

FALLBROOK SHOPPING CENTER

6633 FALLBROOK AVENUE
WEST HILLS, CA 91307

**JUNIOR ANCHOR, F&B/SHOP
SPACE OPPORTUNITIES**

Perform Properties
FORMERLY SHOPCORE PROPERTIES | ROIC



Jones Lang LaSalle Brokerage, Inc. Real Estate
License #: 01856260

WESTERN VALLEY'S DOMINANT POWER CENTER



PROPERTY HIGHLIGHTS

MONUMENTAL POWER CENTER DOMINATING THE SAN FERNANDO VALLEY

- 1,120,000 SF center serving Woodland Hills & surrounding areas
- New opportunities for Junior Anchor & F&B/Shop Tenants
- One of the most visited shopping centers within a 15-mile radius
- Multiple ingress/egress points & 6 signalized intersections serving the center
- Average household incomes of \$148,762 in a 3-mile radius
- Diverse tenant mix attracts shoppers from throughout the San Fernando Valley
- Home to thriving national retailers including Target, Walmart, Ralphs, AMC Theaters, Trader Joe's, & Home Depot

Source: Esri, 2025



FEATURED TENANTS



LOCATION



Population

1 MILE	2 MILES	3 MILES
18,106	86,634	166,865



Daytime Population

20,016	99,260	183,395
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Households

6,416	33,027	62,950
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Avg. HH Income

\$176,406	\$150,161	\$148,762
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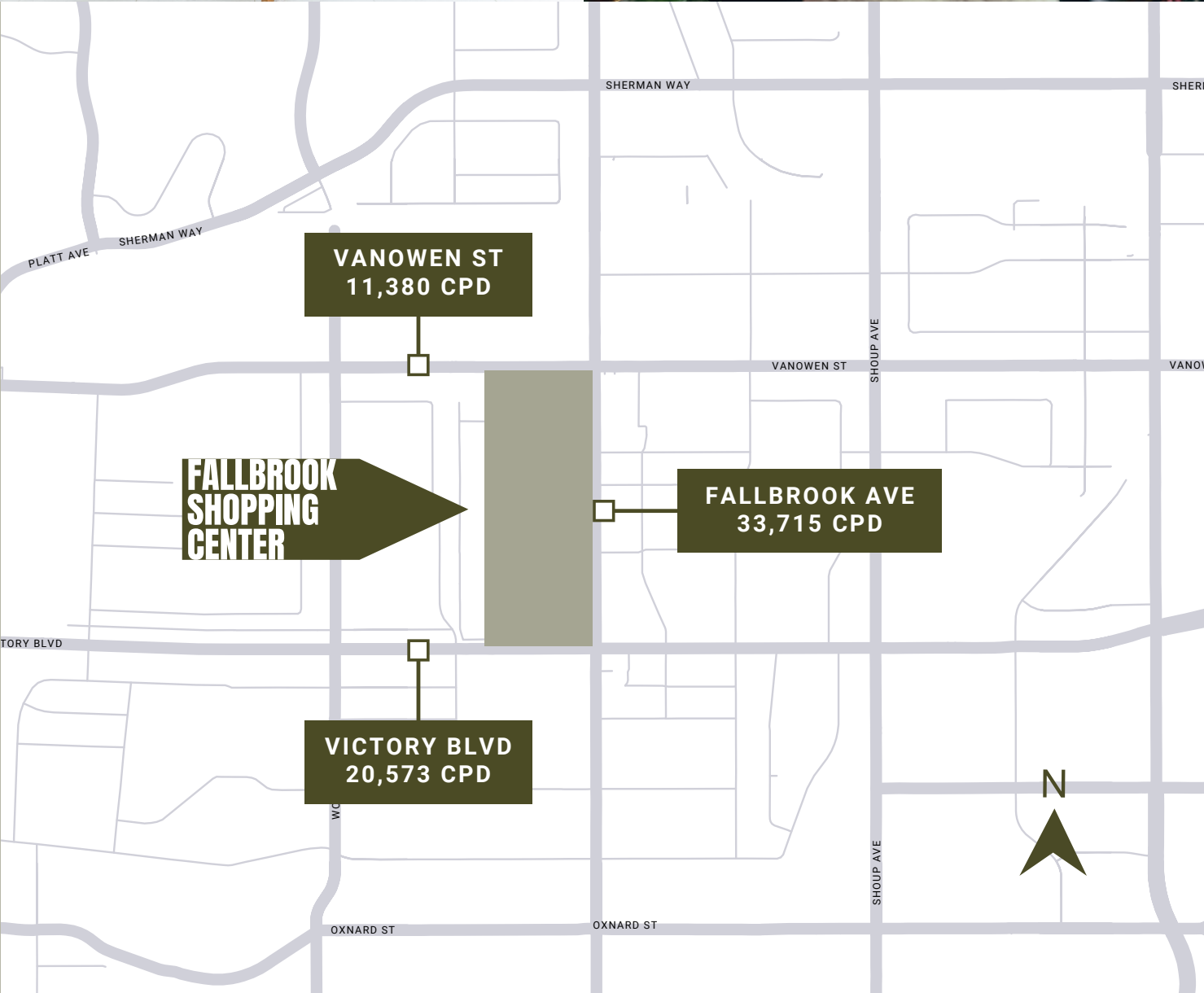


