

**SWC Victory Blvd  
& Canoga Ave**  
Woodland Hills, CA

**Prime LA County  
Retail Corridor  
Opportunity**

**FULLY LEASED**



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# SWC Victory Blvd & Canoga Ave

Woodland Hills, CA



## Features

- 200,000 SF Shopping Center anchored by Nordstrom Rack, Saks Off Fifth and LA Fitness
- Across the street from the Westfield Topanga Mall, Village at Topanga and Costco
- Ample surface parking

## Traffic Counts

Victory Blvd @ Canoga Ave: 41,816 CPD 2015  
Canoga Ave @ Victory Blvd: 33,012 CPD 2015

Demographics	1-Mile	3-Mile	5-Mile
<u>Population</u>	33,560	221,542	425,861
<u>Average HH Income</u>	\$74,884	\$88,251	\$93,618

## Co-Tenants



## Coming Soon



## Trade Aerial Retail



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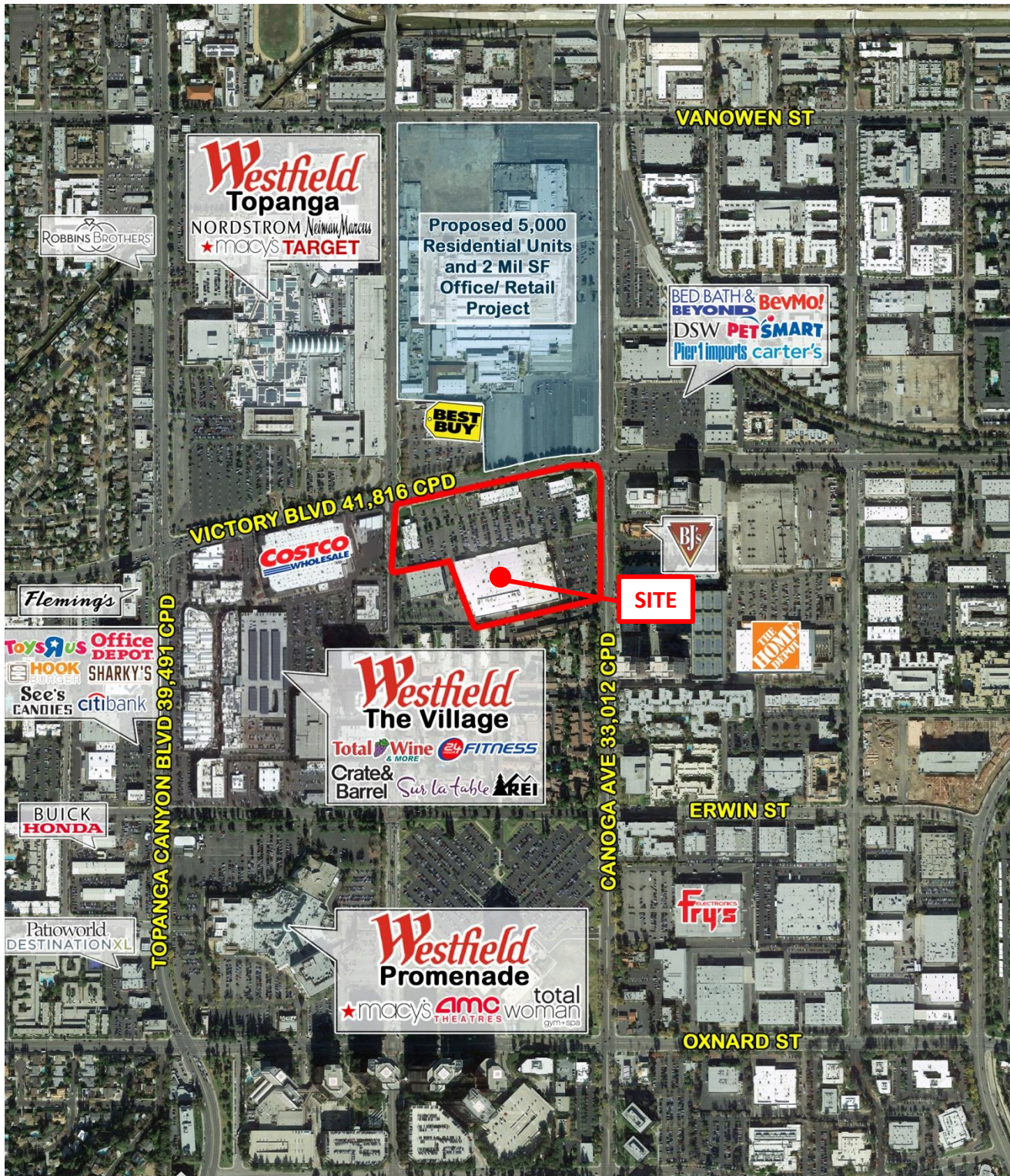




