



Everyday Destinations. Extraordinary Locations.

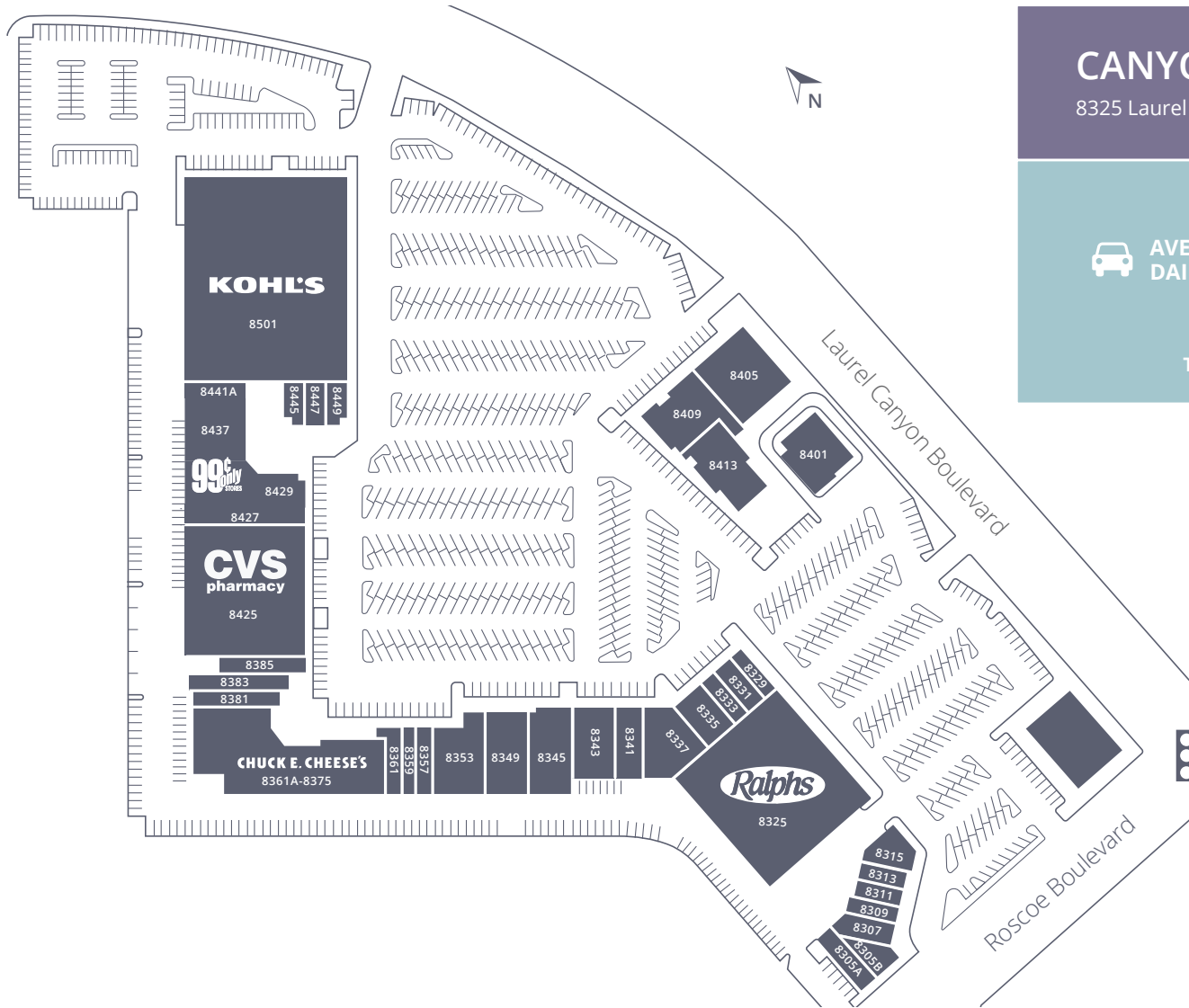
Canyon Plaza is a community retail center located in Sun Valley, California. A prime commercial property, it enjoys being centered amidst a densely populated and extremely strong trade area—with little competition. The shopping center sits at the intersection of Laurel Canyon and Roscoe Boulevard in the heart of San Fernando Valley. This necessity-based retail center offers high traffic and excellent visibility.



CANYON PLAZA

SUN VALLEY, CALIFORNIA | TOTAL SQUARE FEET: 248,690





CANYON PLAZA

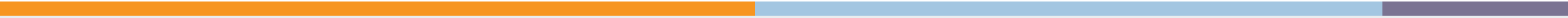
8325 Laurel Canyon Boulevard, Sun Valley, CA 91352

30,796 ADT
Roscoe Boulevard

16,325 ADT
Laurel Canyon Boulevard

AVERAGE DAILY TRAFFIC

TOTAL SQUARE FEET: 248,690



LEASING MANAGER

Thomas Graham

P 949-662-2071

C 949-697-7235

tgraham@trcretail.co

m License #01957955

PROPERTY MANAGER

Sherri Saldana

P 949-662-2058

C 949-300-9877

ssaldana@trcretail.com

TRC REGIONAL OFFICE

The Village at Orange

1500 East Village Way, Suite 2287

Orange, CA 92865

P 714-998-1521

F 714-998-6378

DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

Population	22,852	235,798	687,770
Average HH Income	\$67,976	\$59,518	\$63,762
Workplace Population	9,219	93,191	285,476