



URGENT CARE+ + Urgent MED+ URGENT CARE+



**2ND GENERATION
MEDICAL FOR
SUBLEASE**

**22950 VANOWEN ST. #A
WEST HILLS, CA**

OFFICIAL LEASING BROCHURE

www.QREAdvisors.com
CalBRE #02123722

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PROPERTY HIGHLIGHTS



AVAILABILITY

2,034 SF sublease opportunity
Located in Fallbrook Shopping Center with over 1,000,000* visitors



TENANCY

Co-tenancy includes Target, Home Depot, Ralphs, Walmart, TJ Maxx, 24 Hour Fitness, Trader Joes, and more



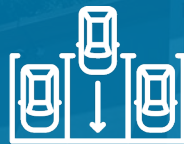
3 MILE RADIUS

10.8M SF Retail Space
12.4M SF Office Space
4.3M SF Industrial Space
59,536 Households



LOCATION

Outlot unit with Vanowen St. frontage
Over 54,600 Vehicles Per Day



PROPERTY FEATURES

Rare 2nd generation medical buildout
Ample shopping center parking



TRAFFIC COUNTS

Vanowen St. 20,817 VPD
Fallbrook Ave. 33,847 VPD
Woodlake Ave. 3,896 VPD



POPULATION

1 MILE 16,775
2 MILES 89,309
3 MILES 164,558



MEDIAN HH INCOME

1 MILE \$124,035
2 MILES \$88,686
3 MILES \$91,066



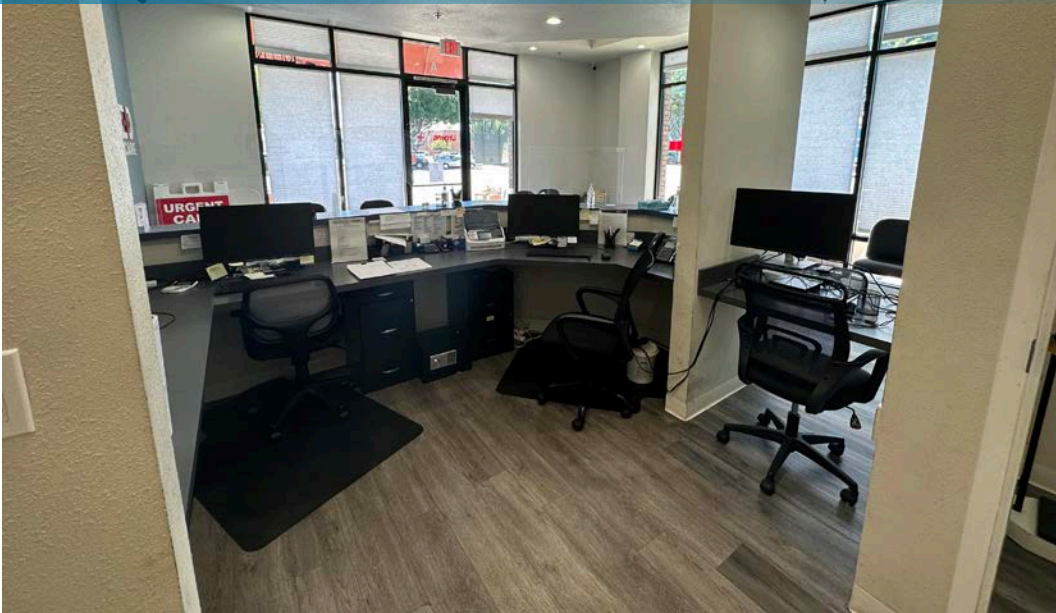
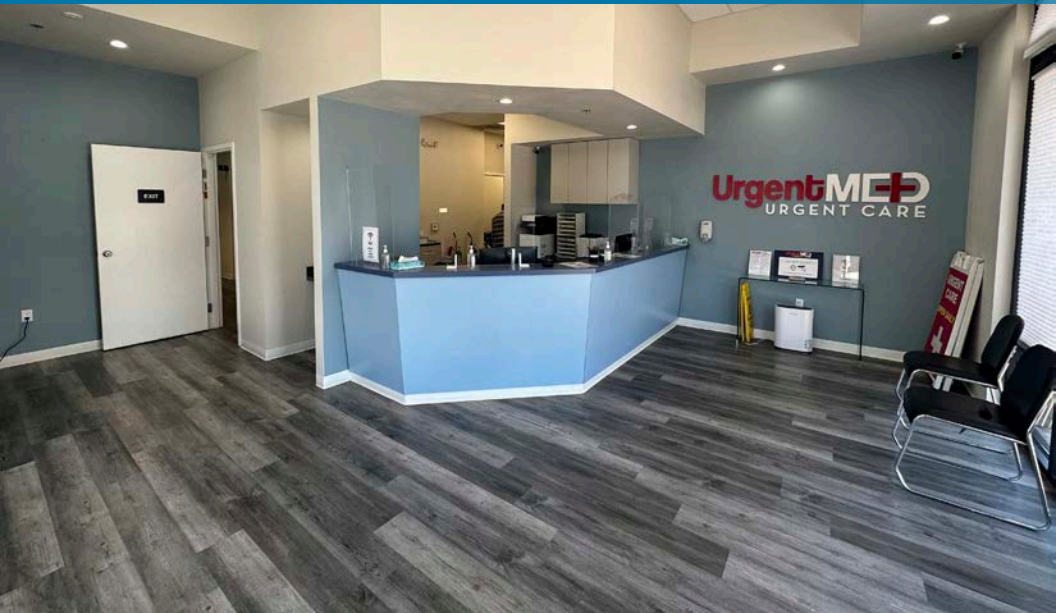
DAYTIME POPULATION

