

# FALLBROOK SHOPPING CENTER

6633 FALLBROOK AVE | WEST HILLS, CA 91307

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## Property Details

### Owned GLA Availability

755,164 SF 8 Suites | 149,209 SF

### Overview

- Fallbrook Shopping Center is a unique 1,120,000 square foot shopping center anchored by Target, Ralphs Supermarket, Trader Joe's, and Sprouts Farmers Market creating a mix of the most sought-after tenants.
- It is one of the most visited shopping centers within a 15 mile radius, according to Placer.ai.
- Easily accessible from major roads and highways, facilitating customer and employee access from surrounding areas.

## Tenant Mix



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## Demographics

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1 MILE	18,505	14,605	6,553	\$156,663	\$133,661
3 MILES	170,445	209,399	61,462	\$134,225	\$106,320
5 MILES	323,760	363,041	114,050	\$138,466	\$107,355



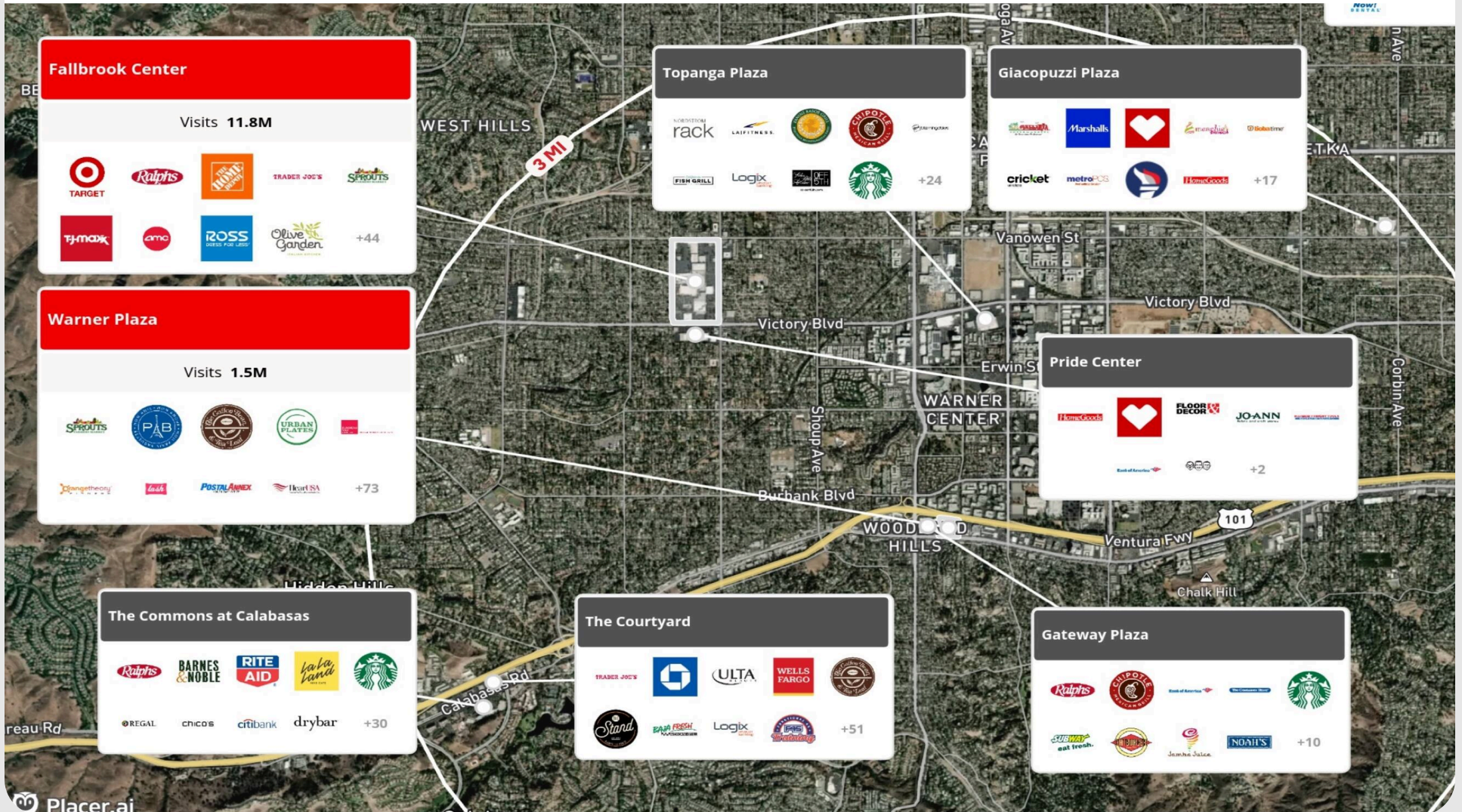


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## Market Aerial



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## Site Plan



Suite	Tenant	GLA (SF)
2006	AVAILABLE	115,234
7B	AVAILABLE	20,500
916	AVAILABLE	6,500
801C	AVAILABLE	2,222
100C	AVAILABLE	1,805
840A	AVAILABLE	1,420
F-B	AVAILABLE	1,128
ST02	AVAILABLE	400
15	HOME DEPOT	139,368
2201	SPROUTS FARMERS MARKET	69,064
8	24 HOUR FITNESS	38,363
10	AMC THEATERS	36,315
5	TJ MAXX	35,000
802	BOB'S DISCOUNT FURNITURE	32,828
9	ROSS DRESS FOR LESS	30,052
16	MICHAELS	23,017
7A	COST PLUS WORLD MARKET	20,500
6	PETCO	16,610
913	TRADER JOE'S	15,612
918	OLD NAVY	15,153
3	DOLLAR TREE	15,000
2201A	FIVE BELOW	13,386
200	ROIC	12,417
3015	AYCE GOGI	9,013
3006	RED LOBSTER	9,000
3002	CHUCK E. CHEESE	9,000
3012	OLIVE GARDEN	8,550
3014	Stonefire Grill	7,614
915	PHENIX SALON SUITES	6,304
3008	IHOP	4,688
801B	MATTRESS FIRM	4,365
911	AMERICA'S BEST CONTACTS	4,009
3007	CHILI'S	4,000
100F	CRAVE CAFE	3,532
14	WEST HILLS NAIL SPA	2,827
842	SCHOOL OF ROCK	2,737
910	BATH & BODY WORKS	2,727
908	PHO SO 1	2,173
100A	ANAHEIM URGENT CARE	2,034
3010C	CAFE RIO	2,030



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Suite	Tenant	GLA (SF)
900	PANDA EXPRESS	2,000
925	FALLBROOK DENTAL GROUP	1,967
904	KIZAME SUSHI	1,924
902	KELLY'S BEAUTY NAIL SPA	1,600
100B	Al-Ha-Esh Kosher Grill	1,600
3010A	STARBUCKS	1,500
STO	CRAVE CAFE	1,500
906	IT'S BOBA TIME	1,490
100D	WINGSTOP	1,460
840B	ROIC	1,447
3010B	CRUMBL COOKIES	1,302
F-A	COLD STONE CREAMERY	1,152
801D	MENCHIE'S FROZEN YOGURT	1,086
F-C	JERSEY MIKE'S SUBS	1,056

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## Get in Touch with Us

### Leasing

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### Pop-up & Short-term Leasing

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### Property Management

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