



Platt Village

NEC of Victory Blvd & Platt Ave

Restaurant, Shop & Junior Anchor Spaces
from 1,140 SF - 17,250 SF



PROPERTY HIGHLIGHTS

Platt Village in West Hills, CA is a thriving neighborhood center that is ranked in the top 97th percentile of grocery/convenience anchored centers in California. Anchored by the highly successful Pavilions (ranked 2/26 in CA), this center boasts multiple national credit operators and offers excellent convenience and service options for the dense residential population in the trade area. With a newly remodeled food and beverage placemaking zone on the horizon, we are looking for exciting QSR concepts to take 1,400 to 3,076 square feet. (Placer.ai)

- Retail spaces available in West Hill's most prominent daily needs center
- Generous surface level parking lot with a parking ratio of approximately 4.7/1,000 SF
- Located at highly trafficked intersection of Victory Blvd and Platt Ave with exposure to 55,549 CPD
- Facade remodel renovations set to commence late first quarter 2025, completion fall 2025
- Food Court remodel will include upgraded facade signage opportunities, extended patios, and shared outdoor seating



SIZE
131,762 SF



PARKING
630 Parking Stalls



AVAILABILITY
Now available

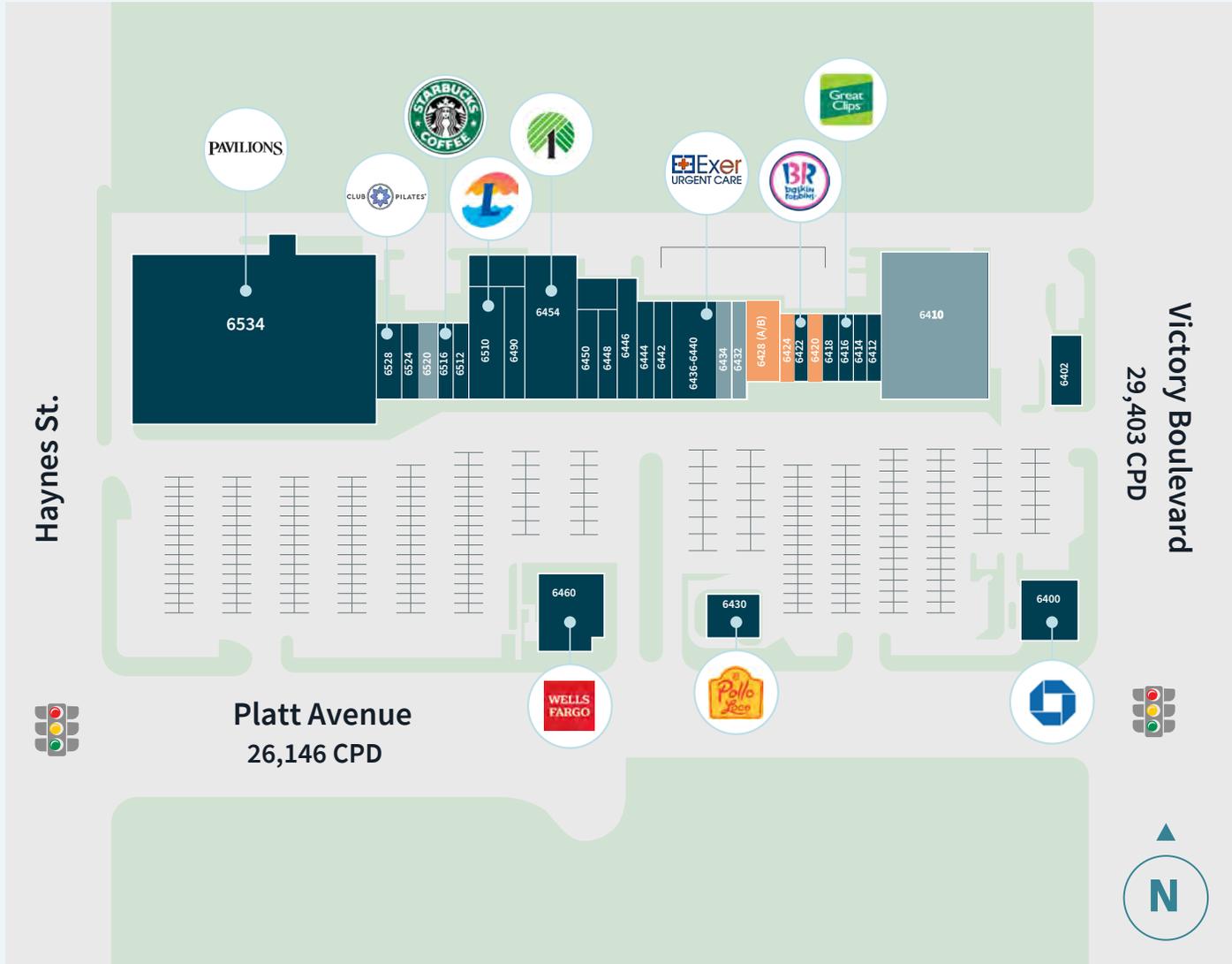


CARS PER DAY
55,549 (Regis, 2026)