Med. HH Income

\$151,487	\$111,829	\$107,509
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Source: Esri, 2025

DEMOGRAPHICS



SITE PLAN

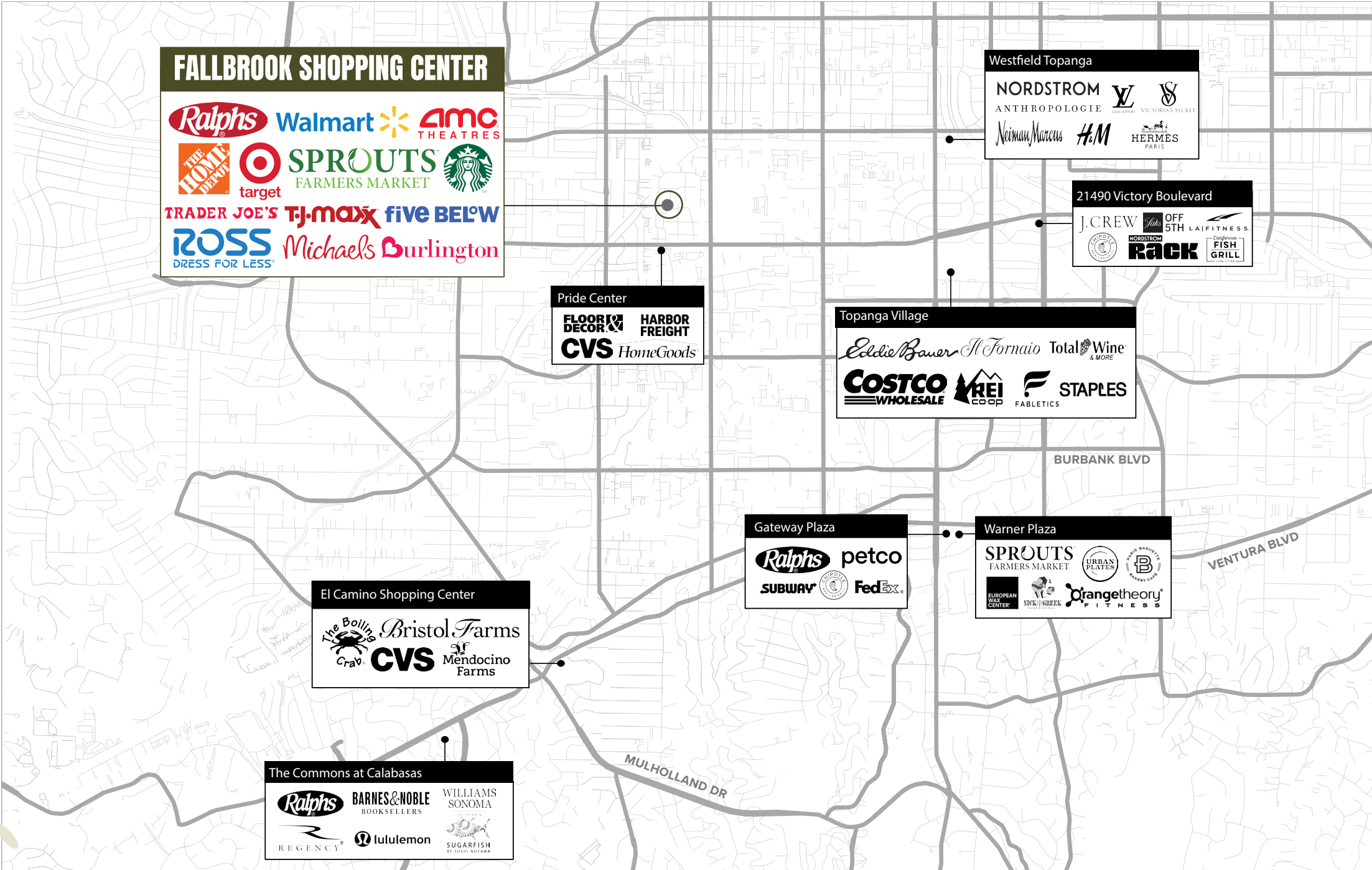
UNIT	TENANT	SF
3	Dollar Tree	15,000 SF
5	Tj Maxx	35,000 SF
6	Petco	16,610 SF
7A	Cost Plus	20,500 SF
7B	Available	20,500 SF
8	24 Hour Fitness	38,363 SF
9	Ross	30,052 SF
10	Amc Theaters	36,315 SF
14	West Hills Nail Spa	2,827 SF
15	Home Depot	139,368 SF
16	Michaels	23,017 SF
100	Skye Bioscience	2,645 SF
100A	Available	2,034 SF
100B	Al-Ha-Esh	1,600 SF
100C	Available	1,805 SF
100D	Wingstop	1,460 SF
100F	Crave Cafe	3,532 SF
102	Tourmaline Capital	2,735 SF
105	Hamilton Education	5,798 SF
200	Roic	12,417 SF
801B	Mattress Firm	4,365 SF
801C	Available	2,222 SF
801D	Menchie's	1,086 SF
802	Bob's Discount	32,828 SF
840B	Roic	1,447 SF
842	School Of Rock	2,737 SF
900	Panda Express	2,000 SF
902	Kelly's Spa	1,600 SF
904	Kizame Sushi	1,924 SF

