



TOPANGA  
GATEWAY



## HIGHLIGHTS

### *Expansive Shopping Center*

Topanga Gateway Plaza boasts a wide variety of retail offerings and provides ample parking to ensure convenience for all guests.

### *Prime Location*

Situated at the bustling intersection of Ventura Blvd and Topanga Canyon Blvd in the San Fernando Valley. Topanga Gateway is conveniently located adjacent to the Warner Center area and offers direct access and excellent visibility from the Ventura (US-101) Freeway.

## AVAILABLE

Approximately 679 SF to 1,482 SF available

Rent Available upon Request

NNN: Approximately \$2 PSF per month



#### Beauty & Fitness



**STRETCHLAB**

Zia Threading

#### Entertainment

Posh & Petite  
**PLAYHOUSE**

#### Food & Beverage



**NOAH'S**  
NY BAGELS

**SUBWAY**

#### Retail

**petco**

**Ralphs**

**The Container Store®**

#### Services

**BANK OF AMERICA**

**FedEx**

**RITE CLEANERS**

**NEWMARK**  
PACIFIC



## ADDRESS

21915 Ventura Boulevard  
Woodland Hills, CA 91364

## USE

Retail/Restaurant

## SIZE

Approximately 1,350 SF

## RENT

Available upon Request

## FORMERLY



## AVAILABLE

Immediately

## NEIGHBORING TENANTS

**NOAH'S  
NY BAGELS**



**NEWMARK  
PACIFIC**



## ADDRESS

21927 Ventura Boulevard  
Woodland Hills, CA 91364

## USE

Retail

## SIZE

Approximately 747 SF

## RENT

Available upon Request

## AVAILABLE

Immediately



## NEIGHBORING TENANTS

Posh & Petite  
**PLAYHOUSE**

Zia Threading

**NEWMARK**  
PACIFIC

B



## ADDRESS

21935 Ventura Boulevard  
Woodland Hills, CA 91364

## USE

Retail

## SIZE

Approximately 1,381 SF

## RENT

Available upon Request

## AVAILABLE

Immediately

## NEIGHBORING TENANTS

**STRETCHLAB**

**RITE CLEANERS**



**NEWMARK**  
PACIFIC



## ADDRESS

5422 Topanga Canyon Boulevard  
Woodland Hills, CA 91364

## USE

Retail/Restaurant

## SIZE

Approximately 1,482 SF

## RENT

Available upon Request

## AVAILABLE

Immediately

## NEIGHBORING TENANTS

**Subway**

**Baskin • Robbins™**

**NEWMARK  
PACIFIC**



## ADDRESS

5424 Topanga Canyon Boulevard  
Woodland Hills, CA 91364

## USE

Retail/Restaurant

## SIZE

Approximately 679 SF

## RENT

Available upon Request

## CURRENTLY BASKIN • ROBBINS™

## AVAILABLE

Can be arranged

## NEIGHBORING TENANTS

**SUBWAY®**  
**STARBUCKS**

**NEWMARK**  
PACIFIC



TOPANGA CANYON BLVD.



VENTURA BLVD.

**NEWMARK**  
PACIFIC



## TOPANGA GATEWAY

±41,544  
CARS PER DAY

±234,239  
CARS PER DAY

101

NEWMARK  
PACIFIC



# Demographics

TOTAL POPULATION		
<b>23,461</b>	<b>155,222</b>	<b>351,993</b>
1 Mile	3 Miles	5 Miles

