

AVAILABLE
NOW

FOR LEASE RETAIL & OFFICE SPACE



22015 VANOWEN STREET

CANOGA PARK, CALIFORNIA



22019 VANOWEN ST - RETAIL SPACE:

SPACE AVAILABLE: ±3,400 SF
ASKING RATE: \$1.20 PSF/NNN
TRIPLE NET FEES: \$0.39 PSF (approx.)
POSSESSION: 30-days from lease execution
LEASE TERM: Negotiable
PARKING: Surface (Front & Rear)
ZONING: LA-C2

- Retail space near major intersection of Topanga Canyon Boulevard.
- Excellent identity and great exposure with extensive glass window line.
- Adjacent to the Westfield Topanga Mall, Warner Center, Fallbrook Mall, and many other shops, restaurants and the 101 & 118 Freeways.

22027 VANOWEN ST - OFFICE SPACE:

| SUITE | SPACE AVAILABLE | ASKING RATE PSF | AVAILABLE |
|-------|-----------------|-----------------|-----------|
| A | 1,273 SF | \$1.20 MG | Immediate |
| H | 940 SF | \$1.20 MG | Immediate |
| E | 120 SF | \$300 MG | Immediate |
| K | 1,596 SF | \$1.20 MG | Immediate |

Layout

| | |
|---|---|
| A | 2 window and 2 interior offices. Conference room, kitchen, bullpen and a restroom |
| H | 3 windows and 1 interior office with storage and a bullpen |
| E | 1 private office |
| K | 5 private offices, kitchen, reception area and bullpen |

- Attractive office suites at a low competitive rent.
- Very functional floor plans.
- Suitable for most office users.
- Ample and free gated parking.
- Elevator access to second floor.
- Adjacent to the Westfield Topanga Mall, Warner Center, Fallbrook Mall, and many other shops, restaurants and the 101 & 118 Freeways.

FOR MORE
INFORMATION
PLEASE
CONTACT

Cody Chiarella

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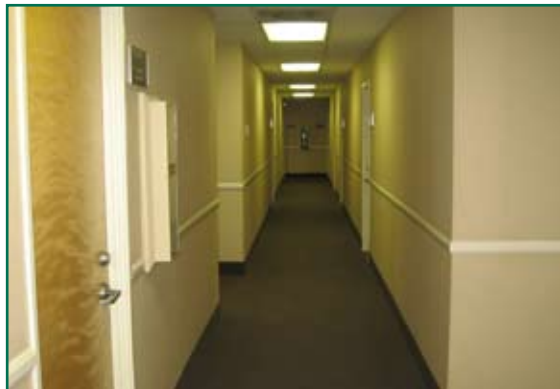
CANOGA PARK, CALIFORNIA



SUBJECT PREMISES



RETAIL SPACE AVAILABLE



SECOND FLOOR OFFICE HALL WAY



REAR PARKING LOT

DEMOGRAPHICS

| 2009 ESTIMATES | 1 Mile Radius | 3 Mile Radius | 5 Mile Radius |
|----------------|---------------|---------------|---------------|
| Population | 34,429 | 199,721 | 395,880 |
| Household | 10,383 | 68,720 | 137,249 |
| Avg. HH Income | \$66,538 | \$83,537 | \$92,297 |

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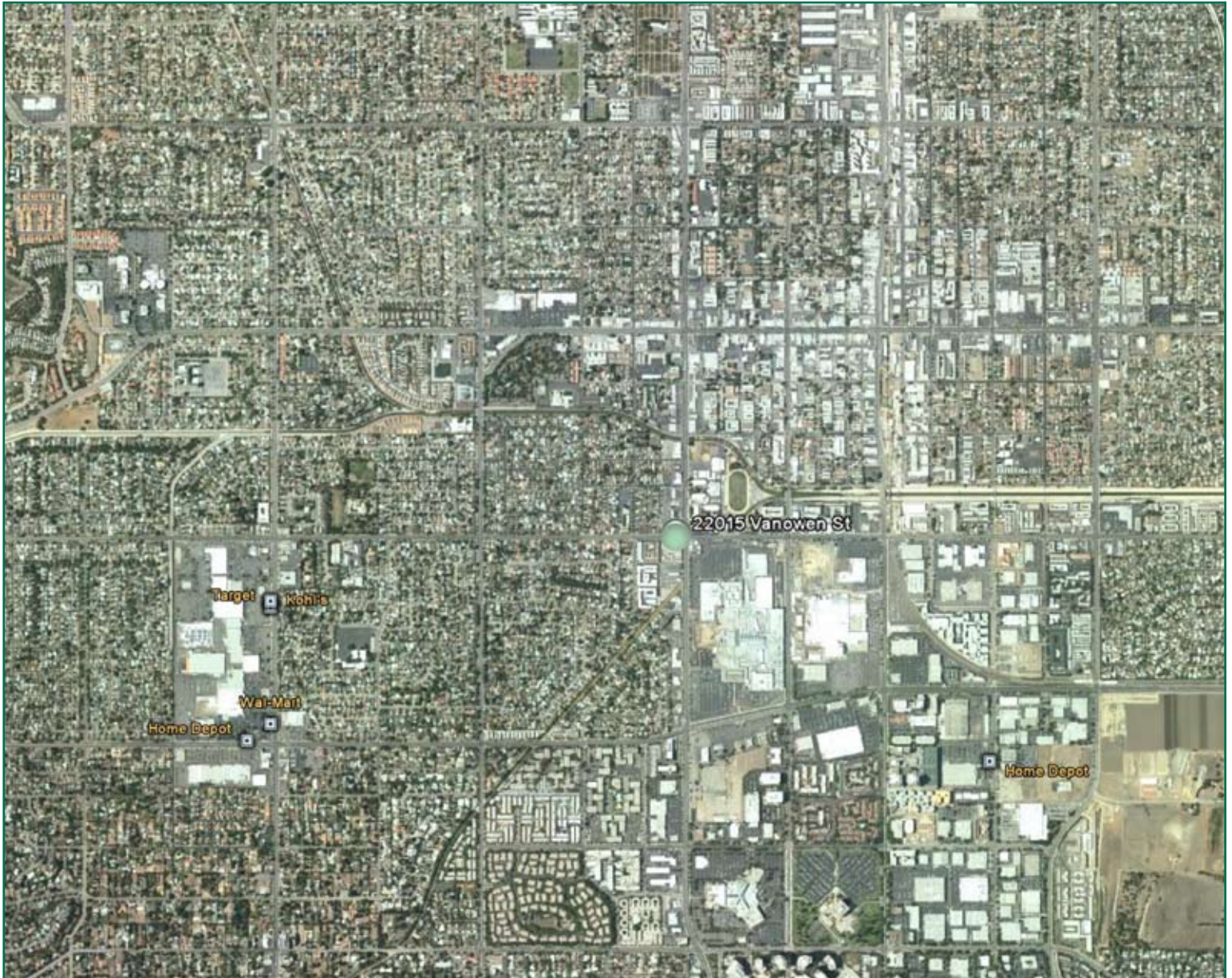
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AREA OVERVIEW



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