



# NewMark Merrill

## COMPANIES

*When you love shopping centers it shows.*

# WESTRIDGE SHOPPING CENTER

LOCATED ON THE SOUTHWEST CORNER OF ROSCOE BOULEVARD AND DE SOTO AVENUE, CANOGA PARK, CA



**Project Size** Approximately 63,680 Sq. Ft of Retail Space

### Demographics



#### Population\*

1 Mile.....40,186  
3 Miles....226,397



#### Traffic Count\*

45,129 De Soto Ave.  
28,526 Roscoe Blvd.



#### Household Income\*

1 Mile.....\$106,558  
3 Miles....\$126,775



For additional information, please contact:

#### Greg Giacopuzzi

ggiacopuzzi@newmarkmerrill.com  
(DRE#01906640)

#### Grant Gomer

ggomer@newmarkmerrill.com  
(DRE#02056042)

Tel: (818) 710-6100  
Fax: (818) 710-6116

24025 Park Sorrento  
Suite 300

Calabasas, CA 91302

www.newmarkmerrill.com

### For Lease • Prime Retail Space Available

- Located on one of the highest pedestrian trade areas in the San Fernando Valley, with strong daytime/nighttime population.
- Convenient access to the 405, 101 and 118 freeways.
- Situated in the heart of the Valley, at the intersection of two major retail thoroughfares.

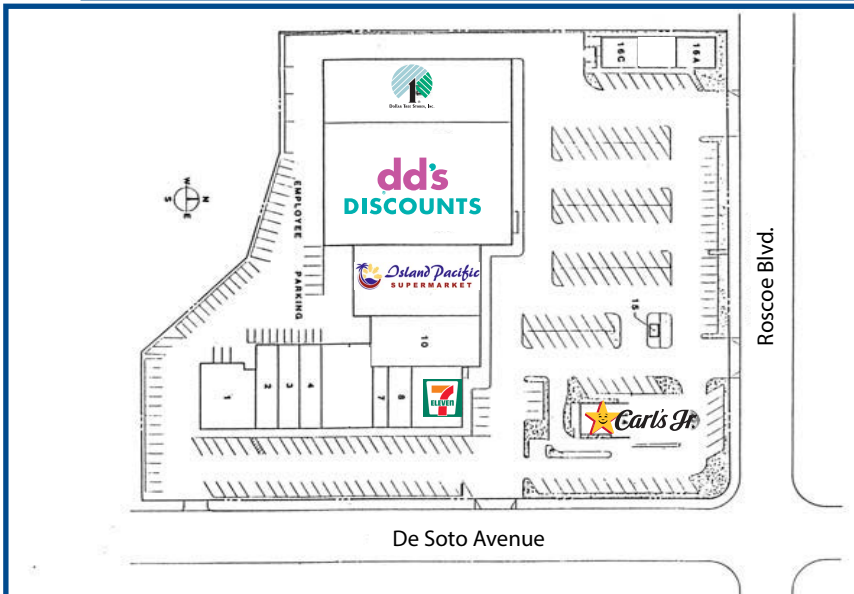
\*Estimates are based on 2025 demographics for population and average income per household. Traffic count is based upon owner's calculations. The information contained herein is not guaranteed and should be independently verified.

# NewMark Merrill

*When you love shopping centers it shows.*

# WESTRIDGE SHOPPING CENTER

LOCATED ON THE SOUTHWEST CORNER OF ROSCOE BOULEVARD AND DE SOTO AVENUE, CANOGA PARK, CA



**NewMark Merrill**  
COMPANIES

The information contained herein is not guaranteed and should be independently verified. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it.

