

# RETAIL SPACE FOR LEASE



7043 Topanga Canyon Boulevard, Canoga Park 91303  
(Two Blocks South of Sherman Way)

**Occupancy:** Immediate

**Former Use:** Tax Services

**Size:** 1,800 square feet

**Price:** \$1.60 per square foot, triple net

**Comments:** Prime Topanga Canyon retail location with great visibility and signage. Close proximity to Warner Center, the 101 Freeway on/off ramp at Topanga, and Westfield Mall.

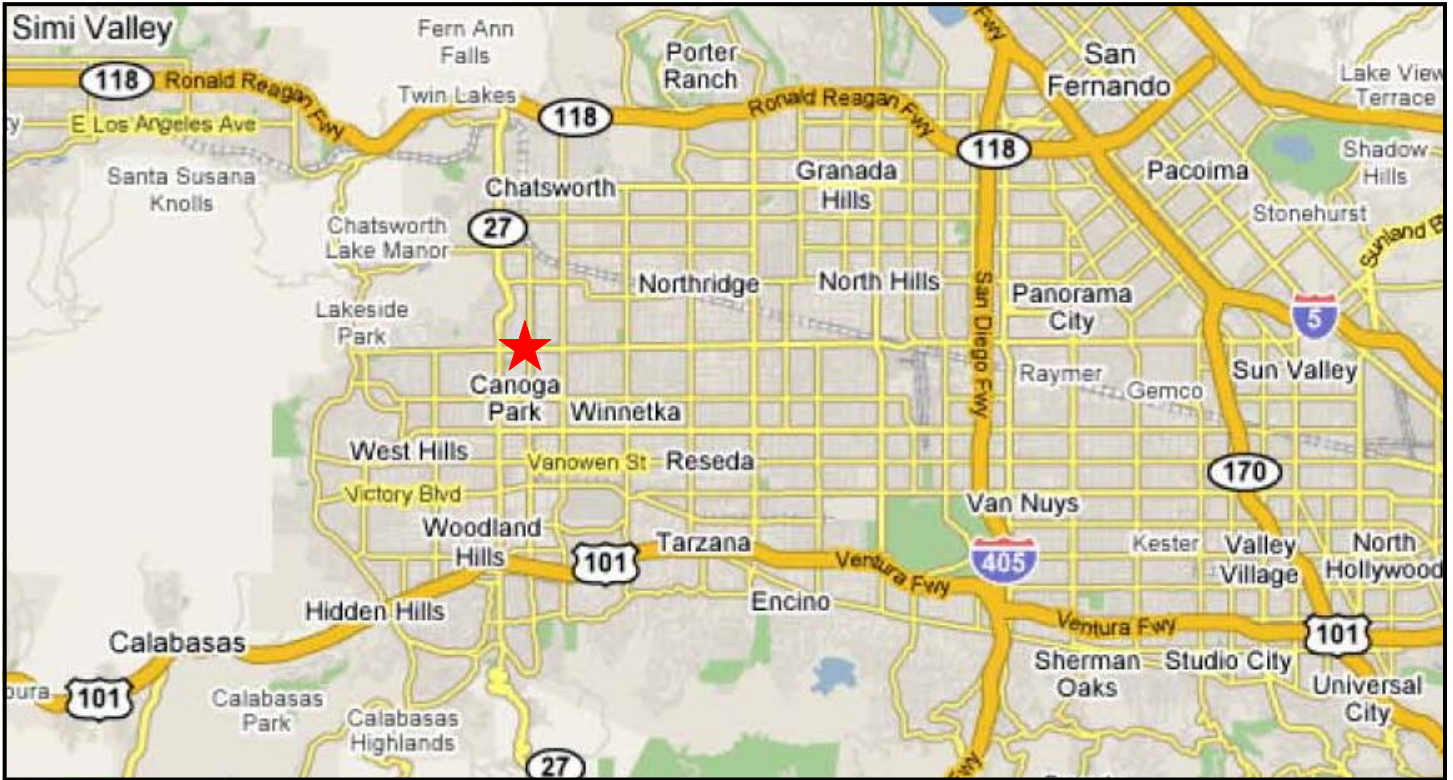


**For More Information Contact:**

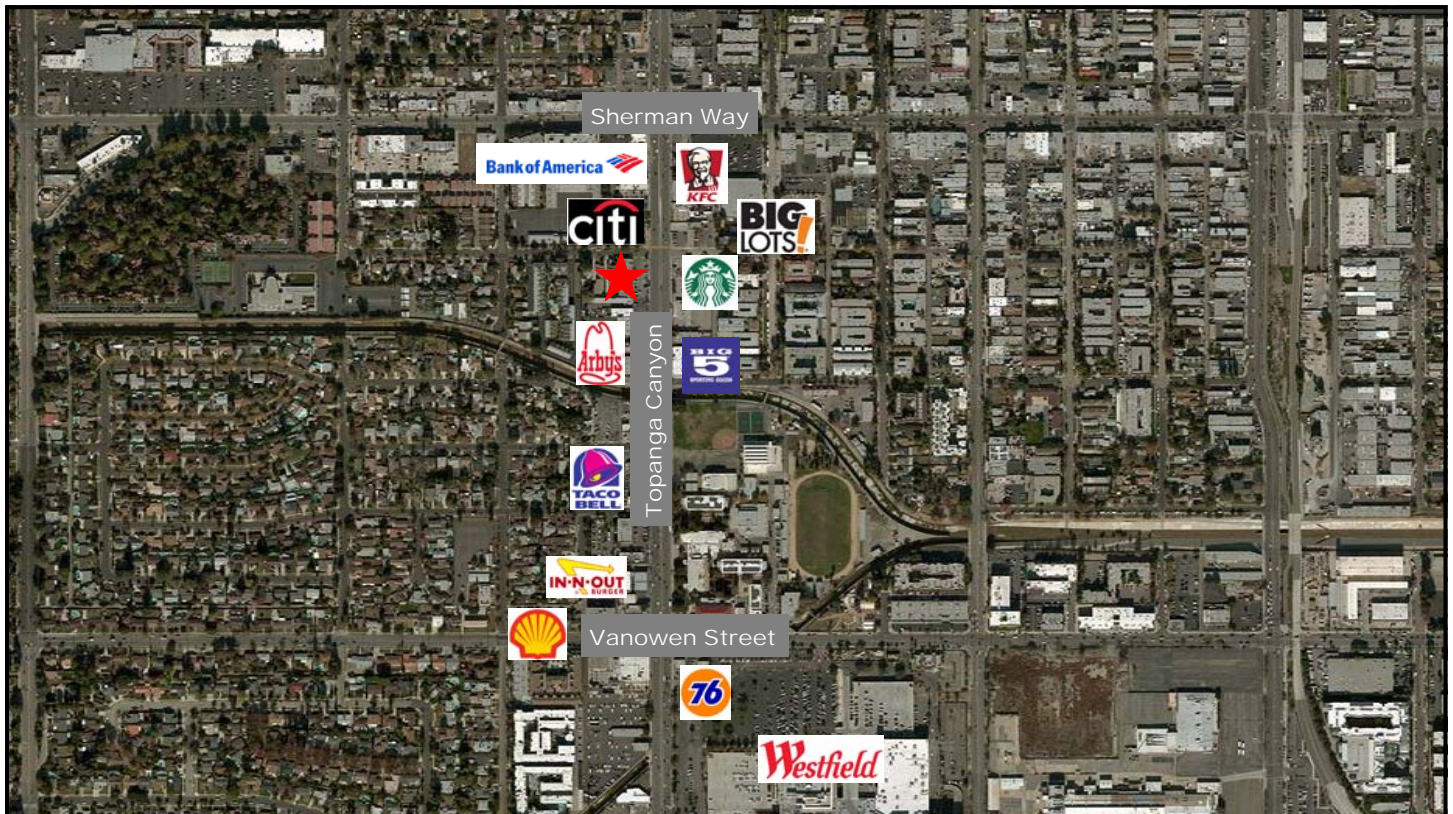
**CAMILLE PALEY 818-225-1300**

**Paley**  
COMMERCIAL REAL ESTATE

# AREA MAP



# AERIAL VIEW



## DEMOGRAPHICS

<b>Radius</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
<b>Population:</b>			
2022 Projection	44,095	233,209	435,822
2017 Estimate	42,122	224,412	420,429
2010 Census	36,491	203,250	386,360
Growth 2017-2022	4.68%	3.92%	3.66%
Growth 2010-2017	15.43%	10.41%	8.82%
2017 Population Hispanic Origin	20,694	81,671	145,002
<b>2017 Population by Race:</b>			