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Aerial



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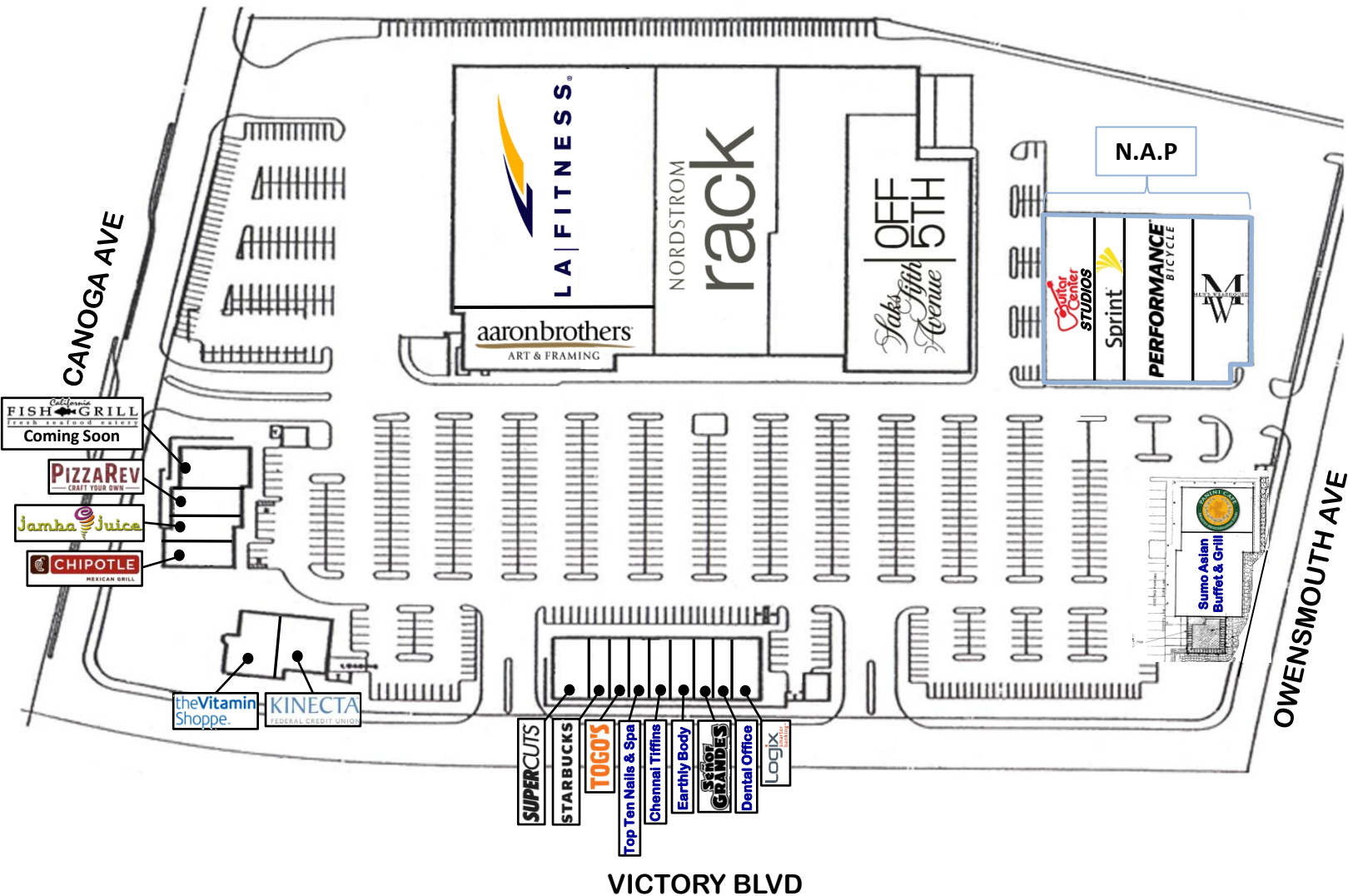
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## Site Plan



