

# COMMERCIAL SPACE @ **6109 DE SOTO AVENUE**, WARNER CENTER

LOOKING TO SERVE THE FASTEST GROWING COMMUNITY IN THE VALLEY

THE  
**Q**

OFFICE  
MEDICAL  
EDUCATION  
FITNESS  
RETAIL

- Join the Thriving **LIVE | WORK | PLAY** Community in Warner Center
- Surrounded by Thousands of Apartments
- Adjacent to the New Home of LA Rams

BE A PART  
OF  
WHAT'S NEW

**THE Q DE SOTO OFFERS A SPECIAL LEASING OPPORTUNITY FROM ±4,000 SF TO ±25,000 SF**

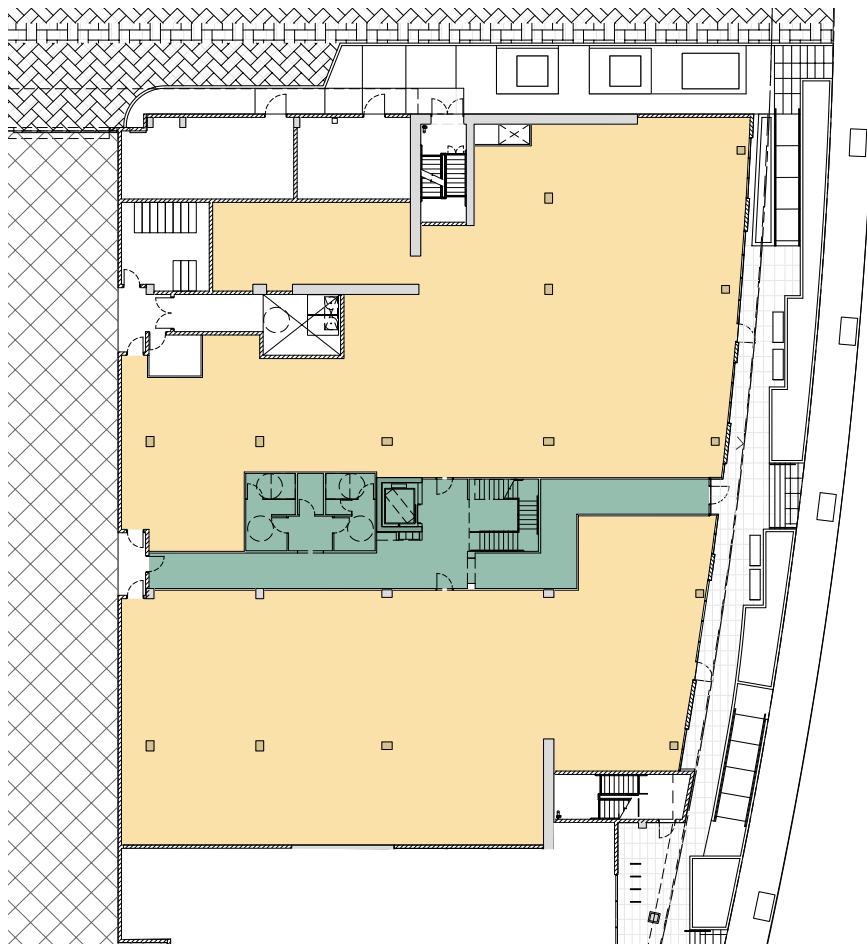
TOURS: CALL TO SCHEDULE APPOINTMENT

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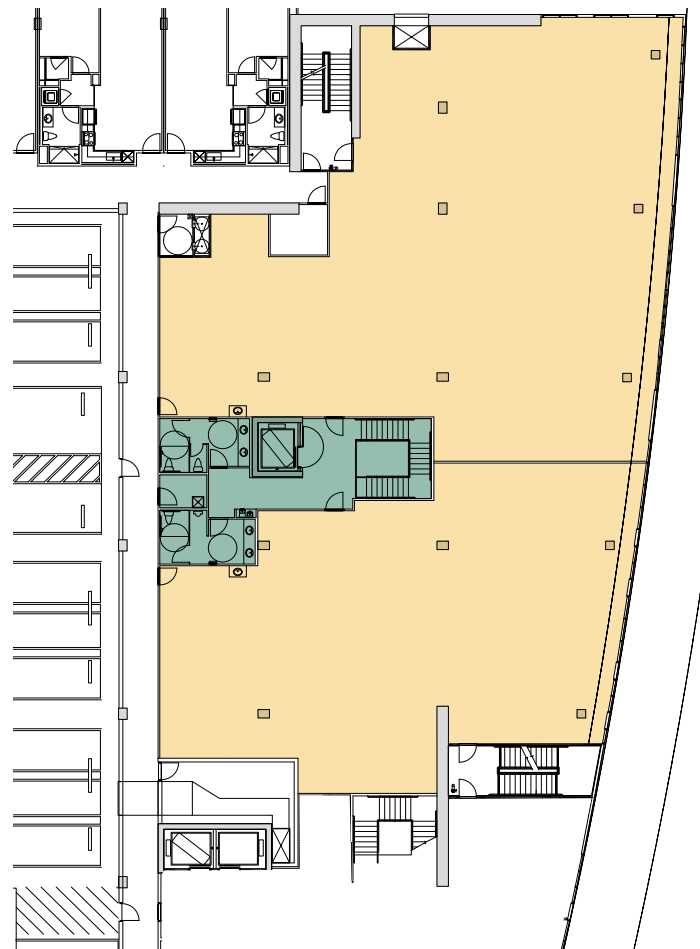
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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**1ST FLOOR: 14,316 SF** (DIVISIBLE TO 6,479 SF & 9,837 SF)  
**RATE: \$3.00 / RSF (NNN)**

