

# CANOGA PARK

1,500 - 1,684 SF AVAILABLE

FOR LEASE

22337 Sherman Way | Canoga Park, CA



KRISTIN AMBROSE  
SR VICE PRESIDENT LEASING  
kambrose@rmrginc.com | 714-460-1564

JAIDYN PHONRATH  
LEASING ASSOCIATE  
jphonrath@rmrginc.com | 714-821-2172



# SITE PLAN

CANOGA PARK



| #     | TENANT                  | SF       |
|-------|-------------------------|----------|
| 22349 | AVAILABLE               | 1,500 SF |
| 22347 | AVAILABLE               | 1,684 SF |
| 22345 | Hawaii Nails            |          |
| 22343 | Marco's Pizza           |          |
| 22341 | AVAILABLE               | 1,500 SF |
| 22339 | Rejuven8                |          |
| 22335 | Boulder Express Laundry |          |

KRISTIN AMBROSE  
SR VICE PRESIDENT LEASING  
kambrose@rmrginc.com | 714-460-1564

JAIDYN PHONRATH  
LEASING ASSOCIATE  
jphonrath@rmrginc.com | 714-821-2172





  
[www.redmountaingroupinc.com](http://www.redmountaingroupinc.com)

**RED MOUNTAIN**  
GROUP

# AREA INFO

CANOGA PARK



**1,500 - 1,684 SF AVAILABLE**

Prime End-Cap Space and Shop Space Available

Grocery Anchored Center

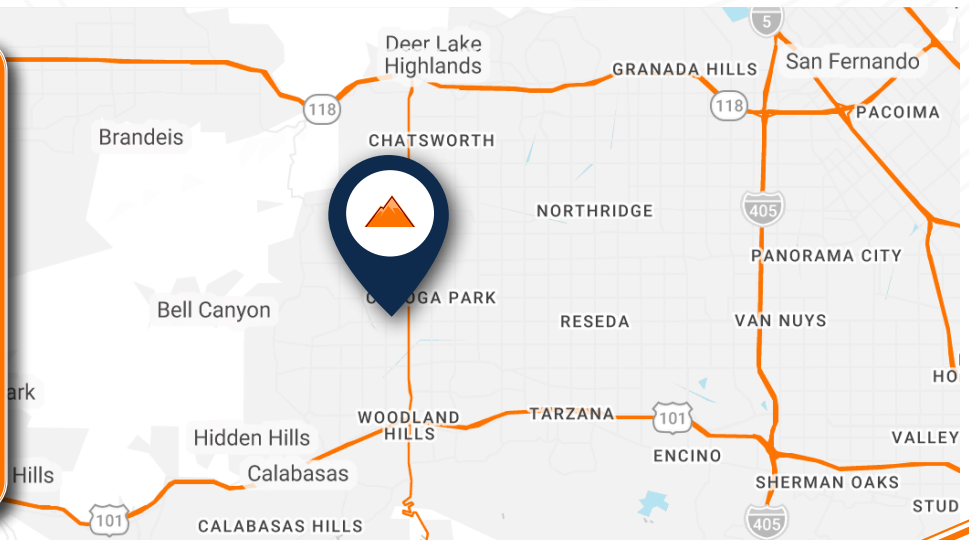
High Traffic and Strong Income

Very Hard Market to Penetrate

## CO-TENANTS:



|         |  |  |  |  |
|---------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
|         | POPULATION                                                                         | DAYTIME POPULATION                                                                 | TOTAL HOUSEHOLDS                                                                   | AVG HH INCOME                                                                      |
| 1 Mile  | 29,080                                                                             | 22,349                                                                             | 9,944                                                                              | \$128,524                                                                          |
| 3 Miles | 200,788                                                                            | 169,431                                                                            | 72,631                                                                             | \$139,986                                                                          |
| 5 Miles | 381,538                                                                            | 330,950                                                                            | 136,367                                                                            | \$150,668                                                                          |



**KRISTIN AMBROSE**  
SR VICE PRESIDENT LEASING  
kambrose@rmrginc.com | 714-460-1564

**JAIDYN PHONRATH**  
LEASING ASSOCIATE  
jphonrath@rmrginc.com | 714-821-2172

     
www.redmountaingroupinc.com

**RED MOUNTAIN**  
GROUP

# AREA MAP

UCLA Health

PAPA JOHN'S DEL TACO

Sherman Way 36,320 CPD

Fallbrook Center

THE HOME DEPOT TARGET Ralphs 24 FITNESS five BELOW Walmart SPROUTS FARMERS MARKET ROSS DRESS FOR LESS TJ-maxx Burlington CVS Bath & Body Works BOB'S DISCOUNT FURNITURE WORLD MARKET crumbl cookies STONE FIRE GRILL TRADER JOE'S AYCE GOGI OLD NAVY Red Lobster MATTRESS FIRM CHUCK E. CHEESE Olive Garden IHOP Michaels

**SUBJECT PROPERTY**  
22337  
Sherman Way  
Canoga Park, CA



Westfield Topanga

TARGET Topanga Social ZARA CHIPOTLE macy's Neiman Marcus CVS Starbucks NORDSTROM The Cheesecake Factory

Shoup Ave 27,042 CPD

Topanga Canyon Blvd

Vanowen St

Fallbrook Ave

Canoga Ave



Victory Blvd

Topanga Village

COSTCO WHOLESALE REI co-op tender greens WOKCANO Total Wine & MORE CAVA 24 FITNESS Eureka verizon Crate&Barrel Sur La Table Staples



Pride Center

HARBOR FREIGHT FLOOR DECOR Pep Boys Auto Service & Tires CVS HomeGoods

NORDSTROM rack M SUMO Grill & Buffet CHIPOTLE LA FITNESS Saks OFF 5TH CHENNAI TIFFINS Starbucks

KRISTIN AMBROSE  
SR VICE PRESIDENT LEASING  
kambrose@rmrginc.com | 714-460-1564

JAIDYN PHONRATH  
LEASING ASSOCIATE  
jphonrath@rmrginc.com | 714-821-2172



www.redmountaingroupinc.com

RED MOUNTAIN GROUP