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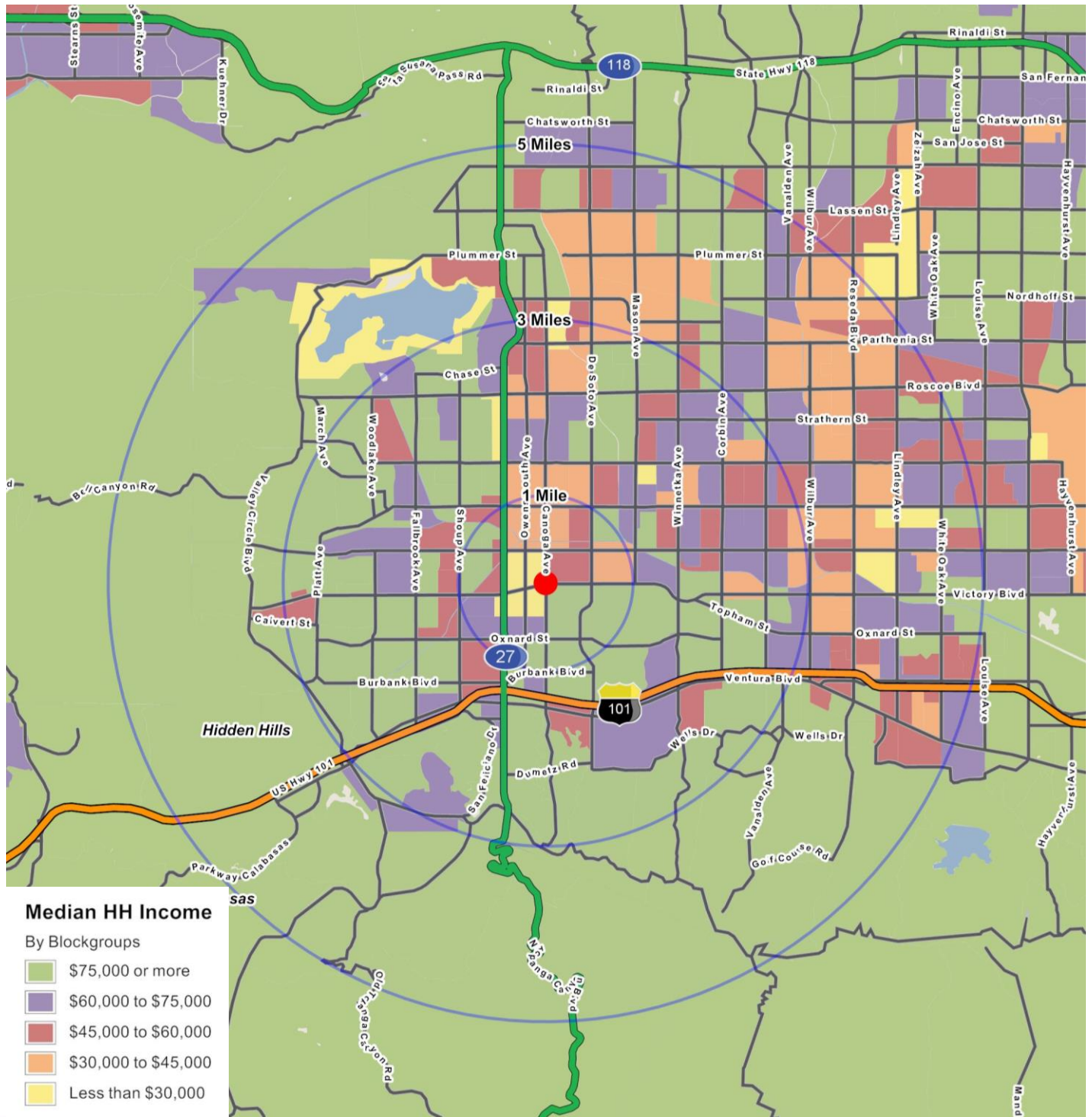
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## Demographics



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# FULL PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups

