

GROUND FLOOR RETAIL SPACE ON VENTURA BLVD

19801 Vanowen St, Canoga Park, CA 91306



LEASING AGENTS:

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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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AREA AMENITIES

- High traffic area on Vanowen
- Over 34,000 cars per day
- Adjacent to busy Vallarta Center, Marshall's, CVS, and more

PROPERTY FEATURES

- ±775 SF available
- Convenient parking
- Beautiful newly renovated center

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DEMOS	1 mile	3 mile	5 mile
Population	29,588	285,225	506,798
Avg. HH Income	\$69,992	\$83,811	\$85,198
Daytime Pop.	15,233	154,067	273,192
Traffic Count	±34,040 CPD on Vanowen		

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