906	It's Boba Time	1,490 SF
908	Pho So 1	2,173 SF
910	Bath & Body Works	2,727 SF
911	America's Best	4,009 SF
913	Trader Joe's	15,612 SF
915	Phenix Salon Suites	6,304 SF
916	Available	6,500 SF
918	Old Navy	15,153 SF
925	Fallbrook Dental	1,967 SF
2006	In Leases	115,234 SF
2201	Sprouts	69,064 SF
2201A	Five Below	13,386 SF
3002	Chuck E. Cheese	9,000 SF
3006	Red Lobster *	9,000 SF
3007	Chili's	4,000 SF
3008	lhop	4,688 SF
3010A	Starbucks	1,500 SF
3010B	Crumbl Cookies	1,302 SF
3010C	Available	2,030 SF
3012	Olive Garden	8,550 SF
3014	Stonefire Grill	7,614 SF
3015	Ayce Gogi	9,013 SF
F-A	Cold Stone	1,152 SF
F-B	Available	1,128 SF
F-C	Jersey Mike's Subs	1,056 SF
STO	Crave Cafe	1,500 SF

* *Potentially Available*



AERIAL MAP



FALLBROOK SHOPPING CENTER

Ralphs Walmart AMC THEATRES

THE HOME DEPOT target SPROUTS FARMERS MARKET Starbucks

TRADER JOE'S TJ-MAXX FIVE BELOW

ROSS DRESS FOR LESS Michaels Burlington

Westfield Topanga

NORDSTROM ANTHROPOLOGIE Neiman Marcus H&M VICTORIA'S SECRET HERMES PARIS

21490 Victory Boulevard

J.CREW OFF 5TH LA FITNESS RACK FISH GRILL

Pride Center

FLOOR DECOR HARBOR FREIGHT CVS HomeGoods

Topanga Village

Eddie Bauer Il Fornaio Total Wine & MORE Costco WHOLESALE REI COOP FABLETICS STAPLES

Gateway Plaza

Ralphs petco SUBWAY FedEx

Warner Plaza

SPROUTS FARMERS MARKET URBAN PLATES ORANGETHEORY FITNESS EUROPEAN WAX CENTER NICK & GREEK

El Camino Shopping Center

The Bolling Crab Bristol Farms CVS Mendocino Farms

The Commons at Calabasas

Ralphs BARNES & NOBLE BOOKSELLERS WILLIAMS SONOMA LULULEMON SUGARFISH BY KOSHI NOZAWA REGENCY







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