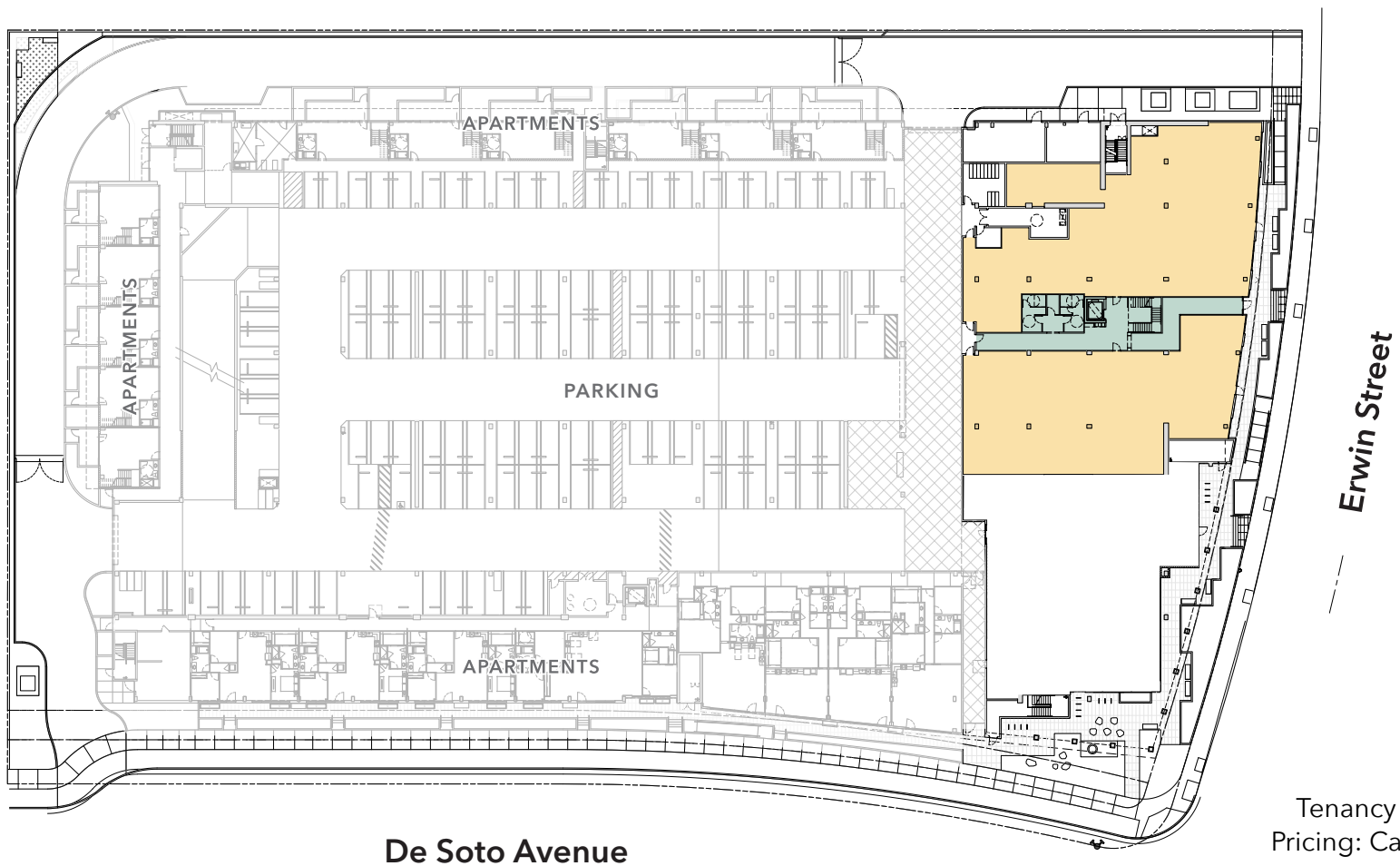


**2ND FLOOR: 10,237 SF** (DIVISIBLE TO 4,287 SF & 5,950 SF)  
**RATE: \$2.80 / RSF (NNN)**



Tenancy by Q1 2025  
 Pricing: Call for Details





Tenancy by Q1 2025  
Pricing: Call for Details







Daytime Employment	2 mile radius
	72,344 Employees/ 9,884 Businesses

Population	1 Mile	2 Mile	3 Mile
2028 Projection	33,392	1008,776	208,191
2023 Estimate	31,841	108,570	210,607
Median Age	39.30%	39.60%	40.30%
Average Age	39.00%	39.50%	40.00%

Households			
2028 Projection	15,528	41,702	73,411
2023 Estimate	14,755	41,416	74,147
2010 Census	9,097	35,377	69,820
Growth 2023 - 2028	5.24%	0.69%	-0.99%



Radius	1 Mile	2 Mile	3 Mile
2023 Households by HH Income	14,755	41,416	74,148
<\$50,000	5,045 34.19%	13,360 32.25%	21,816 29.42%
\$50,000 - \$100,000	2,166 14.68%	5,579 13.47%	9,636 13.00%
\$125,000 - \$150,000	1,512 10.25%	3,482 8.41%	5,993 8.08%
\$200,000+	1,337 9.06%	4,081 9.85%	8,060 10.87%
2023 Avg Household Income	1,154 7.82%	4,491 10.84%	9,919 13.38%
2023 Med Household Income	\$94,567	\$103,059	\$111,531
Manufacturing	\$75,467	\$79,078	\$86,086

Daily Traffic Count 2022	1 Mile
De Soto	38,903 MPSI
Erwin St.	6,455 MPSI





## LEGEND

  THE Q DE SOTO  
6109 DE SOTO AVE  
WOODLAND HILLS, CA

 APARTMENTS

 RETAIL

 HOTELS

