

# CANYON PLAZA

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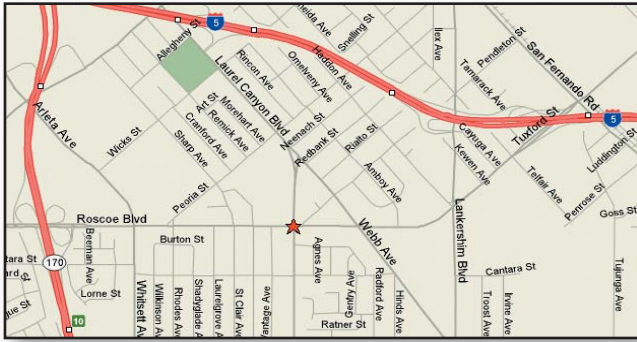
NWC Laurel Canyon Blvd. and Roscoe Blvd.  
Sun Valley, California

Canyon Plaza is located in a densely populated, strong trade area with little competition. The tenant mix offers a variety of goods and services to the community. The Center is situated at the intersection of Laurel Canyon and Roscoe Boulevard. The center offers high traffic and excellent visibility.



### LEASING REPRESENTATIVE

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## SITE PLAN SUMMARY

**BUILDING AREA:** 246,385 square feet  
**PARKING:** 1,144 spaces  
**TRAFFIC COUNT:** Roscoe Blvd.: 30,779 ADT  
 Laurel Canyon Blvd.: 16,325 ADT  
**ANCHOR(S):** Ralphs, CVS Pharmacy, Kohl's  
**OTHER TENANTS:** Chuck E. Cheese, GNC, Fantastic Sam's, Baskin Robbins, Subway, Radio Shack, Anna's Linens

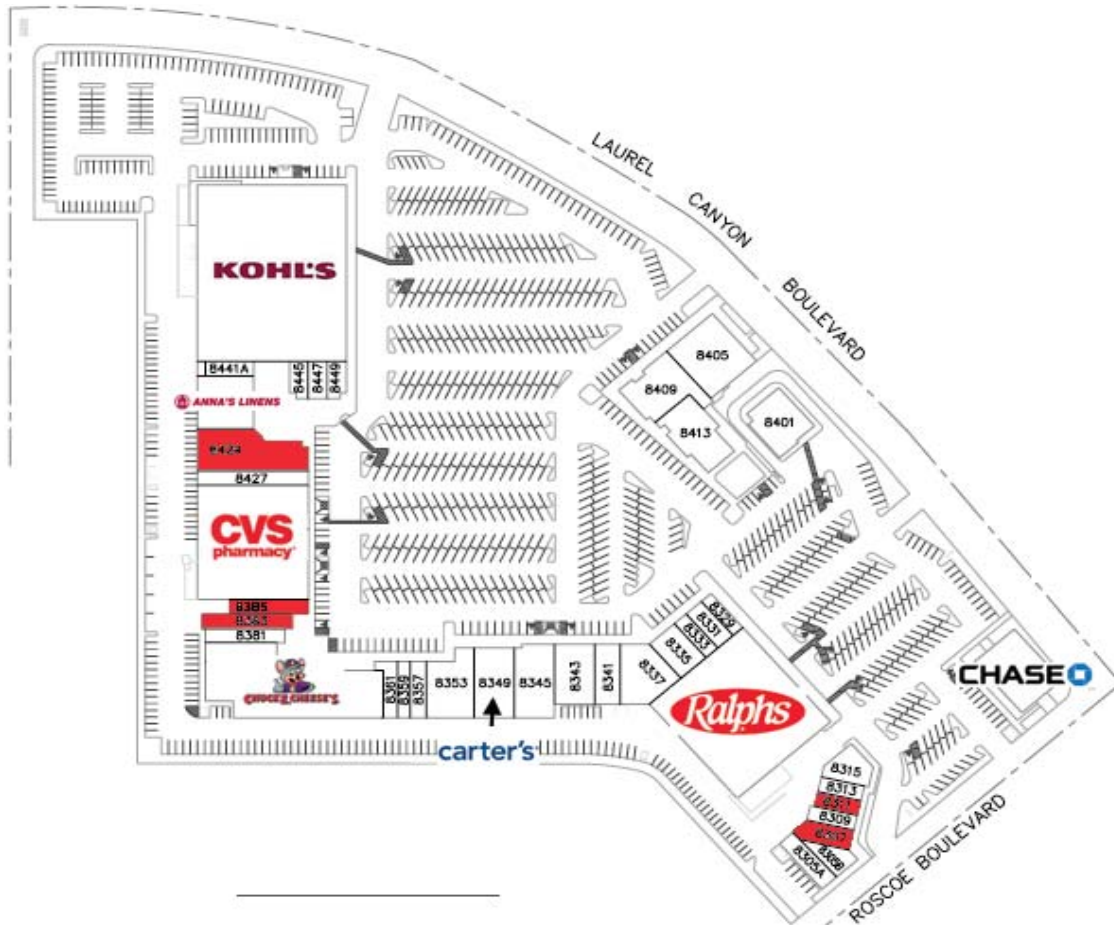
## DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>POPULATION:</b>	26,549	252,185	711,918
<b>AVERAGE HH INCOME:</b>	\$65,980	\$59,853	\$63,829

(Claritas, 2010 est.)

## SUITE # TENANT SF

8301	Chase	5,500
8305A	H&R Block	1,780
8305B	Check N Go	2,157
8307	AVAILABLE	1,396
8309	The UPS Store	1,200
8311	AVAILABLE	1,100
8313	Domino's Pizza	1,100
8315	Taste of China	2,203
8325	Ralphs	31,000
8329	Baskin Robbins	840
8331	GNC	1,400
8333	Don Roberto's Jewelers	1,120
8335	Elim Shoes	2,340
8337	The Expression	3,662
8341	HeaRx	1,770
8343	Avenue	3,200
8345	Payless Shoe Source	3,614
8349	Carters	4,000
8353	Fashion Joy	5,050
8357	Sally's Beauty	1,500
8359	Fantastic Sam's	1,500
8361	AVAILABLE	1,859
8361A-8375	Chuck E. Cheese	16,801
8381	Canyon Dentist	1,920
8383	AVAILABLE	2,200
8385	AVAILABLE	2,000
8401	Carl's Jr.	4,008
8405	AVAILABLE	6,975
8409	Bank of America	4,991
8413	Water & Power Community Credit Union	3,133
8425	CVS Pharmacy	21,000
8427	Radio Shack	2,640
8429	AVAILABLE	6,750
8437	Anna's Linens	4,879
8441A	Valley Nails	1,180
8445	AVAILABLE	1,061
8447	Canyon Vision Center	1,200
8449	Subway	1,136
8501	Kohl's (NAP)	85,000
	Security Office	220
<b>TOTAL</b>		<b>246,385</b>



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This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.