

Fallbrook Shopping Center

6633 Fallbrook Avenue
West Hills, CA 91307



- | | | | | | | |
|--------------------------|----------------------------|----------------------|----------------------|--------------------------------|-------------------|---------------------|
| 1- SCHOOL OF ROCK | 4- manchie's | 7- Dentist | 10- 1,924 sf | 13- COLD STONE CREAMERY | 16- 2,034 sf | 19- WINGSTON |
| 2- Educational | 5- THE FUNNEL HOUSE | 8- AMBA ESTRE | 11- bobabtime | 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

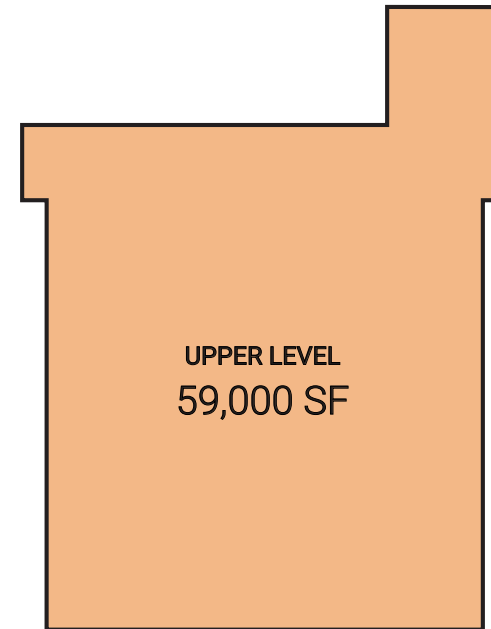
Note: This site plan indicates the general layout of the shopping center and is not a warranty, representation or agreement on the part of the landlord that the shopping center will be exactly as depicted.

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115,234 SQ FT
Two-Story Space Available



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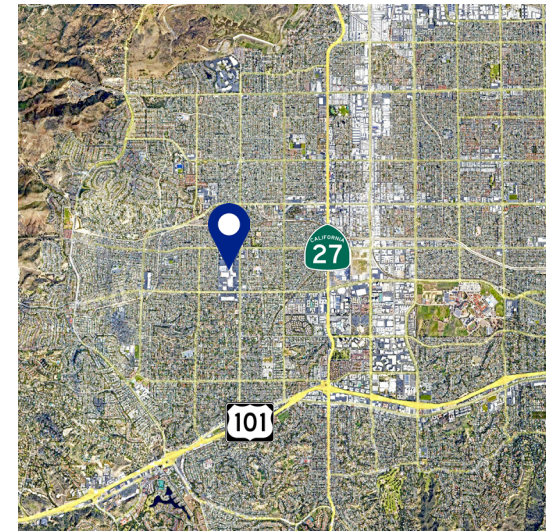
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Property Description

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

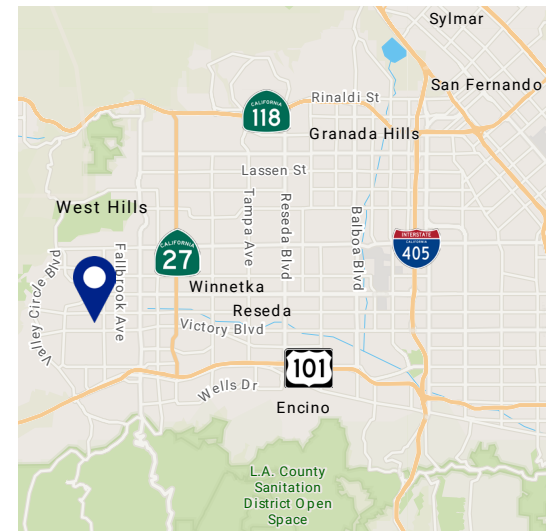
Ralphs Supermarket
Sprouts Farmers Market
Trader Joe's
Walmart

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.

