



# Topanga Village Plaza

Woodland Hills, CA

**FOR MORE  
INFORMATION  
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# Topanga Village Plaza

6201 Topanga Canyon, Woodland Hills, CA

NEWMARK | PACIFIC



## Property Highlights

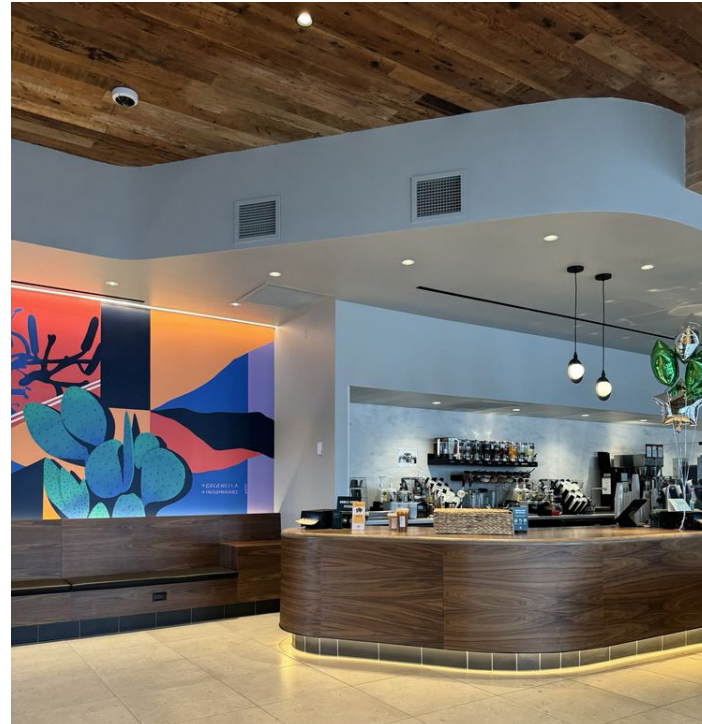
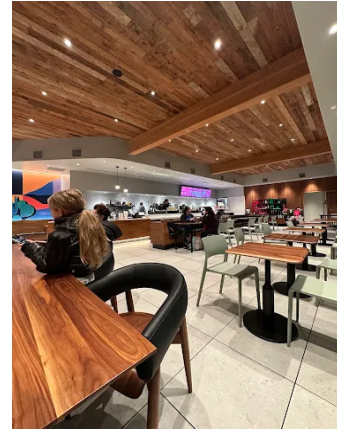
- Available: 2,582 SF with 140 SF Patio
- Pylon signage available
- The most parking friendly environment in the trade area
- 82,310 SF community center located in the heart of Warner Center
- Neighboring a large luxury residential development of 410,000 SF
- Immediately across the street from the new Village at Westfield Topanga
- Located between Westfield Topanga and the highly anticipated Westfield Promenade
- Estimated traffic count of 17 millions cars per year at intersection of Topanga Canyon Blvd & Erwin St
- Area has the largest concentration of office space in the San Fernando Valley with a daytime population of 377,346

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AVAILABLE: 2,582 SF WITH 140 SF PATIO

NEWMARK | PACIFIC



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NEWMARK | PACIFIC

PARAGON  
COMMERCIAL GROUP LLC



**Westfield**  
TOPANGA

VILLAGE AT  
**Westfield**  
TOPANGA

**COSTCO**  
WHOLESALE

**24**  
FITNESS

**Eureka!**  
Discover American Craft

**REI**

**Crate&Barrel**

BANANA REPUBLIC

**Westfield**  
PROMENADE

300 Luxury Units

2,582 SF  
AVAILABLE  
WITH 140 SF PATIO

amazon

TOPANGA VILLAGE  
PLAZA

**Office**  
DEPOT

**SHARKY'S**  
WOODFIRE MEXICAN GRILL

**citibank**

**AT&T**

**See's**  
CANDIES

TOPANGA CANYON BLVD 47,600 CPD

ERWIN ST. 17,000 CPD

ERWIN ST.

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6201 Topanga Canyon, Woodland Hills, CA

