

OFFICE BUILDING FOR SALE OR LEASE



7106 Owensmouth Avenue, Canoga Park
(South of Sherman Way)

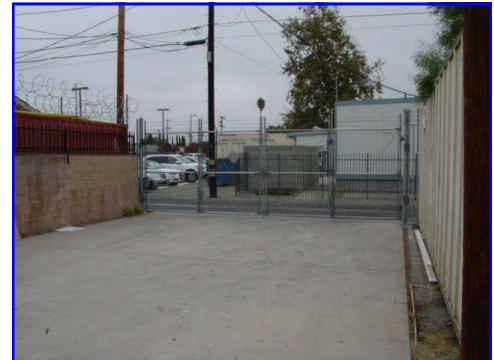
Building: 2,108 square feet (1958)

Land: 3,746 square feet

Lease Price: \$1.40 Modified Gross

Sale Price: \$499,000.00

Parking: In rear fenced lot



◆ Free-standing Building

◆ Gated Parking Lot

◆ Completely Remodeled

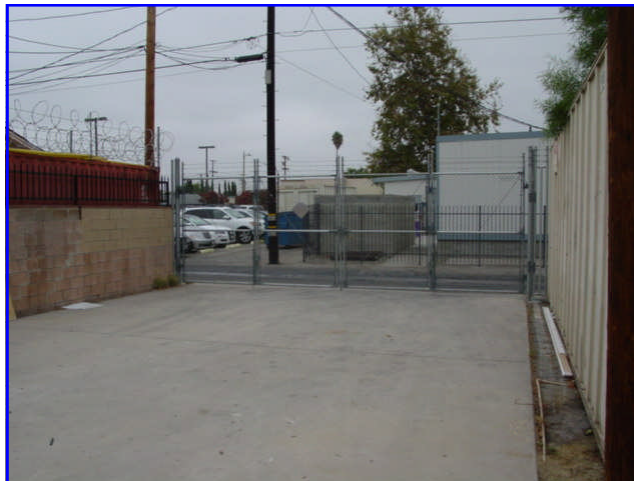
◆ New Carpet, Paint, & HVAC

FOR MORE INFORMATION CONTACT:

Jon Paley 818-225-1300

Paley
COMMERCIAL REAL ESTATE

Property Photos



Layout Plan

ALLEY

PARKING

1,383'

3 Offices

Storage

Reception

Bath & Shower

W
A
L
K

W
A
Y

Electrical

725'