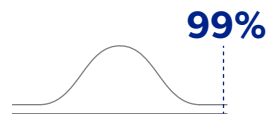
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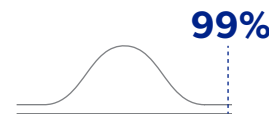


One of the **MOST VISITED** Shopping Centers in the Country

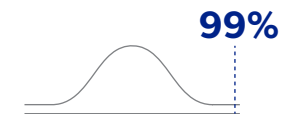
Nationwide
107 / 35,099



California
40 / 4,793



Local: 15mi
6 / 275



Dense Trade Area

11.1M
of Visits

1.2M
Visitors

62 Min
Avg. Dwell Time

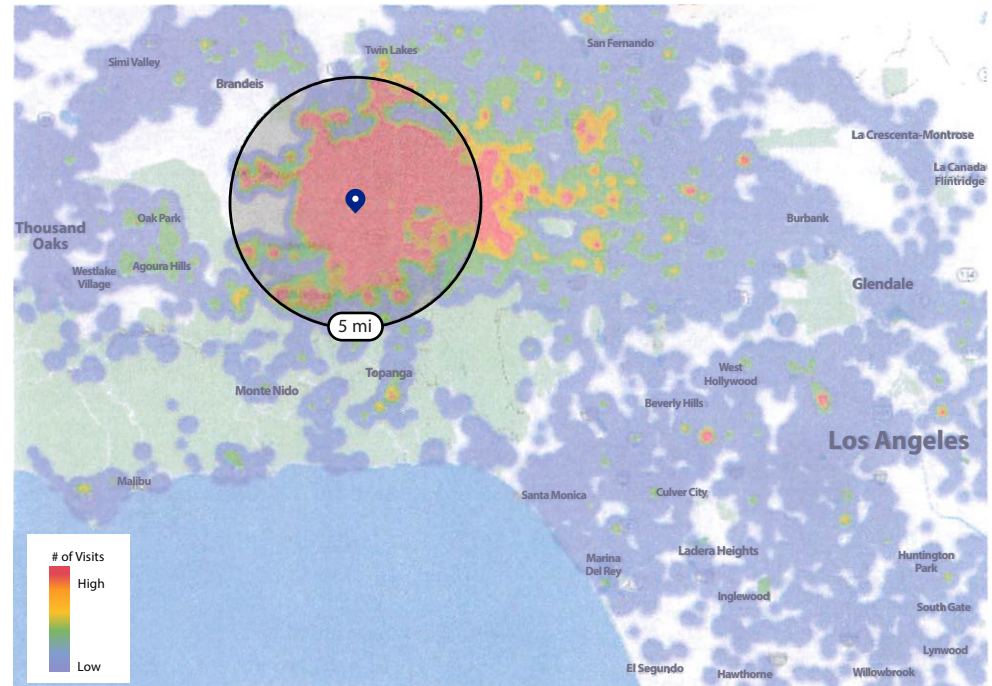
317K
Population (5-Mile)

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	Fallbrook Shopping Center	Open-Air	11.1M
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

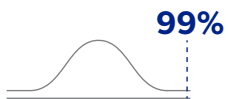
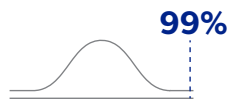

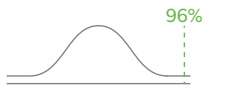
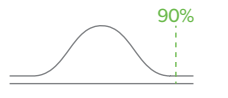
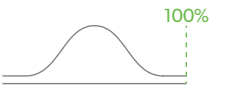
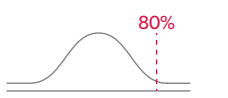
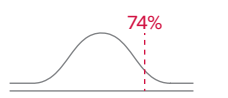
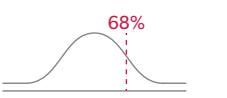
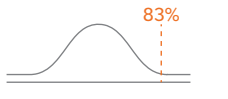
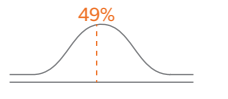
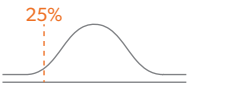
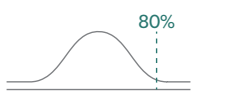
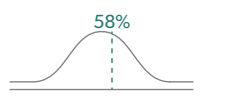
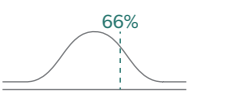
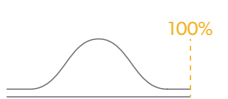
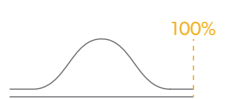
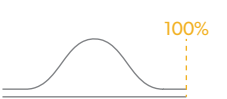
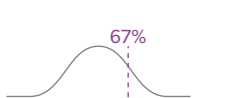
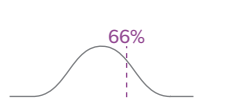


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Strong Tenant Foot Traffic Compared to National Chains

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