NEWMARK | PACIFIC



300 Luxury Units

Office DEPOT

amazon

SHARKY'S  
WOODBROOK MEDICAL GROUP

citibank

See's  
CANDIES

2,582 SF  
AVAILABLE  
WITH 140 SF PATIO

AT&T

47,600 CPD

Eureka!  
Discover American Craft

charles  
SCHWAB

Z GALLERIE

REI  
www.rei.com

24 FITNESS

Burke Williams  
beyond the spa

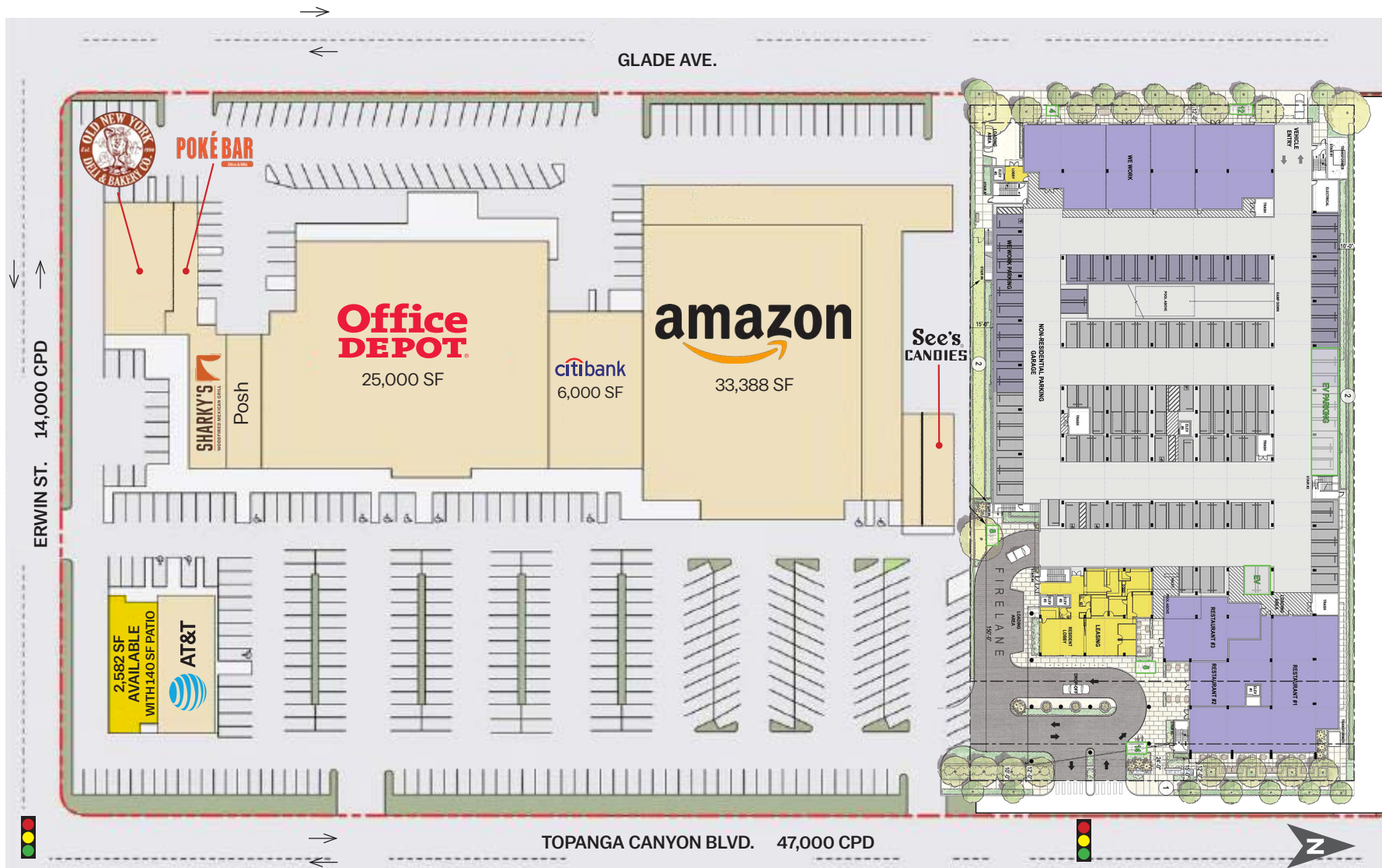
VILLAGE AT  
*Westfield*  
TOPANGA

14,000 CPD

# Topanga Village Plaza

6201 Topanga Canyon, Woodland Hills, CA

NEWMARK | PACIFIC



**1,446 SF AVAILABLE FOR LEASE**

# Topanga Village Plaza

82,310 SF  
COMMUNITY  
SHOPPING CENTER



ADJACENT TO THE  
NEW VILLAGE AT  
WESTFIELD  
TOPANGA



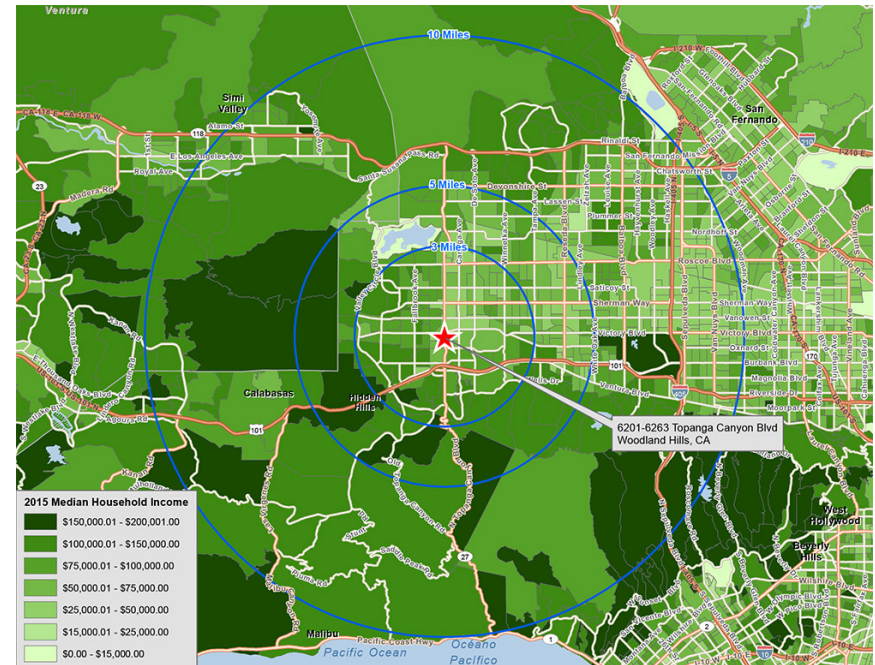


6201 - 6263 Topanga Canyon Rd.  
Woodland Hills, CA

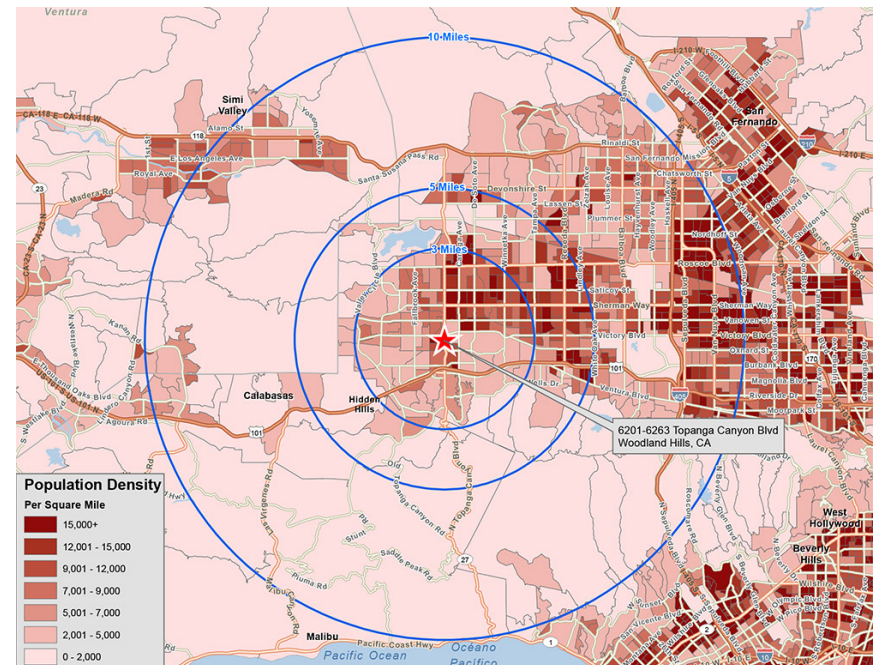
### Demographic Snapshot

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
2023 Total Population	203,556	389,326	1,026,936
2023 Average HH Income	\$137,334	\$136,446	\$138,471
<b>TRAFFIC COUNTS</b>			
101 Freeway	± 258,000 cars per day		
Erwin Street	± 10,722 cars per day		
Topanga Canyon	± 44,852 cars per day		

