

AVAILABLE  
NOW

# FOR LEASE RETAIL & OFFICE SPACE

## 22015 VANOWEN STREET

CANOGA PARK, CALIFORNIA



### 22019 VANOWEN ST - RETAIL SPACE:

SPACE AVAILABLE: ±3,400 SF  
ASKING RATE: \$1.20 PSF/NNN  
TRIPLE NET FEES: \$0.39 PSF (approx.)  
POSSESSION: 30-days from lease execution  
LEASE TERM: Negotiable  
PARKING: Surface (Front & Rear)  
ZONING: LA-C2

- Retail space near major intersection of Topanga Canyon Boulevard.
- Excellent identity and great exposure with extensive glass window line.
- Adjacent to the Westfield Topanga Mall, Warner Center, Fallbrook Mall, and many other shops, restaurants and the 101 & 118 Freeways.

### 22027 VANOWEN ST - OFFICE SPACE:

SUITE	SPACE AVAILABLE	ASKING RATE PSF	AVAILABLE
A	1,273 SF	\$1.20 MG	Immediate
H	940 SF	\$1.20 MG	Immediate
E	120 SF	\$300 MG	Immediate
K	1,596 SF	\$1.20 MG	Immediate

### Layout

A	2 window and 2 interior offices. Conference room, kitchen, bullpen and a restroom
H	3 windows and 1 interior office with storage and a bullpen
E	1 private office
K	5 private offices, kitchen, reception area and bullpen

- Attractive office suites at a low competitive rent.
- Very functional floor plans.
- Suitable for most office users.
- Ample and free gated parking.
- Elevator access to second floor.
- Adjacent to the Westfield Topanga Mall, Warner Center, Fallbrook Mall, and many other shops, restaurants and the 101 & 118 Freeways.

FOR MORE  
INFORMATION  
PLEASE  
CONTACT

### Cody Chiarella

Lic. 01754878  
T 818 502 6730  
F 818 243 6069  
cody.chiarella@cbre.com  
www.cbre.com/cody.chiarella

### CB Richard Ellis, Inc.

Lic. 00409987  
111 Universal Hollywood Dr.  
27th Floor  
Universal City, CA 91608

**CBRE**  
CB RICHARD ELLIS

AVAILABLE  
NOW

# FOR LEASE RETAIL & OFFICE SPACE

## 22015 VANOWEN STREET

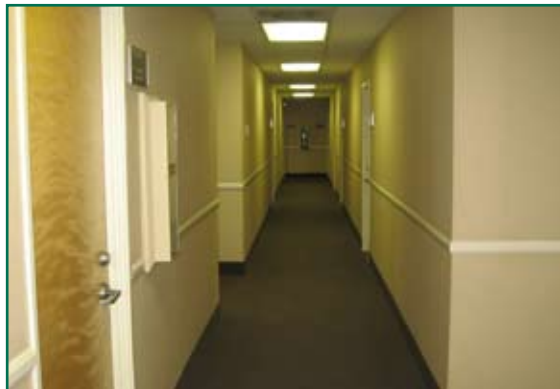
CANOGA PARK, CALIFORNIA



SUBJECT PREMISES



RETAIL SPACE AVAILABLE



SECOND FLOOR OFFICE HALL WAY



REAR PARKING LOT

### DEMOGRAPHICS

2009 ESTIMATES	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	34,429	199,721	395,880
Household	10,383	68,720	137,249
Avg. HH Income	\$66,538	\$83,537	\$92,297

FOR MORE  
INFORMATION  
PLEASE  
CONTACT

#### Cody Chiarella

Lic. 01754878  
T 818 502 6730  
F 818 243 6069  
cody.chiarella@cbre.com  
www.cbre.com/cody.chiarella

#### CB Richard Ellis, Inc.

Lic. 00409987  
111 Universal Hollywood Dr.  
27th Floor  
Universal City, CA 91608

[www.cbre.com/lanorth](http://www.cbre.com/lanorth)