Reception

Bullpen

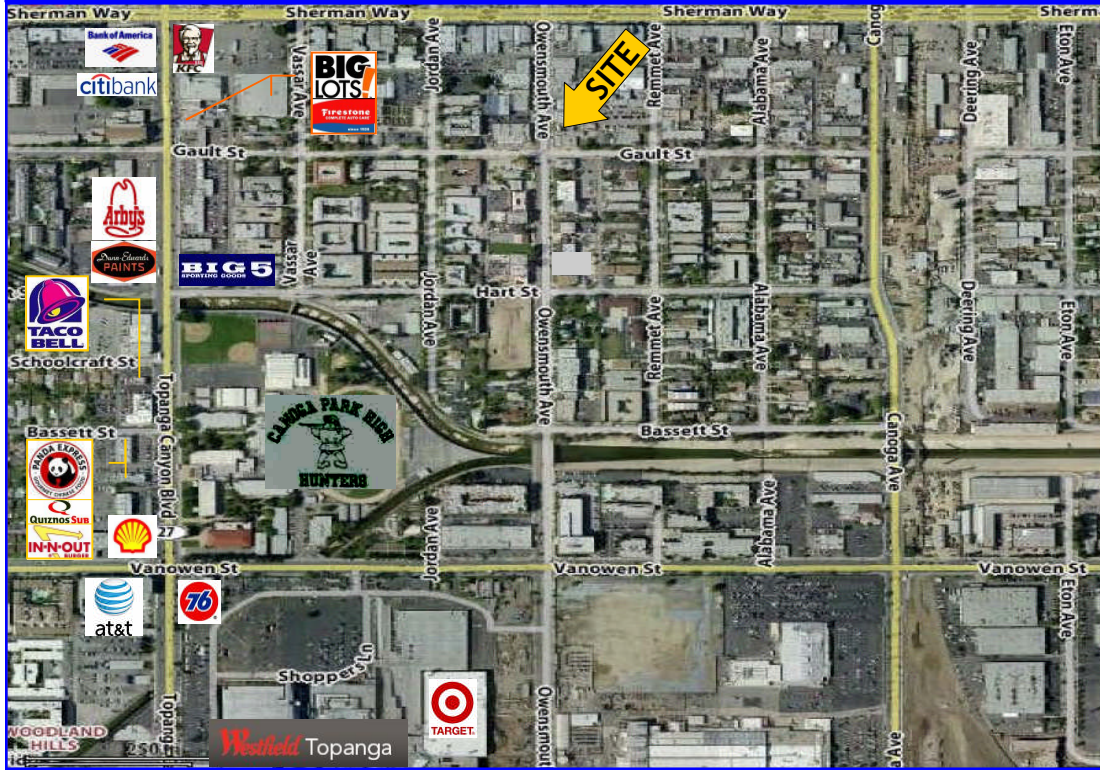
Office

Bath

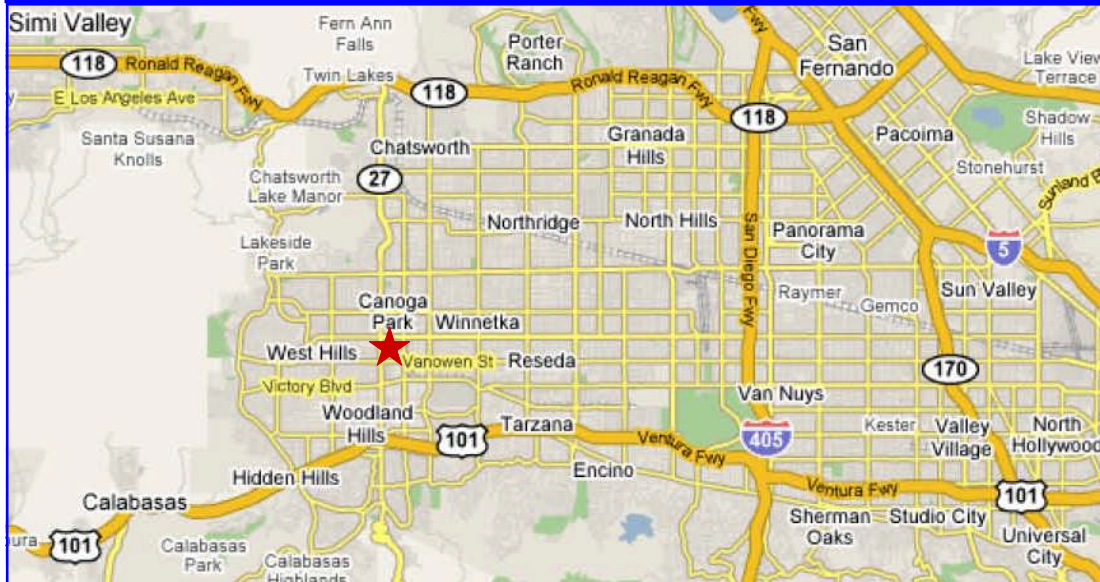
Storage

OWENSMOUTH AVENUE

Aerial View



Area Map



Demographics

7106 Owensmouth Avenue	1 Mile	3 Mile	5 Mile
Population:			
2013 Projection	40,284	216,680	421,692
2008 Estimate	37,518	206,880	404,049
2000 Census	33,488	194,817	383,011
Growth 2008-2013	7.37%	4.74%	4.37%
Growth 2000-2008	12.03%	6.19%	5.49%
2008 Population By Hispanic Origin:	21,523	75,021	128,991
2008 Population by Race:			
White	19,364	122,281	253,197
Black or African American	1,674	9,414	17,359
American Indian and Alaska Native	348	1,259	2,243
Asian	3,871	25,682	47,983
Native Hawaiian and Pacific Islanders	63	374	609
Other Race	10,080	36,320	59,531
Two or More Races	2,118	11,550	23,128
2008 Households:			
2013 Projection	12,846	74,104	146,527
2008 Estimate	12,122	71,552	141,908
2000 Census	11,028	68,488	136,633
Growth 2008-2013	5.97%	3.57%	3.25%
Growth 2000-2008	9.91%	4.47%	3.86%
Owner Occupied	3,850	38,911	81,556
Renter Occupied	8,272	32,641	60,352
2008 Avg Household Income	\$59,848	\$81,988	\$88,812
2008 Med Household Income	\$47,202	\$62,051	\$63,403
2008 Per Capita Income	\$19,631	\$28,696	\$31,537
2008 Households by Household Inc:			
Income Less than \$15,000	1,373	6,655	13,124
Income \$15,000 - \$24,999	1,517	6,361	12,252
Income \$25,000 - \$34,999	1,489	6,606	12,627
Income \$35,000 - \$49,999	2,067	9,786	19,045
Income \$50,000 - \$74,999	2,566	13,209	25,938
Income \$75,000 - \$99,999	1,323	9,521	18,096
Income \$100,000 - \$149,999	1,283	11,542	21,844
Income \$150,000 - \$249,999	390	5,679	12,473
Income \$250,000 - \$499,999	71	1,495	4,135
Income \$500,000 or more	42	697	2,374