1 MILE 8,629
2 MILES 49,714
3 MILES 91,995



*Based on GPS foot traffic data over 6 month period all venues (Source: Unacast)

Q INTERIOR PHOTOS





OVERVIEW

West Hills is a suburban community located in the western San Fernando Valley region of Los Angeles, California. The area is known for its picturesque landscapes, proximity to natural parks, and family-friendly atmosphere. West Hills offers a mix of residential neighborhoods, shopping centers, and recreational facilities, making it an attractive place to live for both families and young professionals.

The community is well-connected to major transportation routes, including the 101 and 118 freeways, providing easy access to nearby cities and attractions. Residents can enjoy a variety of outdoor activities at nearby parks and open spaces, such as Orcutt Ranch Horticultural Center, El Escorpión Park, and Bell Canyon Park.

The local economy of West Hills is primarily driven by its real estate market and consumer spending. The housing market plays a crucial role, with property values, home sales, and rental prices influencing the area's economic stability. Like many parts of Southern California, the real estate market in West Hills has historically experienced fluctuations based on demand and interest rates, affecting both homeowners and potential buyers.

As a residential neighborhood, West Hills relies on local consumer spending to support its economy. The presence of shopping centers, restaurants, and other retail establishments in the area contributes to the local economy by generating sales tax revenue and creating job opportunities. The Fallbrook Center and Westfield Topanga & The Village are popular destinations for shopping and dining, offering a wide selection of stores and eateries.

Additionally, the healthcare industry plays a significant role in the local economy, with medical facilities, clinics, and other service-oriented businesses providing essential healthcare services to the community and contributing to employment opportunities.

Education is another economic factor in West Hills, as schools and educational institutions employ teachers, staff, and administrators, impacting both the local workforce and the desirability of the area for families. Professional services, such as legal, accounting, and consulting firms, may also have a presence in the community, catering to the needs of residents and local businesses.



West Hills Hospital and Medical Center

SUBJECT PROPERTY

Ralphs

CVS pharmacy

Smart & Final Walgreens

BIG 5 Starbucks KFC BIG LOTS

IN-N-OUT SHEWAN WILLIAMS TACO BELL

VANOWEN ST. 20,817 VPD

WESTFIELD TOPANGA
Neiman Marcus macys Levi's
HERMES VALENTINO GUESS JIMMY CHOO
BURBERRY NORDSTROM
OVER 180 RETAILERS

BevMo! DSW Barfield ULTA carter's

FALLBROOK CENTER
TJ-maxx Party City Sports Walmart
Olive Garden petco Ralphs AMC THEATRES
IHOP WORLD MARKET
five BEER

ALDI Chick-fil-A

BEST BUY

Pierce College
13,500+ students enrolled

HomeGoods CVS pharmacy

THE VITAMIN SHOPPE T-Mobile LA FITNESS rack

COSTCO Crate & Barrel ATHLETA drybar
FABLETICS Total Wine verizon CAVA
FITNESS STAPLES CAVA Il Fornaio
KREWE JILL McDonald's Panera

Kaiser Permanente Woodland Hills Medical Center

WOODLAKE AVE. 3,896 VPD

FALLBROOK AVE. 33,847 VPD

petco RITE AID FedEx GNC Ralphs
SUSWAY change theory

WHOLE FOODS Starbucks CosmoProf





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