

# Fallbrook Shopping Center

6633 Fallbrook Avenue  
West Hills, CA 91307



- |                   |                      |                  |               |                          |                   |               |
|-------------------|----------------------|------------------|---------------|--------------------------|-------------------|---------------|
| 1- SCHOOL OF ROCK | 4-  menchie's        | 7- Dentist       | 10- 1,924 sf  | 13-  COLD STONE CREAMERY | 16- 2,034 sf      | 19-  WINGSTOP |
| 2- Educational    | 5-  THE FUNNEL HOUSE | 8-  TACO EXPRESS | 11-  bobatime | 14-  JINKY'S CAFE        | 17- Mediterranean | 20- Cafe      |
| 3-  ROIC          | 6-  MATTRESS FIRM    | 9- Nails         | 12- Pho       | 15-  Jersey Mike's       | 18- 1,805 sf      |               |

## Leasing Contact

Courtney Brodie 858.922.6825 | 888.888.ROIC (7642) | cbrodie@roireit.net | roireit.net

Note: This site plan indicates the general layout of the shopping center and is not a warranty, representation or agreement on the part of the landlord that the shopping center will be exactly as depicted.

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115,234 SQ FT  
Two-Story Space Available

UPPER LEVEL  
59,000 SF

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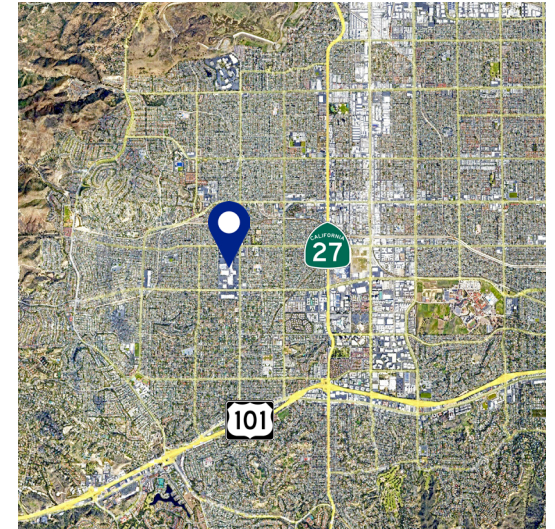
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## Property Description

Fallbrook Shopping Center is a unique 1,120,000 square foot shopping center anchored by Ralphs Supermarket, Walmart, Trader Joe's, and Sprouts Farmers Market. The five-mile demographics for the property include a population of 320,065 and an average household income of \$139,274.



## Property Overview

Total Number of Units: 52  
Total Square Footage: 1,120,000

## Major Tenants

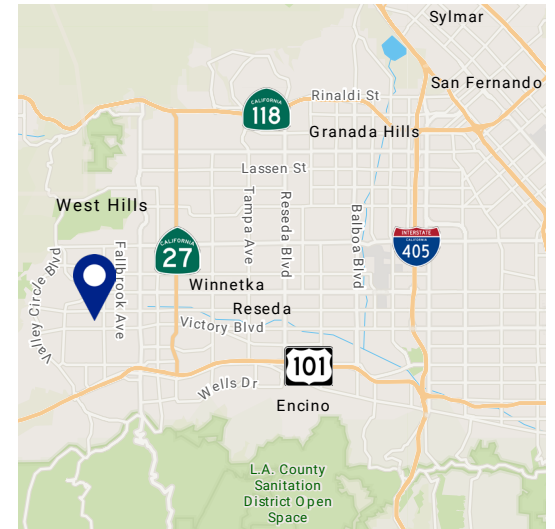
Ralphs Supermarket  
Sprouts Farmers Market  
Trader Joe's  
Walmart

## Current Availability

1,805 sq. ft  
to  
115,234 sq. ft

## 2023 Demographics

	3-mile	5-mile
Population	166,551	320,065
Housing Units	61,415	114,629
Average Household Income	\$133,985	\$139,274



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All information contained herein was obtained from sources deemed reliable. No guarantee is made with respect to accuracy. Specifications subject to change without notice.