Cypress Retail Group

Lat/Lon: 34.1884/-118.5975

RF1

## Victory Blvd & Canoga Ave

## Woodland Hills, CA

1 Mile

3 Miles

5 Miles

POPULATION	2015 Estimated Population	33,560	221,542	425,861
	2020 Projected Population	34,734	229,897	441,916
	2010 Census Population	29,707	210,993	408,783
	2000 Census Population	24,465	198,194	386,374
	Projected Annual Growth 2015 to 2020	0.7%	0.8%	0.8%
	Historical Annual Growth 2000 to 2015	2.5%	0.8%	0.7%
HOUSEHOLDS	2015 Estimated Households	14,409	78,232	151,486
	2020 Projected Households	14,996	81,586	157,906
	2010 Census Households	12,171	73,163	143,292
	2000 Census Households	9,941	70,255	138,571
	Projected Annual Growth 2015 to 2020	0.8%	0.9%	0.8%
	Historical Annual Growth 2000 to 2015	3.0%	0.8%	0.6%
AGE	2015 Est. Population Under 10 Years	11.7%	12.2%	11.8%
	2015 Est. Population 10 to 19 Years	9.7%	11.5%	11.6%
	2015 Est. Population 20 to 29 Years	18.5%	14.3%	13.9%
	2015 Est. Population 30 to 44 Years	24.5%	21.9%	21.1%
	2015 Est. Population 45 to 59 Years	18.0%	20.4%	21.0%
	2015 Est. Population 60 to 74 Years	11.6%	13.0%	13.8%
	2015 Est. Population 75 Years or Over	6.0%	6.6%	6.9%
	2015 Est. Median Age	34.5	37.5	38.5
MARITAL STATUS & GENDER	2015 Est. Male Population	49.6%	49.5%	49.1%
	2015 Est. Female Population	50.4%	50.5%	50.9%
	2015 Est. Never Married	43.5%	36.0%	35.5%
	2015 Est. Now Married	33.4%	42.5%	43.2%
	2015 Est. Separated or Divorced	18.1%	15.7%	15.8%
	2015 Est. Widowed	5.0%	5.8%	5.5%
INCOME	2015 Est. HH Income \$200,000 or More	5.9%	8.4%	9.6%
	2015 Est. HH Income \$150,000 to \$199,999	4.6%	6.8%	7.0%
	2015 Est. HH Income \$100,000 to \$149,999	12.3%	15.3%	14.6%
	2015 Est. HH Income \$75,000 to \$99,999	13.7%	12.4%	11.9%
	2015 Est. HH Income \$50,000 to \$74,999	19.0%	17.1%	16.8%
	2015 Est. HH Income \$35,000 to \$49,999	11.6%	11.9%	11.6%
	2015 Est. HH Income \$25,000 to \$34,999	9.0%	9.1%	8.9%
	2015 Est. HH Income \$15,000 to \$24,999	10.3%	8.7%	8.9%
	2015 Est. HH Income Under \$15,000	13.6%	10.2%	10.7%
	2015 Est. Average Household Income	\$74,884	\$88,251	\$93,618
	2015 Est. Median Household Income	\$59,443	\$69,821	\$72,436
	2015 Est. Per Capita Income	\$32,180	\$31,253	\$33,389
	2015 Est. Total Businesses	2,629	11,411	23,433
	2015 Est. Total Employees	28,203	105,272	210,669

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1 Mile 3 Miles 5 Miles

RACE	2015 Est. White	54.4%	58.6%	60.9%
	2015 Est. Black	5.9%	5.1%	4.8%
	2015 Est. Asian or Pacific Islander	16.3%	14.3%	13.6%
	2015 Est. American Indian or Alaska Native	0.5%	0.5%	0.5%
	2015 Est. Other Races	22.8%	21.5%	20.2%
HISPANIC	2015 Est. Hispanic Population	12,852	81,152	146,454
	2015 Est. Hispanic Population	38.3%	36.6%	34.4%
	2020 Proj. Hispanic Population	40.0%	38.5%	36.4%
	2010 Hispanic Population	39.0%	35.2%	32.7%
EDUCATION (Adults 25 or Older)	2015 Est. Adult Population (25 Years or Over)	23,865	154,545	298,773
	2015 Est. Elementary (Grade Level 0 to 8)	10.8%	9.8%	9.1%
	2015 Est. Some High School (Grade Level 9 to 11)	6.0%	6.4%	6.2%
	2015 Est. High School Graduate	18.0%	21.1%	20.9%
	2015 Est. Some College	19.0%	20.8%	20.8%
	2015 Est. Associate Degree Only	6.5%	7.3%	7.1%
	2015 Est. Bachelor Degree Only	25.6%	23.1%	23.8%
	2015 Est. Graduate Degree	14.1%	11.6%	12.1%
HOUSING	2015 Est. Total Housing Units	14,848	80,464	155,741
	2015 Est. Owner-Occupied	19.7%	52.1%	54.5%
	2015 Est. Renter-Occupied	77.3%	45.1%	42.7%
	2015 Est. Vacant Housing	3.0%	2.8%	2.7%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	12.1%	4.2%	3.5%
	2010 Homes Built 2000 to 2004	4.2%	3.5%	3.5%
	2010 Homes Built 1990 to 1999	8.0%	6.5%	7.3%
	2010 Homes Built 1980 to 1989	16.6%	14.0%	13.5%
	2010 Homes Built 1970 to 1979	22.6%	19.3%	20.6%
	2010 Homes Built 1960 to 1969	15.1%	17.9%	18.9%
	2010 Homes Built 1950 to 1959	13.2%	26.2%	23.2%
	2010 Homes Built Before 1949	8.2%	8.4%	9.5%
HOME VALUES	2010 Home Value \$1,000,000 or More	3.9%	6.8%	9.0%
	2010 Home Value \$500,000 to \$999,999	26.3%	33.0%	32.1%
	2010 Home Value \$400,000 to \$499,999	14.9%	13.4%	12.9%
	2010 Home Value \$300,000 to \$399,999	19.0%	17.2%	16.3%
	2010 Home Value \$200,000 to \$299,999	16.5%	13.4%	13.3%
	2010 Home Value \$150,000 to \$199,999	8.6%	5.7%	5.7%
	2010 Home Value \$100,000 to \$149,999	5.1%	4.4%	4.4%
	2010 Home Value \$50,000 to \$99,999	2.6%	3.2%	3.4%
	2010 Home Value \$25,000 to \$49,999	1.4%	1.4%	1.4%
	2010 Home Value Under \$25,000	1.7%	1.4%	1.4%
	2010 Median Home Value	\$384,855	\$445,155	\$460,562
	2010 Median Rent	\$1,318	\$1,284	\$1,241

