

# BOUTIQUE RETAIL SPACE AVAILABLE IN HIGH END NEIGHBORHOOD CENTER

4906 Topanga Canyon Boulevard, Woodland Hills, CA 91364



## CONTACT US:

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REAL ESTATE

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.

17547 Ventura Blvd., Ste. 304 · Encino CA 91316 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

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## PROPERTY FEATURES

- ±1,137 SF retail boutique
- Parking lot in rear provides convenient access
- Building, pylon, and blade signage available
- Current tenants include: Starbucks, Yogi's Grill, Tomato Pie, Kingfisher Road, and More!

## AREA AMENITIES

- High income residential community
- High traffic Starbucks
- Located at the base of Topanga Canyon Blvd., south of Ventura Blvd., with convenient access to the 101 Freeway, Topanga Canyon and Pacific Coast Highway

DEMOS	1 mile	3 mile	5 mile
Population	14,592	109,703	318,759
Avg. HH Income	\$165,175	\$142,159	\$120,072
Daytime Pop	6,607	74,519	124,655
Traffic Count	±38,400 CPD		

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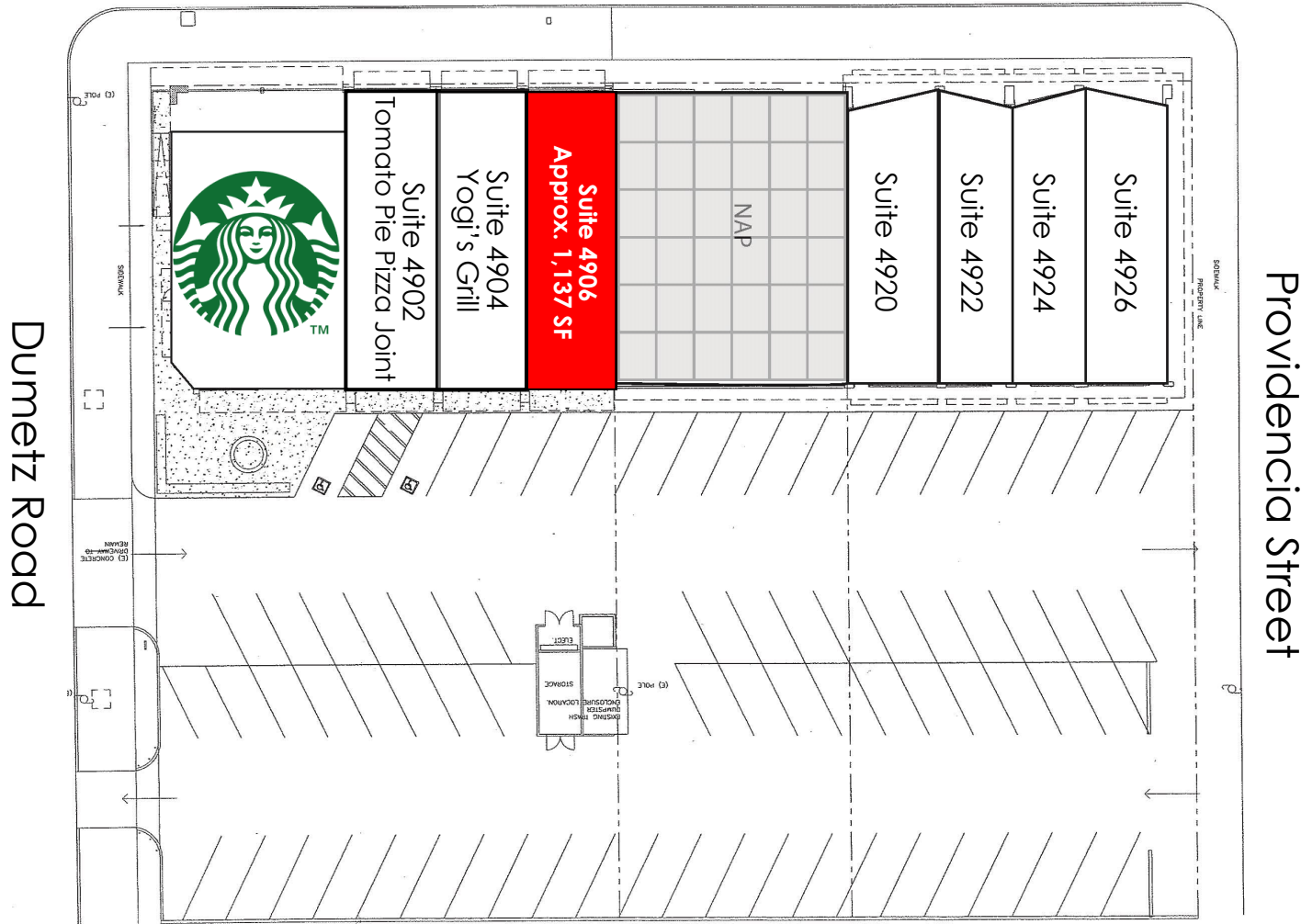
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