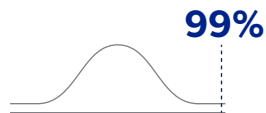
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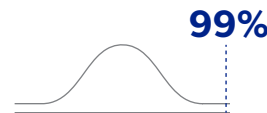


## One of the **MOST VISITED** Shopping Centers in the Country

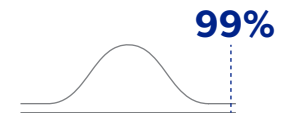
Nationwide  
**107** / 35,099



California  
**40** / 4,793



Local: 15mi  
**6** / 275



**Dense  
Trade Area**

**11.1M**  
# of Visits

**1.2M**  
Visitors

**62 Min**  
Avg. Dwell  
Time

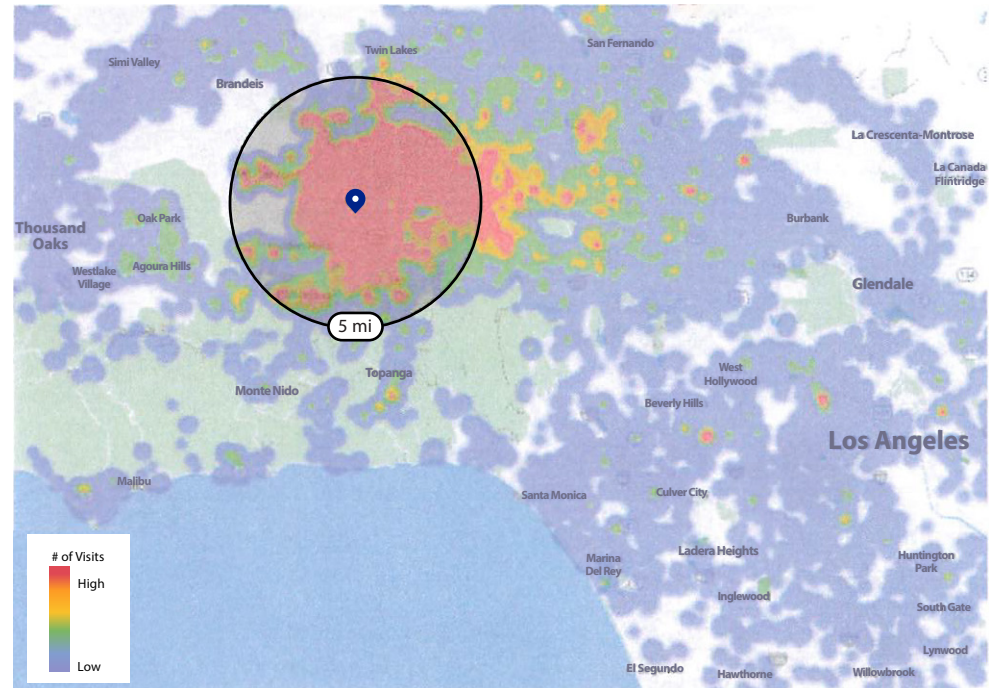
**317K**  
Population  
(5-Mile)

**112K**  
Households  
(5-Mile)

**\$140K**  
Avg. HH Income  
(5-Mile)

### SHOPPING CENTER VISITOR RANKINGS (15-MILES)

Rank	Property Name	Property Type	# of Visits
1	Westfield Village at Topanga	Open-Air	21.4M
2	Northridge Fashion Center	Mall	13.6M
3	Westfield Topanga	Mall	12.5M
4	Westfield Century City	Mall	11.7M
5	<b>Fallbrook Shopping Center</b>	<b>Open-Air</b>	<b>11.1M</b>
6	Porter Ranch Town Center	Open-Air	7.3M
7	The Oaks	Mall	7.0M
8	Plaza Pacoima	Open-Air	6.7M
9	Price Plaza	Open-Air	6.1M
10	Westfield Fashion Square	Mall	6.0M

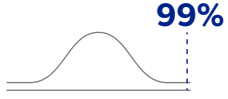
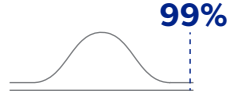
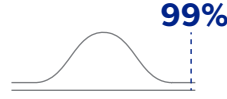

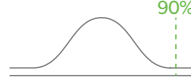

















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## Strong Tenant Foot Traffic Compared to National Chains

	Nationwide	California	Local: 15mi
<b>FALLBROOK SHOPPING CENTER</b>	<b>107</b> / 35,099 	<b>40</b> / 4,793 	<b>6</b> / 275 
<b>SPROUTS FARMERS MARKET</b>	<b>15</b> / 370 	<b>13</b> / 127 	<b>1</b> / 5 
<b>TRADER JOE'S</b>	<b>93</b> / 468 	<b>44</b> / 171 	<b>6</b> / 16 
<b>THE HOME DEPOT</b>	<b>323</b> / 1,965 	<b>116</b> / 229 	<b>7</b> / 8 
<b>AMC THEATRES</b>	<b>82</b> / 410 	<b>16</b> / 36 	<b>2</b> / 3 
<b>BOB'S DISCOUNT FURNITURE</b>	<b>1</b> / 130 	<b>1</b> / 17 	<b>1</b> / 1 
<b>Ralphs</b>	<b>61</b> / 185 	<b>61</b> / 181 	<b>10</b> / 29 