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LABOR FORCE	2015 Est. Labor Population Age 16 Years or Over	27,730	179,258	346,439
	2015 Est. Civilian Employed	64.8%	61.9%	60.8%
	2015 Est. Civilian Unemployed	3.9%	4.2%	4.2%
	2015 Est. in Armed Forces	-	-	-
	2015 Est. not in Labor Force	31.2%	33.9%	34.9%
	2015 Labor Force Males	49.4%	48.9%	48.6%
	2015 Labor Force Females	50.6%	51.1%	51.4%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	15,251	101,006	194,389
	2010 Mgmt, Business, & Financial Operations	14.7%	15.2%	15.9%
	2010 Professional, Related	23.3%	22.9%	23.6%
	2010 Service	18.8%	18.2%	17.5%
	2010 Sales, Office	26.7%	27.8%	27.7%
	2010 Farming, Fishing, Forestry	0.4%	0.5%	0.4%
	2010 Construction, Extraction, Maintenance	7.0%	6.7%	6.5%
	2010 Production, Transport, Material Moving	9.0%	8.7%	8.3%
	2010 White Collar Workers	64.7%	65.9%	67.2%
	2010 Blue Collar Workers	35.3%	34.1%	32.8%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	71.8%	73.4%	73.9%
	2010 Drive to Work in Carpool	10.4%	11.1%	10.9%
	2010 Travel to Work by Public Transportation	6.1%	5.1%	4.8%
	2010 Drive to Work on Motorcycle	0.4%	0.2%	0.2%
	2010 Walk or Bicycle to Work	5.0%	3.6%	3.3%
	2010 Other Means	2.8%	1.4%	1.1%
	2010 Work at Home	3.6%	5.2%	5.8%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	29.5%	26.1%	23.5%
	2010 Travel to Work in 15 to 29 Minutes	31.2%	30.6%	32.1%
	2010 Travel to Work in 30 to 59 Minutes	30.5%	31.3%	32.2%
	2010 Travel to Work in 60 Minutes or More	8.8%	12.0%	12.2%
	2010 Average Travel Time to Work	22.3	24.2	25.0
CONSUMER EXPENDITURE	2015 Est. Total Household Expenditure	\$827 M	\$5.03 B	\$10.1 B
	2015 Est. Apparel	\$29.1 M	\$177 M	\$357 M
	2015 Est. Contributions, Gifts	\$56.1 M	\$360 M	\$741 M
	2015 Est. Education, Reading	\$33.3 M	\$209 M	\$426 M
	2015 Est. Entertainment	\$46.1 M	\$283 M	\$570 M
	2015 Est. Food, Beverages, Tobacco	\$127 M	\$760 M	\$1.52 B
	2015 Est. Furnishings, Equipment	\$28.3 M	\$175 M	\$352 M
	2015 Est. Health Care, Insurance	\$72.2 M	\$430 M	\$863 M
	2015 Est. Household Operations, Shelter, Utilities	\$257 M	\$1.56 B	\$3.13 B
	2015 Est. Miscellaneous Expenses	\$12.3 M	\$72.9 M	\$146 M
	2015 Est. Personal Care	\$10.8 M	\$65.1 M	\$131 M
	2015 Est. Transportation	\$156 M	\$939 M	\$1.88 B

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