

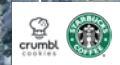
VICTORY BLVD - 37.2K CPD

22815
VICTORY BLVD.
WEST HILLS

FALLBROOK AVE - 41.3K CPD



WEST ANGLAS, CA 91361-1000 TEL: 626-260-1000



22815
VICTORY
BOULEVARD
WEST HILLS, CA

±2,030 RETAIL PAD
OPPORTUNITY

22815
VICTORY
BOULEVARD
WEST HILLS, CA

Located within the Fallbrook Shopping Center (1,120,000 SF) where **over 11.7M visitors arrive annually** — there is plenty to eat, buy and do.

Here you can shop at grocery stores like **Trader Joe's**, **Sprouts** and **Ralphs**; pick up a little of everything at **Cost Plus World Market** or asian variety store **Daiso**; and catch the latest movie at the **AMC Fallbrook 7**. Fuel the day with comfort food at **Chili's**, **Olive Garden** or **Stonefire Grill**.

Source: Placer.ai





AVAILABLE

22815

22815
VICTORY
BOULEVARD
WEST HILLS, CA

PROPERTY HIGHLIGHTS

Size:

±2,030 SF retail end-cap/pad opportunity

Nearby Tenants:

AMC, Burlington, Chili's, Daiso, Five Below, Home Depot, Michaels, Petco, Ralphs, Ross, Sprouts, Starbucks, Stonefire Grill, Target, TJ Maxx, Trader Joe's, World Market, Walmart, 24 Hour Fitness

- » Part of Fallbrook Center with over 11.7M visitors per year (Placer.ai)
- » Exclusive outdoor patio space
- » Easy ingress/egress into the shopping center off of Victory Blvd.
- » Ideal for a quick service restaurant but can accommodate other retail uses.
- » Within 2 miles of Topanga Village a world class open air-retail & entertainment destination & home to the future LA Rams Practice facility & offices.

SITE PLAN



DEMOGRAPHICS



TOTAL POPULATION

¹
MILE 23,184

³
MILES 168,947

⁵
MILES 318,442



TOTAL HOUSING UNITS

9,585

67,875

123,627



AVG. HH INCOME

\$160,518

\$154,952

\$160,166



MEDIAN HOME VALUE

\$877,179

\$935,975

\$951,143



LOCAL AERIAL



Ralphs

22815
VICTORY BLVD.
WEST HILLS

THE HOME
DEPOT

target

TRADER JOE'S

chili's

AYCE GOGI
KOREAN BBQ & PINBALL

amc
THEATRES

SPROUTS
FARMERS MARKET

24 FITNESS

ROSS
DRESS FOR LESS

Burlington

Walmart

STONEFIRE
GRILL

Olive
Garden

ALDI

Chick-fil-A

Jack
in the box

crumbl
cookies

STARBUCKS
COFFEE

BANK OF AMERICA

FLOOR
DECOR

HARBOR FREIGHT

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FALLBROOK AVE - 41.3K CPD

N

FALLBROOK CENTER



22815
VICTORY
BOULEVARD
WEST HILLS, CA



WESTFIELD TOPANGA



NORDSTROM



VICTORY BLVD - 37.2K CPD



PRIDE CENTER



FALLBROOK AVE - 41.3K CPD



TOPANGA VILLAGE



TOPANGA CANYON BLVD

203,000 CPD



REGIONAL
AERIAL

22815 VICTORY BOULEVARD WEST HILLS, CA



Interested?
Contact our team.

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