

FOR LEASE

END-CAP RESTAURANT IN PRIME WOODLAND HILLS



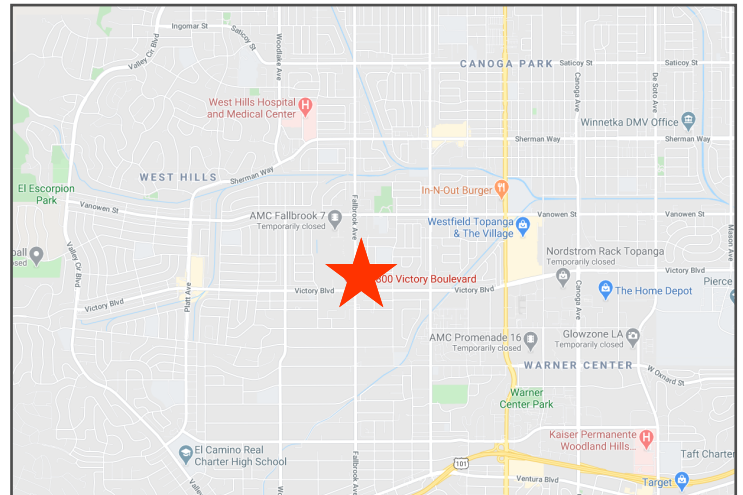
NEIGHBORING RETAILERS



22800 VICTORY BLVD | WOODLAND HILLS, CA 91367
VICTORY + FALLBROOK

FEATURES + AMENITIES

- END-CAP FORMER SUBWAY
- APPROX. 1,150 SQFT
- HIGH STREET VISIBILITY
- AMPLE PARKING IN ONSITE LOT
- PYLON SIGNAGE
- HEAVILY TRAFFICKED INTERSECTION
- ADJACENT A+ RETAILERS INCLUDE WAL-MART, HOME DEPOT, TARGET, CVS, ALBERTSONS, PETSMART, PETCO, ETC...



DEMOGRAPHICS SNAPSHOT	1-MILE	3-MILE	5-MILE
POPULATION	35,753	157,762	459,813
AVG HH INCOME	\$57,193	\$83,968	\$89,069

EXCLUSIVELY REPRESENTED BY

GEOFF GROSSMAN

CA REAL ESTATE LIC #01265002

310.492.7237

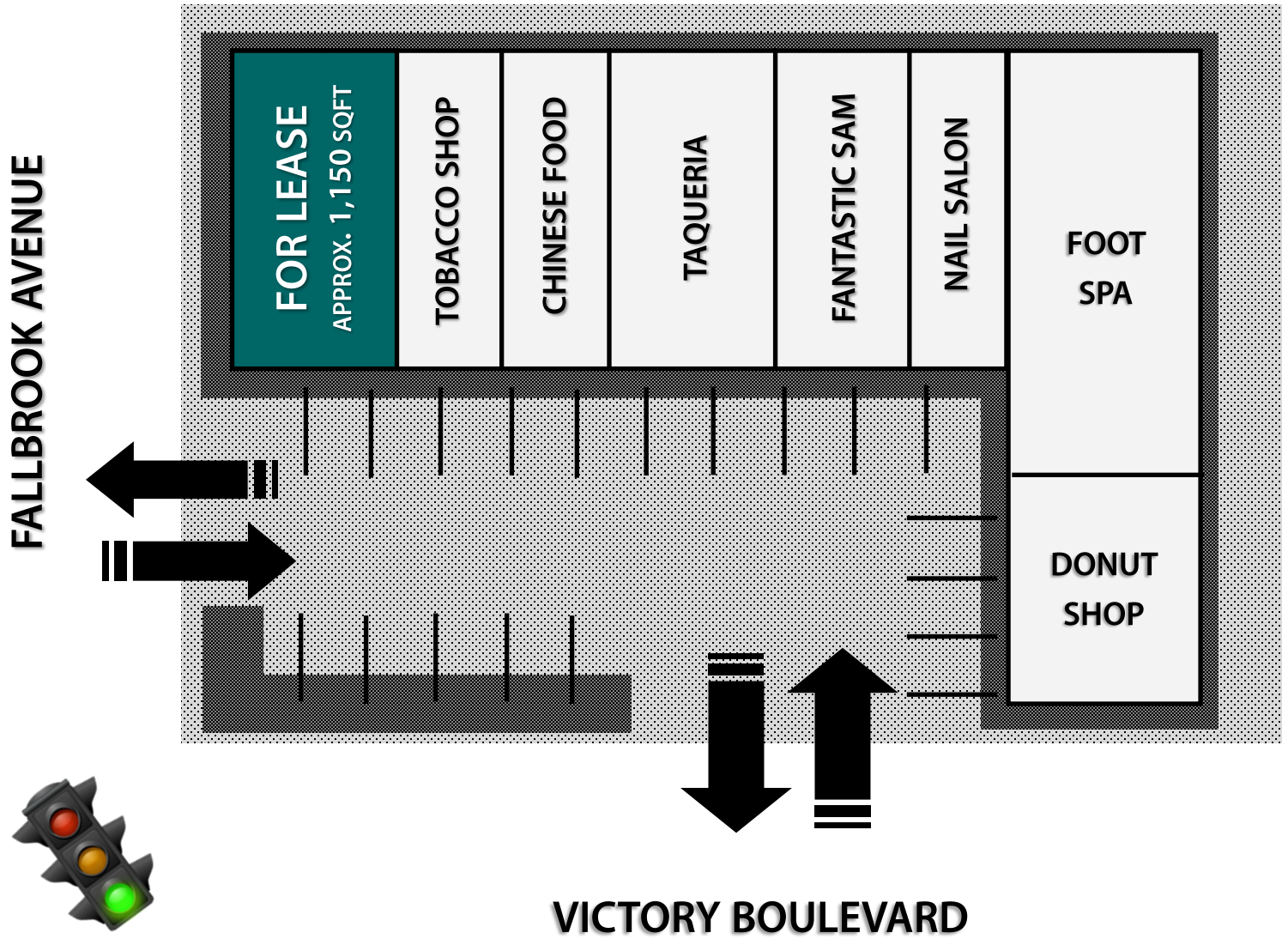
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1517 S. SEPULVEDA BLVD.
LOS ANGELES, CA 90035

