



**47 acre
Mixed Use Project
Planned**

Up to 9M s.f. of office, retail,
and approx. 4000
residential units

Canoga Ave **31,000 CPD**

Victory Blvd **37,000 CPD**

Available

For Lease



100% LEASED

Warner Marketplace | 21301 Victory Boulevard Canoga Park, CA

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Warner Marketplace | 21301 Victory Boulevard Canoga Park

- High profile 10,363 s.f. PAD
- Excellent tenant mix at the property
- Strong traffic counts 68,000 CPD at intersection of Canoga Ave. & Victory Blvd.
- Strategically located in a dynamic retail trade area supporting over \$55m in total retail sales
- High annual income within 3 miles – \$94,166
- Trade area has strong new housing developments with over 3% growth over next 5 years
- Canoga Park is a dense and affluent community appealing to all age levels (highest Millennial Population in San Fernando Valley!)
- Close proximity to major entertainment employers including Warner Brothers Studios, NBC, ABC, Walt Disney Studios, Warner Brothers Music & Universal Studios

Area Retailers



Demographics 1 mile



37,221

Estimated population



2.5

Average Household Size



\$77,210

Average household income



\$438,943

Median Home Value

2 miles

231,593

Estimated population

2.8

Average Household Size

\$100,745

Average household income

\$511,447

Median Home Value

3 miles

437,216

Estimated population

2.8

Average Household Size

\$105,163

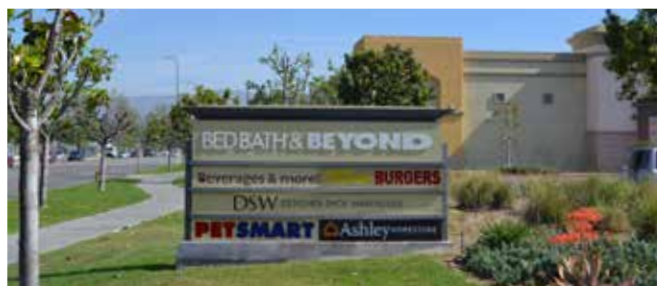
Average household income

\$541,161

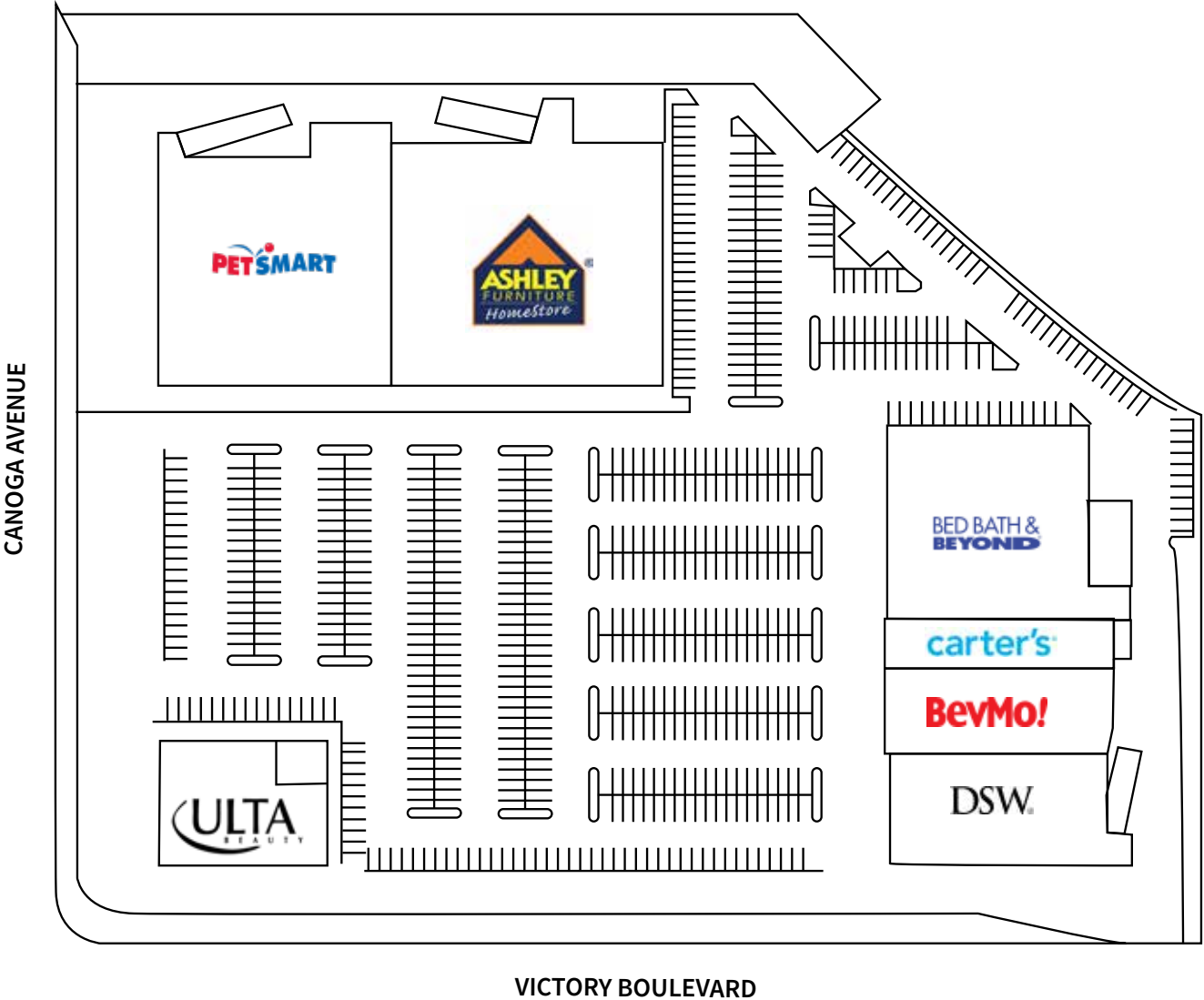
Median Home Value

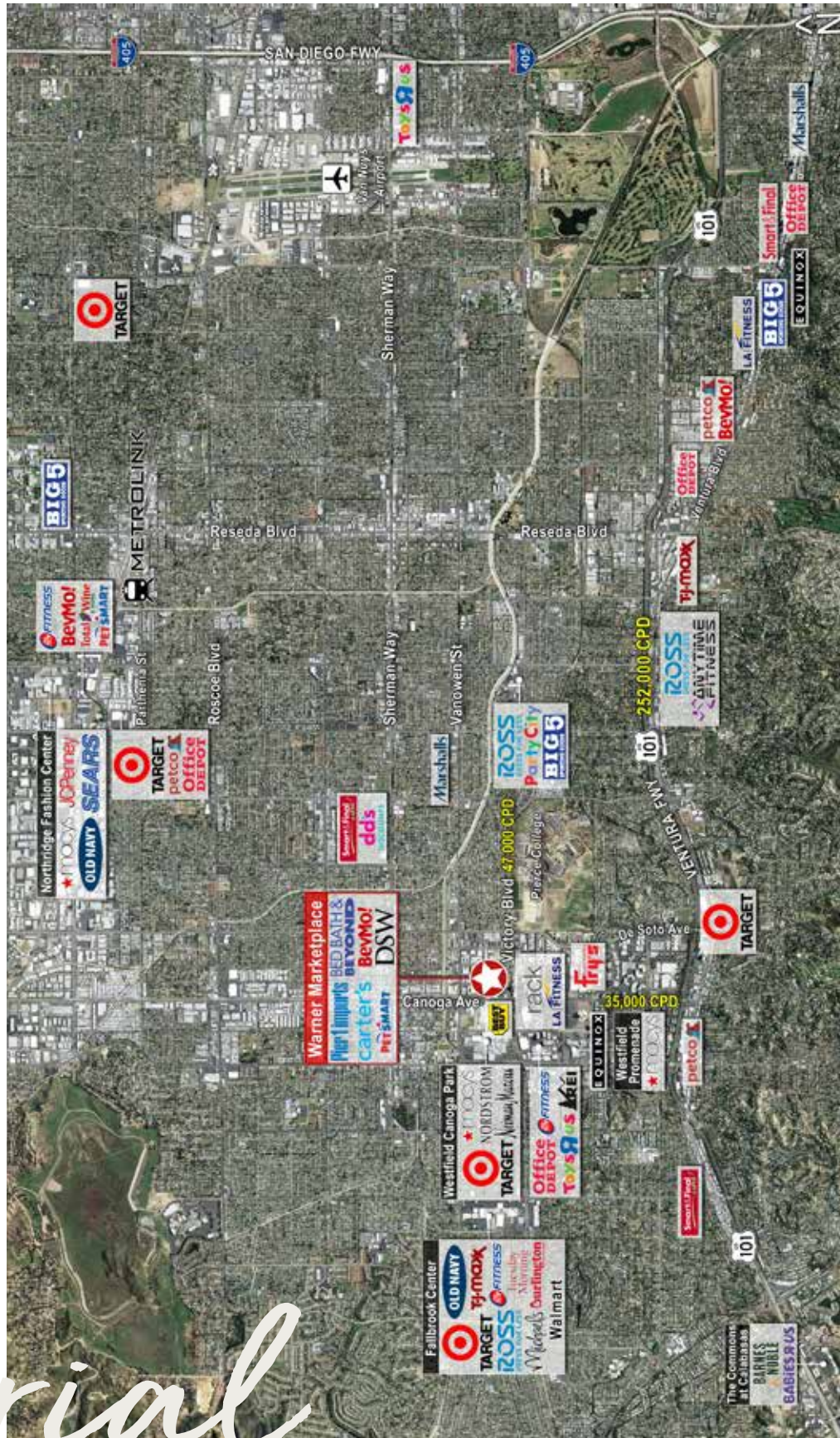
Highlights

Warner Marketplace | 21301 Victory Boulevard Canoga Park



Photos







*Achieve
Ambitions*

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