White	31,543	166,750	318,547
Black	2,154	11,581	20,087
Am. Indian & Alaskan	633	2,447	4,337
Asian	6,228	34,618	60,510
Hawaiian & Pacific Island	95	457	832
Other	1,469	8,560	16,115
<b>U.S. Armed Forces:</b>	<b>5</b>	<b>43</b>	<b>70</b>
<b>Households:</b>			
2022 Projection	15,773	81,009	150,476
2017 Estimate	14,986	77,906	145,238
2010 Census	12,563	70,376	133,980
Growth 2017 - 2022	5.25%	3.98%	3.61%
Growth 2010 - 2017	19.29%	10.70%	8.40%
Owner Occupied	4,864	41,274	82,376
Renter Occupied	10,121	36,632	62,862
<b>2017 Avg Household Income</b>	<b>\$71,497</b>	<b>\$91,294</b>	<b>\$95,730</b>
<b>2017 Med Household Income</b>	<b>\$54,843</b>	<b>\$69,516</b>	<b>\$71,555</b>
<b>2017 Households by Household Inc:</b>			
<\$25,000	3,595	13,211	24,682
\$25,000 - \$50,000	3,432	15,658	27,785
\$50,000 - \$75,000	2,404	12,950	23,295
\$75,000 - \$100,000	2,078	10,260	18,902
\$100,000 - \$125,000	1,252	8,083	15,046
\$125,000 - \$150,000	775	5,283	9,789
\$150,000 - \$200,000	993	6,362	11,813
\$200,000+	456	6,100	13,926