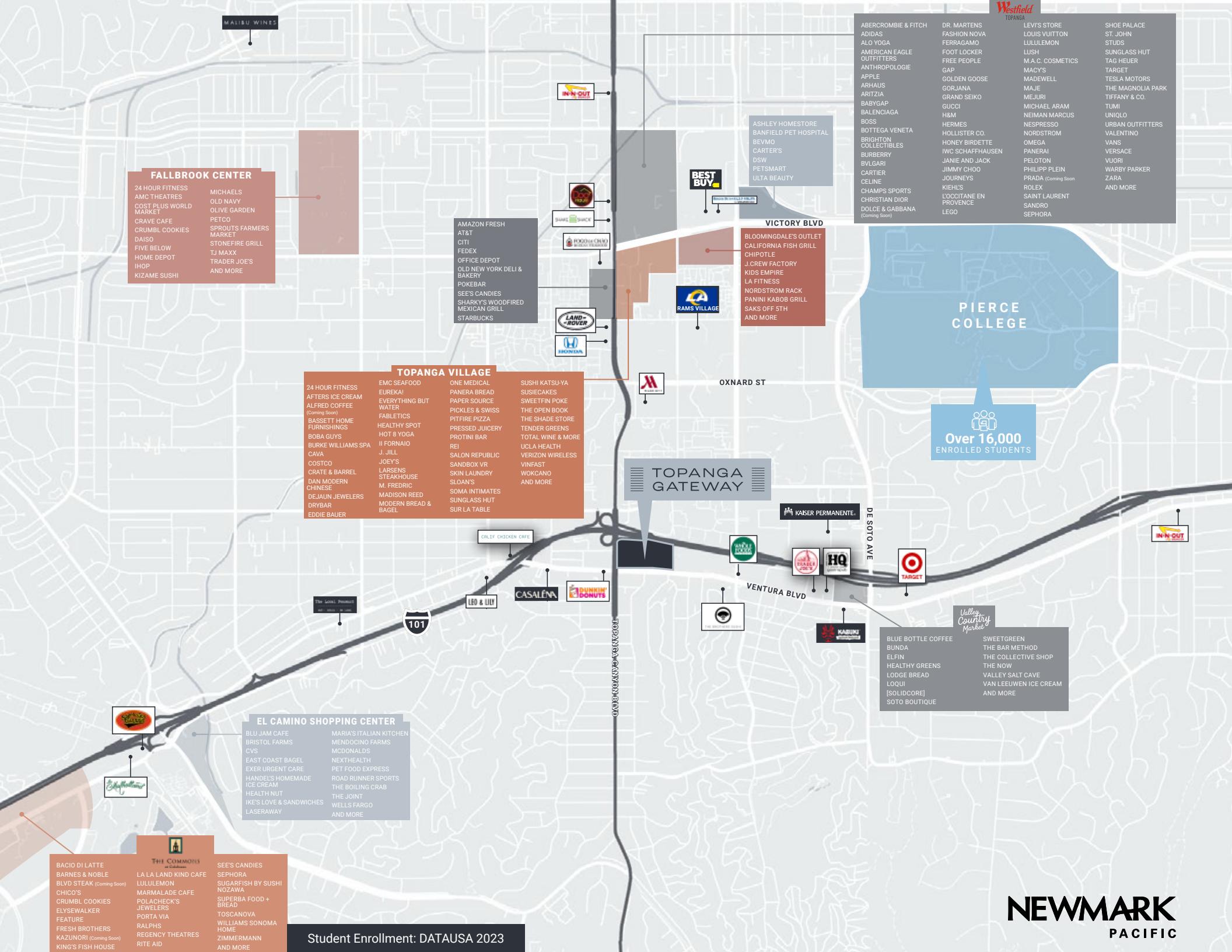
TOTAL DAYTIME POPULATION		
<b>41,057</b>	<b>181,514</b>	<b>358,009</b>
1 Mile	3 Miles	5 Miles

MEDIAN AGE		
<b>40.8</b>	<b>40.8</b>	<b>40.9</b>
1 Mile	3 Miles	5 Miles

AVERAGE HOUSEHOLD INCOME		
<b>\$155,655</b>	<b>\$152,249</b>	<b>\$144,955</b>
1 Mile	3 Miles	5 Miles

HOUSEHOLD INCOMES OVER \$200,000		
<b>23.3%</b>	<b>23.0%</b>	<b>21.6%</b>
1 Mile	3 Miles	5 Miles





Student Enrollment: DATAUSA 2023

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PACIFIC**



# TOPANGA GATEWAY

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