**For additional information, please contact:**

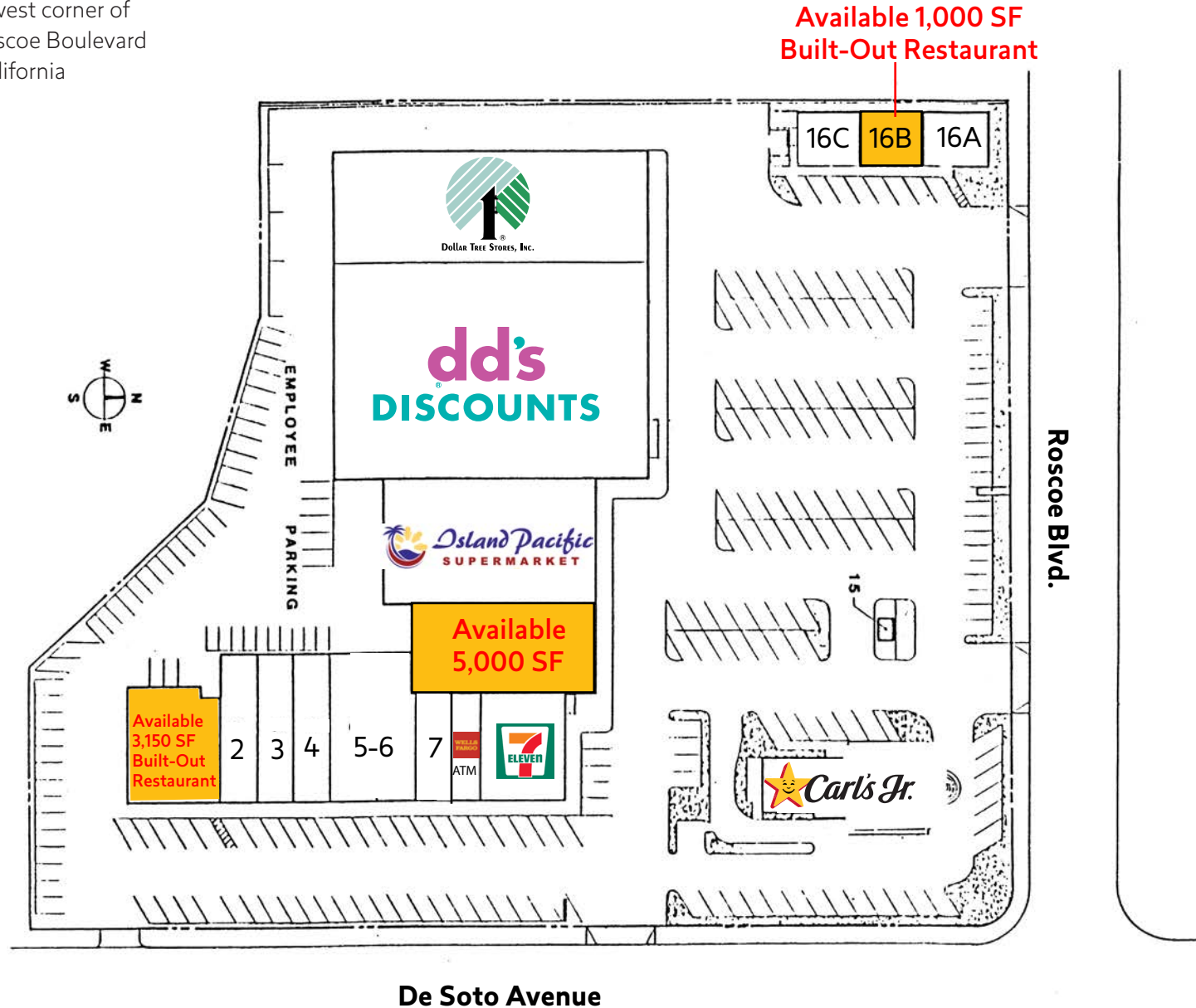
**Greg Giacopuzzi**  
ggiacopuzzi@newmarkmerrill.com  
(DRE#01906640)

**Grant Gomer**  
ggomer@newmarkmerrill.com  
(DRE#02056042)

Tel: (818) 710-6100  
Fax: (818) 710-6116  
24025 Park Sorrento  
Suite 300  
Calabasas, CA 91302  
www.newmarkmerrill.com

# Westridge

Located at the Southwest corner of  
De Soto Avenue and Roscoe Boulevard  
Canoga Park, California



NewMark Merrill  
COMPANIES

For Information, Please Contact  
Greg Giacomuzzi (DRE#01906640)  
Grant Gomer (DRE#02056042)  
NewMark Merrill Companies  
Tel: 818.710.6100 Fax: 818.710.6116

Landlord makes no representation that any of the above tenants or building configurations will exist now or in the future. Tenants depicted may be proposed and may not actually occupy the proposed buildings. The dimensions and square footages shown are estimates only and not guaranteed.