### Median Household Income Map



### Population Density Map



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PARAGON  
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**Total Multi-Family  
Units 2018: 13,773**

**Total Projected by  
2021: 15,772**

**OCEANO**  
244 Units

**MOTIF**  
395 Units

**BELLA VISTA AT  
WARNER RIDGE**  
598 Units

**WARNER BUSINESS  
CENTER**  
1,050 Units  
1.25 Million SF of Office  
Space  
228 Room Hotel

**6606 VARIEL AVE.**  
271 Units

**CARILLON**  
264 Units

**6041 VARIEL AVE.**  
274 Units

**5140 VARIEL AVE.**  
260 Units

**REVEAL**  
438 Units

**FMR CATALINA  
YACHTS SITE**  
600 Units

**6200 VARIEL AVE.  
& ERWIN ST.**  
260 Units

**MAJESTIC**  
170 Units

**ALTA WARNER**  
298 Units

**CARABELLA**  
224 Units

**ANTHEM SITE**  
1,520 Units

**FMR DAILY  
NEWS SITE**  
379 Units

**AML1 WARNER  
CENTER**  
522 Units

**2,582 SF  
AVAILABLE  
WITH 140 SF PATIO**

TOPANGA CANYON BLVD.

27

**ROCKETDYNE SITE**  
3,950 Units  
1.1 Million SF of Office Space  
400 Room Hotel

**WESTFIELD PROMENADE**  
1,432 Units • 2 Hotels with  
572 Rooms  
629,000 SF of Office Space  
15,000 Seat Arena • 7 Acre Park

**Q WEST**  
347 Units