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SITE PLAN

22800 VICTORY BOULEVARD | WOODLAND HILL, CA 91367



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AERIAL PHOTO

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Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	23,989		181,619		337,472	
2020 Estimate	23,528		179,005		333,859	
2010 Census	20,558		161,134		307,289	
Growth 2020 - 2025	1.96%		1.46%		1.08%	
Growth 2010 - 2020	14.45%		11.09%		8.65%	
2020 Population by Hispanic Origin	3,637		53,771		108,837	
2020 Population	23,528		179,005		333,859	
White	16,652	70.78%	135,624	75.77%	252,103	75.51%
Black	1,186	5.04%	8,083	4.52%	15,453	4.63%
Am. Indian & Alaskan	156	0.66%	1,659	0.93%	3,208	0.96%
Asian	4,480	19.04%	25,891	14.46%	49,104	14.71%
Hawaiian & Pacific Island	41	0.17%	334	0.19%	629	0.19%
Other	1,013	4.31%	7,414	4.14%	13,362	4.00%
U.S. Armed Forces	13		23		43	
Households						
2025 Projection	9,481		66,092		117,683	
2020 Estimate	9,269		64,989		116,370	
2010 Census	7,943		57,700		106,875	
Growth 2020 - 2025	2.29%		1.70%		1.13%	
Growth 2010 - 2020	16.69%		12.63%		8.88%	
Owner Occupied	4,842	52.24%	35,222	54.20%	66,759	57.37%
Renter Occupied	4,427	47.76%	29,767	45.80%	49,611	42.63%
2020 Households by HH Income	9,270		64,989		116,369	
Income: <\$25,000	1,122	12.10%	9,085	13.98%	16,400	14.09%
Income: \$25,000 - \$50,000	1,117	12.05%	10,244	15.76%	18,478	15.88%
Income: \$50,000 - \$75,000	1,323	14.27%	9,545	14.69%	17,847	15.34%
Income: \$75,000 - \$100,000	1,166	12.58%	7,857	12.09%	14,758	12.68%
Income: \$100,000 - \$125,000	1,031	11.12%	7,443	11.45%	12,819	11.02%
Income: \$125,000 - \$150,000	832	8.98%	5,271	8.11%	9,060	7.79%
Income: \$150,000 - \$200,000	1,261	13.60%	6,738	10.37%	11,140	9.57%
Income: \$200,000+	1,418	15.30%	8,806	13.55%	15,867	13.64%
2020 Avg Household Income	\$122,341		\$111,683		\$110,608	
2020 Med Household Income	\$98,005		\$86,520		\$84,248	

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