IDEAL USE
QSR Restaurant
Retail

SITE PLAN



■ QSR Focused

■ Retail/Service Focused

| Unit # | Tenant | SF |
|---------|-----------------------------|--------|
| 6534 | Vons Pavilions | |
| 6528 | Club Pilates | |
| 6524 | Nothing Bundt Cakes | |
| 6520 | Available | 1,634 |
| 6516 | Starbucks Coffee | |
| 6512 | Sally Beauty | |
| 6510 | Leslie's Pool | |
| 6490 | Creation Station | |
| 6454 | Dollar Tree | |
| 6450 | Yozen Frogurt | |
| 6448 | H&R Block | |
| 6446 | Pacific Dental | |
| 6444 | Bagelicious | |
| 6442 | UPS Store | |
| 6436-40 | Exer Urgent Care | |
| 6434 | Available (can combine) | 2,005 |
| 6432 | Available (can combine) | 1,493 |
| 6428 | Available (divisible - A/B) | 3,076 |
| 6424 | Available | 1,140 |
| 6422 | Baskin Robbins | |
| 6420 | Available | 1,525 |
| 6418 | Optometrist | |
| 6416 | Great Clips | |
| 6414 | Lucky Nails | |
| 6412 | AT&T Cell Tower Control | |
| 6410 | Available | 17,250 |
| 6402 | Animal Hospital | |
| 6400 | Chase Bank | |
| 6430 | El Pollo Loco | |
| 6460 | Wells Fargo | |

Facade Remodel

Anticipated Completion - August 2025

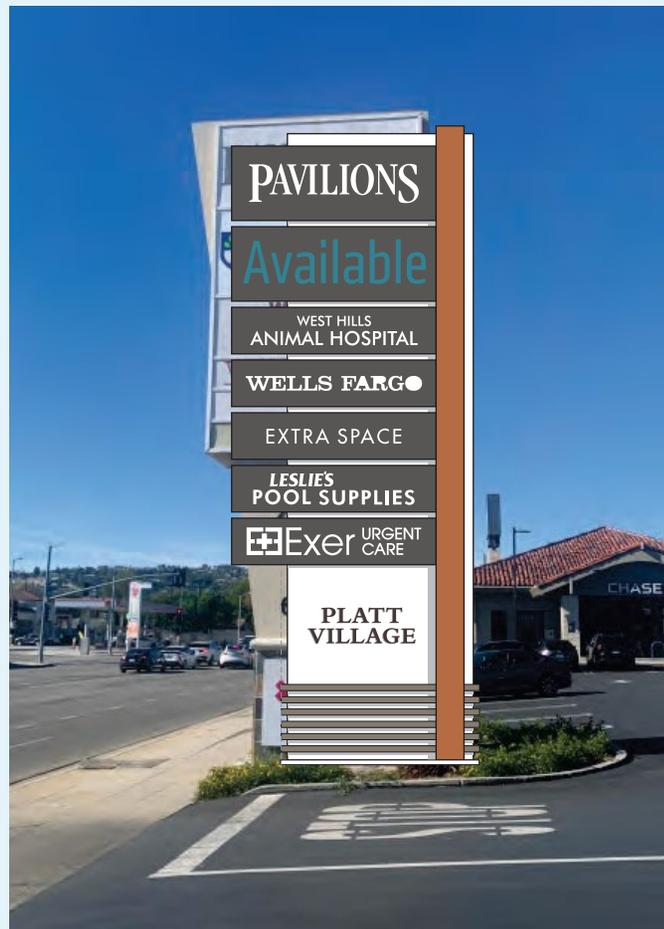


Prior Facade



- Restaurant opportunities available in new place-making remodel
- Newly installed 2,500 gallon grease interceptor available for food users
- Improved facade signage

New Pylon Signage



MARKET OVERVIEW

| | 1 MILE | 3 MILES |
|--------------------------|-----------|-----------|
| POPULATION | 16,504 | 132,134 |
| MEDIAN AGE | 44.5 | 40.8 |
| AVERAGE HOUSEHOLD INCOME | \$173,738 | \$154,452 |
| AVERAGE HOUSEHOLD SIZE | 2.83 | 2.58 |
| MEDIAN HOME VALUE | \$897,794 | \$941,803 |
| TOTAL CONSUMER SPENDING | \$522M | \$4.2B |

ESRI 2024



AREA MAP



1.5 mi Radius

Platt Ave 27,713 CPD

Victoria Blvd 33,702 CPD

| 6534 Platt Ave | 1.5 Miles | 3 Miles |
|----------------|-----------|---------|
| Population | 33,315 | 132,134 |
| Avg HH Size | 2.86 | 2.58 |
| # of Houses | 11,607 | 50,760 |





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