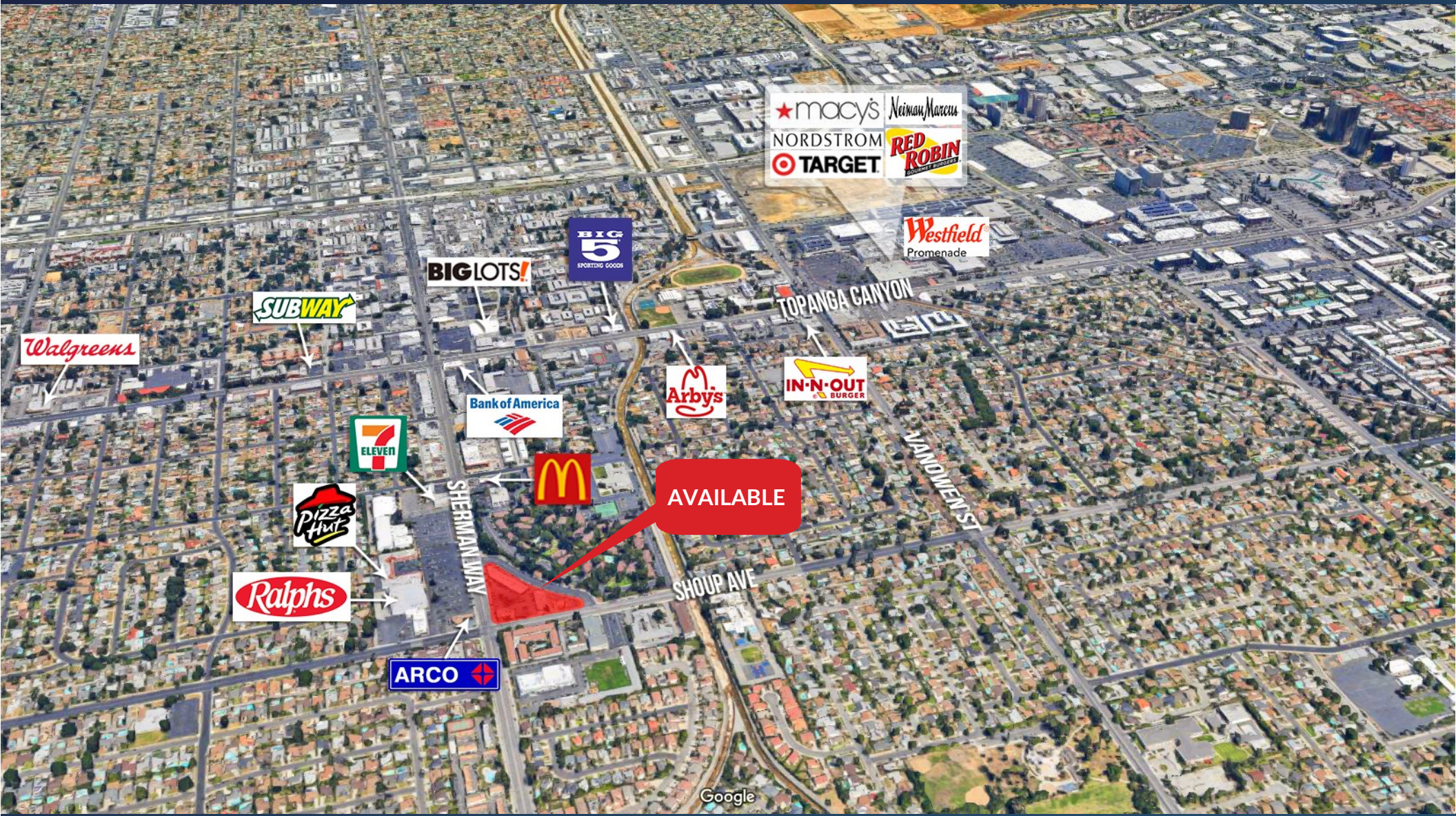
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