

7886 Deering Ave

Canoga Park, CA



EDGAR MATEVOSIAN

REALTOR® DRE 02208499

747.321.3575

INFO@EDGARMATEVOSIAN.COM

EDGARMATEVOSIANCRE.COM

EMCRE
EDGAR MATEVOSIAN
COMMERCIAL REAL ESTATE



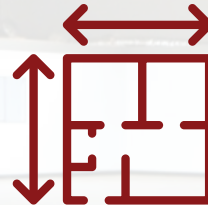
JOHNHART
COMMERCIAL · RE

PROPERTY SUMMARY

7886 DEERING AVE | CANOGA PARK, CA



BUILDING SIZE
34,960 SQFT



LOT SIZE
1.63 AC



PROPERTY TYPE
INDUSTRIAL
WAREHOUSE

7886 DEERING AVE | CANOGA PARK, CA

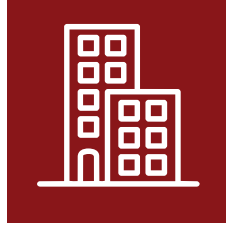
Industrial sublease opportunity with approximately 4 years remaining term offering a functional and flexible 35000 square foot site suitable for logistics and industrial users. The property may be subleased in its entirety or demised between the front and rear buildings allowing operational flexibility based on user needs. The property sits on approximately 1.65 acres totaling about 71656 square feet and offers on site parking and yard circulation supporting logistics operations employee parking and truck maneuverability. The property is zoned M2 1VL supporting industrial uses including warehouse logistics distribution ecommerce manufacturing moving and storage and third party logistics operations. The site includes an approximately 15000 square foot front warehouse building featuring 17 foot clear ceiling height dock high loading roll up door access and heavy three phase power along with more than four restrooms and multiple private office spaces. Positioned at the rear are two adjacent industrial buildings of approximately 10000 square feet each connected by shared infrastructure and designed for industrial use. These buildings include heavy power two 8 by 12 roll up doors on one building and three 8 by 12 roll up doors on the second building along with a combined total of five restrooms and office space throughout. All buildings may be subleased together or individually offering flexibility for single tenant or multi tenant users seeking operational separation on one site. Information provided is deemed reliable but not guaranteed. All square footage zoning building characteristics and property details are subject to independent verification. Subtenant and Subtenant Agent are encouraged to conduct their own due diligence to confirm suitability for intended use.

PROPERTY HIGHLIGHTS



Strategic San Fernando Valley Location –

Positioned in a dense residential and commercial corridor within the western San Fernando Valley, providing strong local demand and easy access to surrounding employment centers.



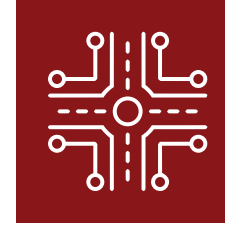
Proximity to Major Retail & Employment Hub –

Minutes from the high-traffic Westfield Topanga and the growing Warner Center, which continue to attract new development, retail, and office users.



Strong Local Demographics –

Located in a densely populated trade area with stable household incomes, a balanced mix of families and professionals, and consistent consumer demand supporting nearby businesses.



Excellent Accessibility –

Convenient access to major transportation routes including the U.S. Route 101, allowing connectivity throughout the greater Los Angeles region.

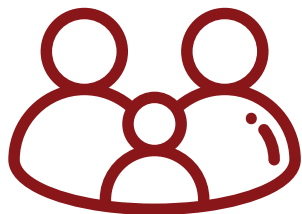


Established Commercial Environment –

Surrounded by a diverse mix of retail, dining, service, and neighborhood businesses that create steady foot traffic and long-term neighborhood stability.

ASKING PRICE: \$55,936/MONTH

DEMOGRAPHICS



**MAJORITY
FAMILY-OCCUPIED**



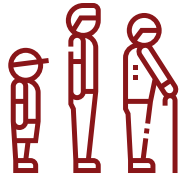
**MAJORITY
ATTENDED COLLEGE**

	5 MILE 2024 PER CAPITA	5 MILE 2024 AVG HOUSEHOLDS
EDUCATION & DAYCARE	\$975	\$2,798
HEALTH CARE	\$612	\$1,757
TRANSPORTATION & MAINTENANCE	\$3,288	\$9,432
HOUSEHOLD	\$709	\$2,035
FOOD & ALCOHOL	\$3,501	\$10,044
ENTERTAINMENT, HOBBIES & PETS	\$1,869	\$5,362
APPAREL	\$669	\$1,918

DEMOGRAPHICS

OVERVIEW

The area around 7886 Deering Ave in Canoga Park is a stable, dense suburban community in the western San Fernando Valley with a balanced mix of working professionals, families, and long-term residents. The surrounding population has an average age in the high-30s and moderate household sizes, reflecting a family-oriented neighborhood with strong vehicle ownership and commuter activity. Household incomes are generally in the mid- to upper-five-figure range, and residents work across a variety of sectors including retail, education, manufacturing, and service industries, contributing to a steady local economy and an active residential base.



