

# TOPANGA VILLAGE

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Shop, Dine, and Unwind

WOODLAND HILLS, CALIFORNIA



LOCKEHOUSE



INTRODUCING

# TOPANGA VILLAGE

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Topanga Village offers world-class retail, restaurants, and entertainment together in one beautiful open-air destination. The property caters to a sophisticated Southern California lifestyle and is one of the most productive and highest-grossing retail centers in Los Angeles County.

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**500,000+**  
SF TOTAL RETAIL  
SPACE

**70+**  
STORES AND  
RESTAURANTS

WORLD-CLASS SHOPPING, DINING & ENTERTAINMENT





# The West Valley's Shopping Oasis

## AREA DEMOGRAPHICS

2024 POPULATION **205,718**  
2024 MEDIAN AGE **40.3**  
2024 HOUSEHOLDS **75,628**  
2024-2027 ANNUAL GROWTH RATE **0.17%**  
2024 AVERAGE HOUSEHOLD INCOME **\$142,164**  
2024-2027 ANNUAL HHI GROWTH RATE **3.57%**

## NEARBY NEIGHBORHOODS

WOODLAND HILLS | **0 MILES**  
TARZANA | **3 MILES**  
CALABASAS | **5 MILES**  
ENCINO | **6 MILES**  
HIDDEN HILLS | **7 MILES**  
SHERMAN OAKS | **9 MILES**

## DRIVE TIMES

MALIBU | **25 MINUTES**  
SANTA MONICA | **35 MINUTES**  
HOLLYWOOD | **35 MINUTES**  
BURBANK | **35 MINUTES**  
BEVERLY HILLS | **40 MINUTES**  
DOWNTOWN LA | **50 MINUTES**





# Trade Area

## 20-MILE DEMOGRAPHICS



**POPULATION**  
3,544,508



**MEDIAN AGE**  
39.2



**TOTAL  
HOUSEHOLDS**  
1,395,604



**HOUSEHOLDS  
WITH INCOME >\$150K**  
157,638



**AVERAGE  
HOUSEHOLD INCOME**  
\$145,731



**EMPLOYEES  
WITHIN 5 MILES**  
207,894

Source: Esri forecasts for 2024 and 2029. U.S.

## TOPANGA VILLAGE TRADE AREA AT A GLANCE

**\$1.2B** IN RETAIL SALES

**16+ MILLION** SHOPPERS ANNUALLY

## TRAFFIC COUNTS (DAILY)



TOPANGA CANYON BLVD **38,895**  
VICTORY BLVD **30,771**  
OWENSMOUTH AVE **17,480**  
ERWIN ST **10,508**





# In Good Company

OUR NEIGHBORS

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AMC

Westfield  
TOPANGA

FARMERS  
INSURANCE



NORDSTROM  
rack



VIKING

Fidelity  
INVESTMENTS

KAISER PERMANENTE

amazonfresh

THE  
Q





# Living In the Valley of the Stars

TOPANGA COMMUNITY ZIP CODE	AVERAGE HH INCOME	MEDIAN HOME VALUE	DISTANCE TO CENTER (MILES)
91436 VAN NUYS	\$246,513	\$2,407,678	6.7
91302 HIDDEN HILLS	\$218,430	\$1,912,555	6.2
90290 TOPANGA	\$195,935	\$1,639,224	5.7
91301 CALABASAS	\$187,750	\$1,218,009	10.1
91377 AGOURA HILLS	\$176,203	\$1,104,281	9.0
91364 WOODLAND HILLS	\$164,059	\$1,344,428	2.6
91307 CANOGA PARK	\$161,470	\$993,245	4.9
91326 PORTER RANCH	\$160,128	\$1,157,666	7.3
91403 VAN NUYS	\$156,426	\$1,597,934	9.1
91423 VAN NUYS	\$139,276	\$1,543,266	10.2

Source: Esri 2021, Zillow (March 2022)





Costco Fuel

Offices

**COSTCO**  
WHOLESALE

155,759 SF

Level 2

salonrepublic

4,338 SF  
play street museum  
Coming soon

Level 2

Burke Williams  
*beyond the spa*

HOT YOGA

LARSEN'S

Level 2

12,971 SF

UCLA Health

Crate&Barrel

Victory Blvd

30.7k  
AADT

**Westfield**  
TOPANGA

2,260 Parking Spaces

Level 2

Total Wine  
& MORE

ELITE FITNESS  
KREI

VIDEO & AUDIO CENTER  
BACIO BLATTI  
3,597 SF

tender greens  
JOEY RESTAURANTS  
900 SF

SANDBOX™  
Leased 6,294 SF  
In Lease 1,444 SF  
Sana Intimates  
Sua la table  
PALETTICS  
The Closet 2,800 SF

MODERN 1,444 SF  
2,633 SF  
Cava 977 SF  
Sweetfin  
World of Hearing  
STOR  
Dynamic Tone

SAINT & SECOND  
Kreia ya

Dejaun  
Figue Alameda  
Fruit & Veggie  
BUTTERBREAD  
M.FREDERIC  
3,337 SF  
WOKCANO 6,800 SF  
drybar  
First Bank  
Skin Laundry 1,639 SF  
Lancet Way  
Kabab Village  
The UPS Store  
The Good Feet Store  
3,000 SF

Boba Guys 300 SF  
EMC Seafood 807 SF  
PITFIRE PIZZA FORGEON  
charles SCHWAB  
verizon  
Solid OUTLA 3,000 SF  
i-one medical  
SUSIE CAKES  
Eureka!  
pressed  
VAISON REED

Leased  
Available

GRAPHIC © 2025 CARTIFACT

Topanga Canyon Blvd

38.8k  
AADT

8k  
AADT

Erwin St

Owensmouth Ave

17.4k  
AADT

Current Availabilities

N.A.P.







# TOPANGA VILLAGE

# Elevate your brand in the Valley's premier shopping destination.

## BROKER CONTACT INFORMATION

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