©2009 CB Richard Ellis, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

**CBRE**  
CB RICHARD ELLIS

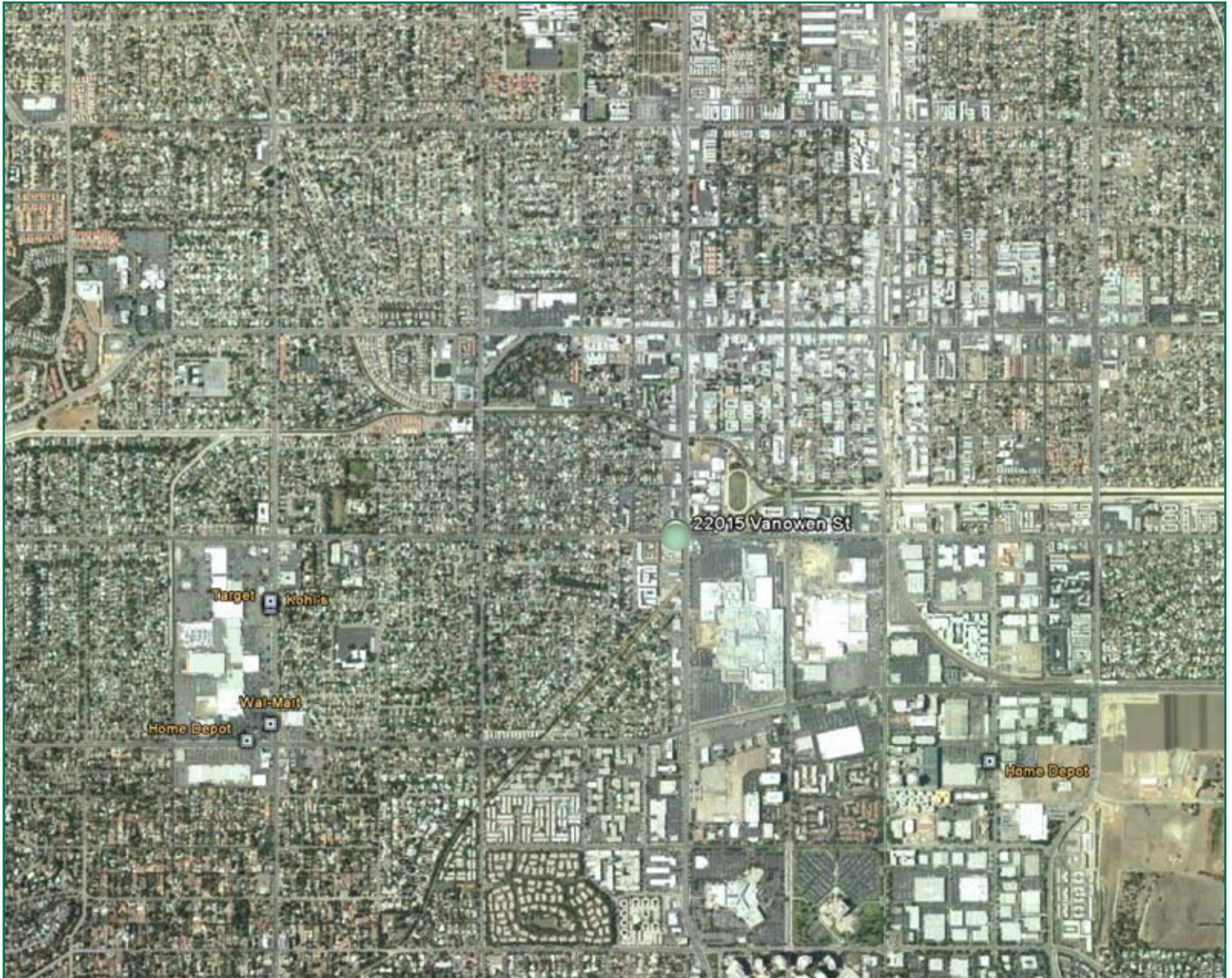
AVAILABLE  
NOW

# FOR LEASE RETAIL & OFFICE SPACE

## 22015 VANOWEN STREET

CANOGA PARK, CALIFORNIA

### AREA OVERVIEW



FOR MORE  
INFORMATION  
PLEASE  
CONTACT

#### Cody Chiarella

Lic. 01754878  
T 818 502 6730  
F 818 243 6069  
cody.chiarella@cbre.com  
www.cbre.com/cody.chiarella

#### CB Richard Ellis, Inc.

Lic. 00409987  
111 Universal Hollywood Dr.  
27th Floor  
Universal City, CA 91608

©2009 CB Richard Ellis, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

[www.cbre.com/  
lanorth](http://www.cbre.com/lanorth)

**CBRE**  
CB RICHARD ELLIS