38

MEDIAN AGE



78k

POPULATION



32%

RATE OF HOMEOWNERSHIP



\$103k

AVERAGE HOUSEHOLD INCOME

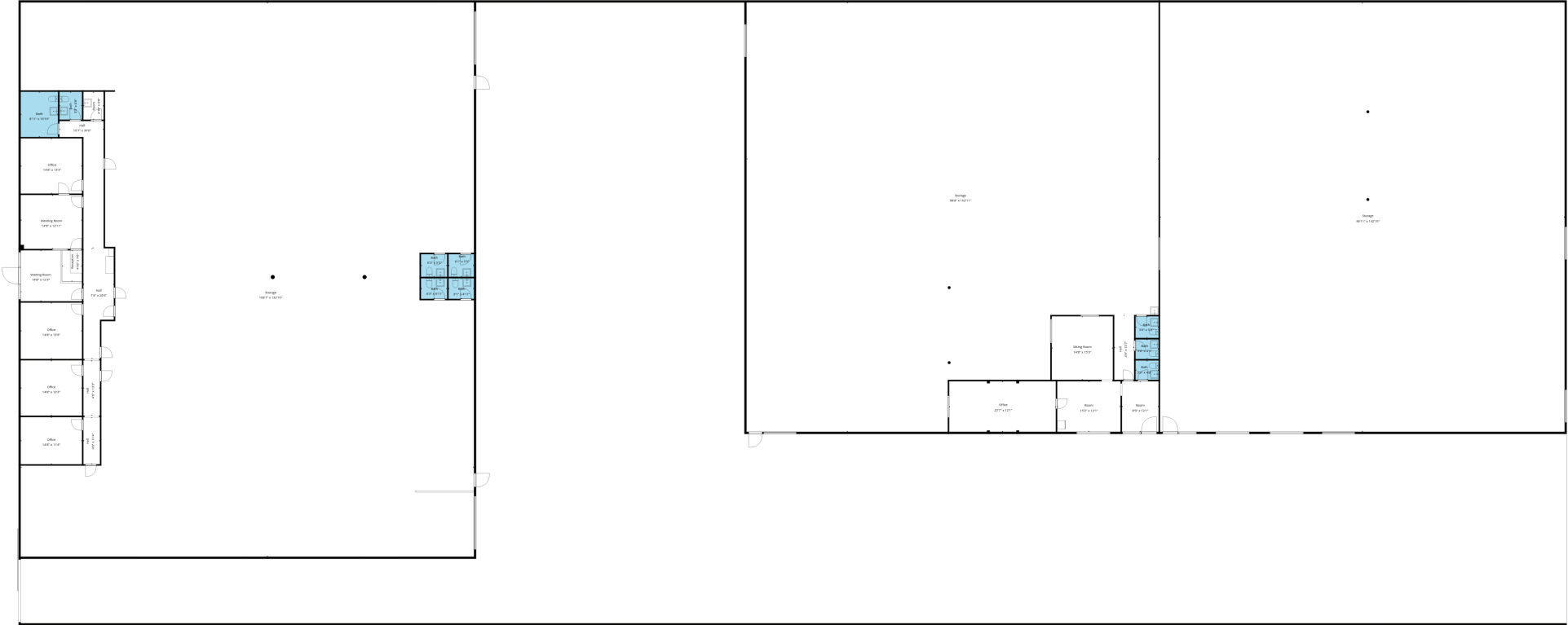


66%

EMPLOYED



FLOOR PLAN



NEIGHBORHOOD OVERVIEW

The area around 7886 Deering Ave in Canoga Park benefits from a strong and diverse local business environment. Nearby commercial corridors and retail centers such as Westfield Topanga and the Warner Center provide a wide range of shopping, dining, professional services, and employment opportunities. The surrounding area includes a mix of established local businesses, regional retailers, and service providers, contributing to a convenient, active commercial setting that supports both residents and commuters throughout the western San Fernando Valley.



