



NewMark Merrill COMPANIES

When you love shopping centers it shows.

GELSON'S VILLAGE *Calabasas*

Project Size: 63,814 Sq. Ft.

SWC OF MULHOLLAND HWY AND MULHOLLAND DRIVE, CALABASAS, CALIFORNIA



Gelson's



CHASE



FOR LEASE • SPACE AVAILABLE!

- 1,540 SF vacancy idea for restaurant conversion.
- Anchored by Gelson's premium grocery chain, high-quality product offerings, specialty departments.
- Close proximity to Interstate 101, less than 1.5 miles away.
- Twice the average household income than in LA county, the surrounding Calabasas area features top rated schools and upscale residential properties.
- Parking: 260 spaces per survey (4.00 per 1,000)
- 2 miles away from Warner Center which serves as a major economic driver of the region and the site of a future mixed-use and transit-oriented development.



* Estimates are based on 2022 demographics for population and average income per household. Traffic count is based upon Owner's research and calculations. The information herein is not guaranteed and should be independently verified.

Demographics



Population

1 Mile. . . . 12,266
3 Miles. . . . 83,563
5 Miles. . . . 251,776



Traffic Count

Intersection . . . 22,265 ADT



Average Household Income

1 Mile. . . . \$214,415
3 Miles. . . . \$177,842
5 Miles. . . . \$152,975

Average Home Value

1 Mile. . . . \$1,023,361

For additional information, please contact:

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**24025 Park Sorrento
Suite 300**

Calabasas, CA 91302

www.newmarkmerrill.com



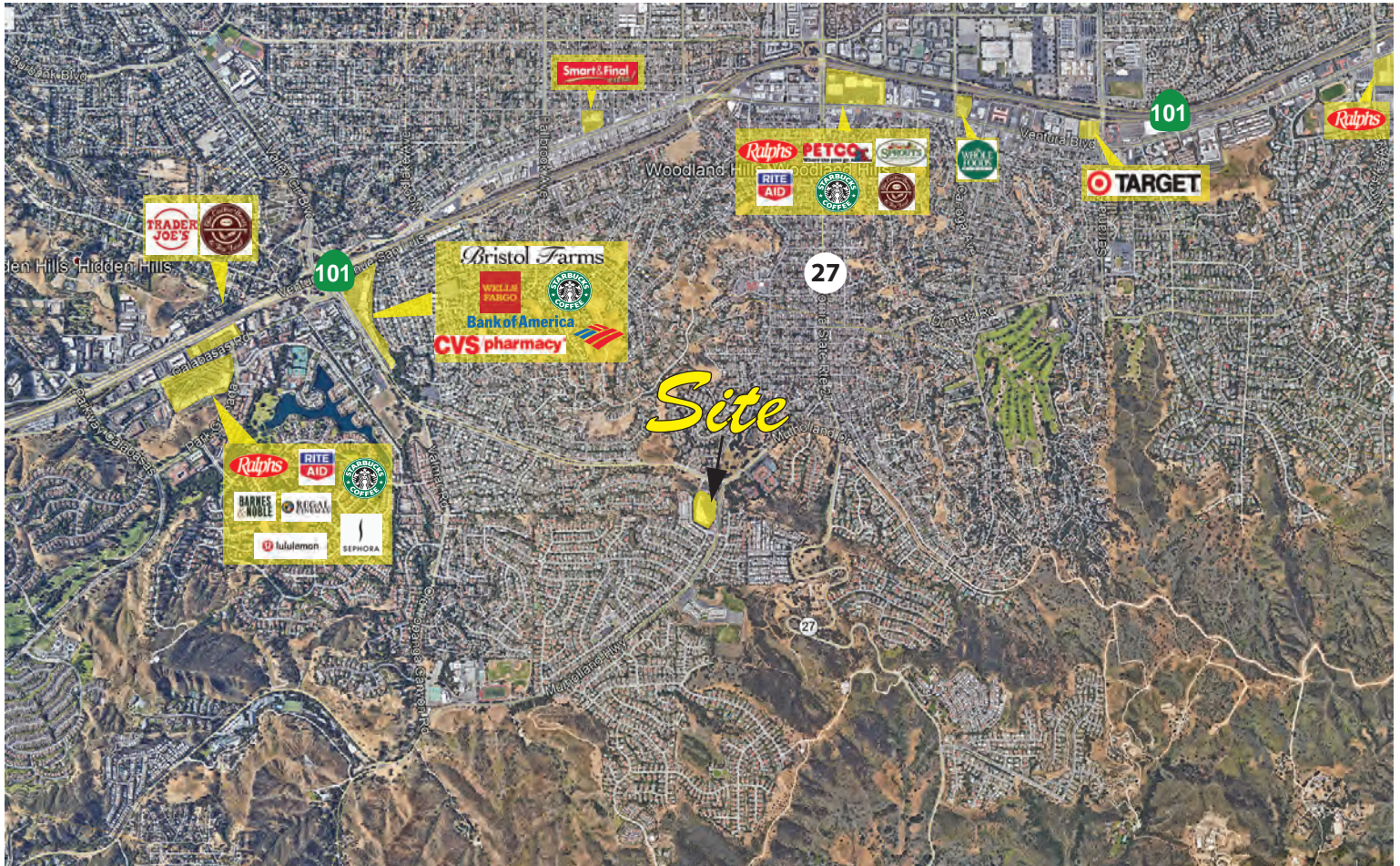
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22231-22291 Mulholland Hwy
Calabasas, CA

 Space Available



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Landlord makes no representation that any of the above tenants or building configurations will exist now or in the future. Tenants depicted may be proposed and may not actually occupy the proposed buildings. The dimensions and square footages shown are estimates and not guaranteed.