



FOR LEASE

22732 Roscoe Blvd,

West Hills, CA 91304



real

POWERED BY



PROPERTY AERIAL MAP



Chick-fil-A
WELLS FARGO
Lowe's
ups
Chevron
STARBUCKS COFFEE

CARmax®
VALLARTA SUPERMARKETS
Pollo Loco
McDonald's
GROCERY OUTLET
7-ELEVEN
THE HOME DEPOT
Carls Jr.



22732



ROSCOE BLVD

PROPERTY OVERVIEW



TYPE
Retail



SIZE
1,700 SF



RATE
\$4,000/mo



TERM
3-5 years



YEAR BUILT
1978



ZONING
LAC2



PROPERTY PHOTOS



Rose & Co.
COMMERCIAL GROUP



PROPERTY PHOTOS



Rose & Co.
COMMERCIAL GROUP

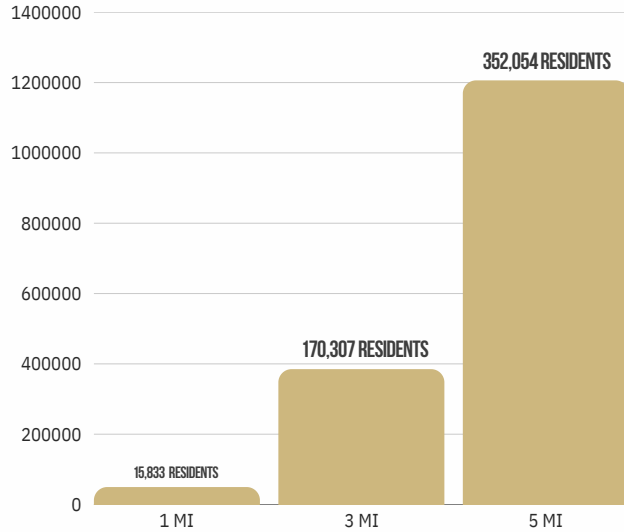




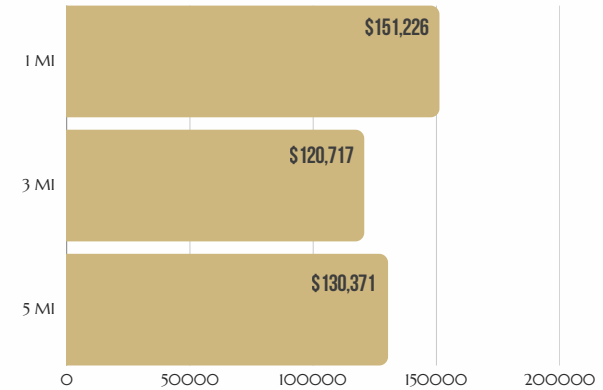
- **Prime Corner Location:** Positioned at the intersection of two major streets, offering excellent visibility and strong street presence
- **Turnkey Salon Build-Out:** Existing hair salon improvements allow for immediate occupancy with minimal additional work
- **Strong Tenant Mix:** Located within a well-established retail plaza featuring a diverse and complementary mix of tenants
- **Ample Parking:** Abundant on-site parking is available for both customers and employees

COMMUNITY PROFILE

POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
Roscoe Blvd	Fallbrook Ave	23,523 vehicles/day	.06miles
Roscoe Blvd	Fallbrook Ave	23,246 vehicles/day	.06miles
Fallbrook Ave	Baltar St	14,512 vehicles/day	.09miles
Sale Ave	Burton St	1,023 vehicles/day	.18miles
Sale Ave	Burton St	1,032 vehicles/day	.18miles
Fallbrook Ave	Schoenborn St	3,512 vehicles/day	.21miles
Fallbrook Ave	Strathern St	19,246 vehicles/day	.21miles
Fallbrook Ave	Strathern St	19,337 vehicles/day	.21miles
Roscoe Blvd	Lena Ave	14,812 vehicles/day	.21miles
Strathern St	Fallbrook Ave	937 vehicles/day	.23miles



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