GAS

ARCO

CHEVRON

COFFEE SHOPS

JESSE'S GRIND

TRIO COFFEE HOUSE

BANKS

BANK OF AMERICA

CHASE BANK



RESTAURANTS

TOMMIE'S HAMBURGERS

NAT'S WEST CAFE - CANOGA

BARs

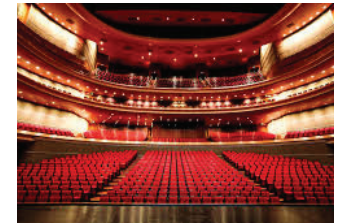
THE NEW SCOTLAND YARD PUB

CASEY'S TAVERN

THEATRES

WEST VALLEY PLAYHOUSE

MADRID THEATRE



MUSEUMS

CANOGA-OWENSMOUTH
HISTORICAL MUSEUM

LEONIS ADOBE MUSEUM

FITNESS

24 HOUR FITNESS

LA FITNESS

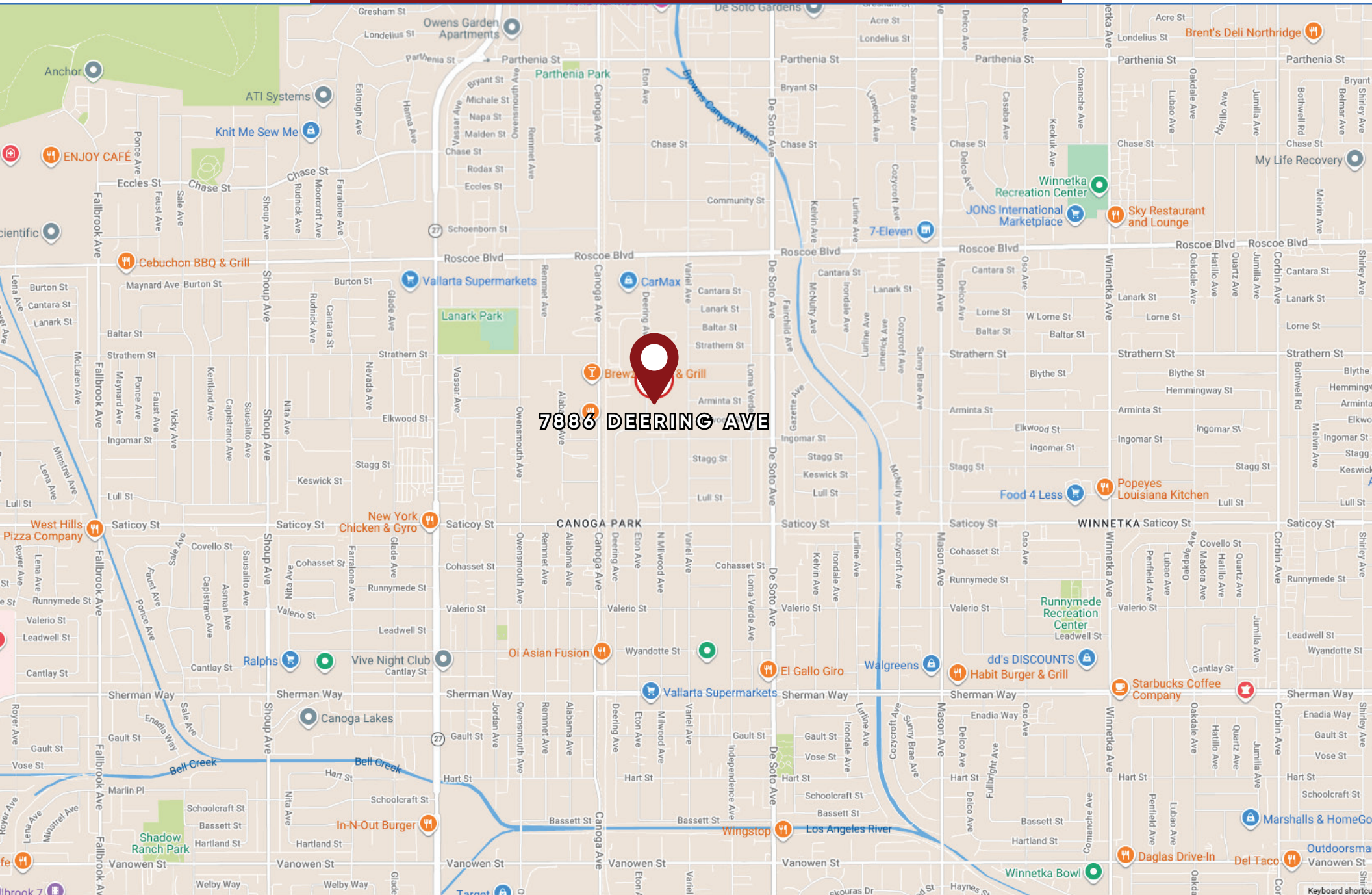
SPAS

HAND & STONE MASSAGE AND
FACIAL SPA

BURKE WILLIAMS SPA



AREA LAYOUT



TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM PROPERTY
Variel Ave	Blythe St S	7,776	0.17 mi
Canoga Ave	Strathern St N	27,335	0.19 mi
Variel Ave	Strathern St S	18,562	0.22 mi
Variel Ave	Keswick St S	2,386	0.23 mi
Variel Ave	Keswick St N	2,380	0.26 mi
Canoga Ave	Strathern St S	32,785	0.30 mi
Variel Ave	Lull St N	3,616	0.33 mi
Ingomar St	de Soto Ave E	1,750	0.35 mi
de Soto Ave	Strathern St N	36,430	0.35 mi
Saticoy St	Variel Ave E	27,883	0.37 mi

7886 Deering Ave

Canoga Park, CA 91104



EDGAR MATEVOSIAN

REALTOR® DRE 02208499

747.321.3575

INFO@EDGARMATEVOSIAN.COM

EDGARMATEVOSIANCRE.COM

EMICRE
EDGAR MATEVOSIAN
COMMERCIAL REAL ESTATE



JOHNHART
COMMERCIAL · RE

DRE 01873088

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from JohnHart Commercial and should not be made available to any other person or entity without the written consent of JohnHart Commercial. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. JohnHart Commercial has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, JohnHart Commercial has not verified, and will not verify, any of the information contained herein, nor has JohnHart Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and JohnHart Commercial makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.