

# 7045 Farralone Ave.

CANOGA PARK | CALIFORNIA



**±26,367 SF SINGLE-STORY RELIGIOUS FACILITY OR ±4.86 ACRE  
RESIDENTIAL DEVELOPMENT OPPORTUNITY FOR SALE**

FOR MORE INFORMATION, PLEASE CONTACT:

**DENNIS MARCINIAK**

VICE PRESIDENT

P: 818.449.1627

[dennis.marciniak@daumcommercial.com](mailto:dennis.marciniak@daumcommercial.com)

DRE License: #00888799

 **DAUM**  
COMMERCIAL REAL ESTATE SERVICES

# 7045 Farralone Ave.

CANOGA PARK | CALIFORNIA

## PROPERTY HIGHLIGHTS



±26,367 SF Religious Facility or Residential Development Opportunity



±4.86 AC Lot



Single-Story Religious Facility w/ Large Chapel



Approx. 750-Person Seating Capacity



Numerous Meeting Rooms: Four(4) Restrooms & a Kitchen



Built in 1960/1980; Good Condition



280 On-Site Parking Spaces



RA & R1 Zoning for Residential In-Fill Opportunity



Street Access from Farralone Ave. to Shoup Ave. (3 Exit Points)



Easy Access to 27 & 101 Freeways



## ABOUT THE PROPERTY



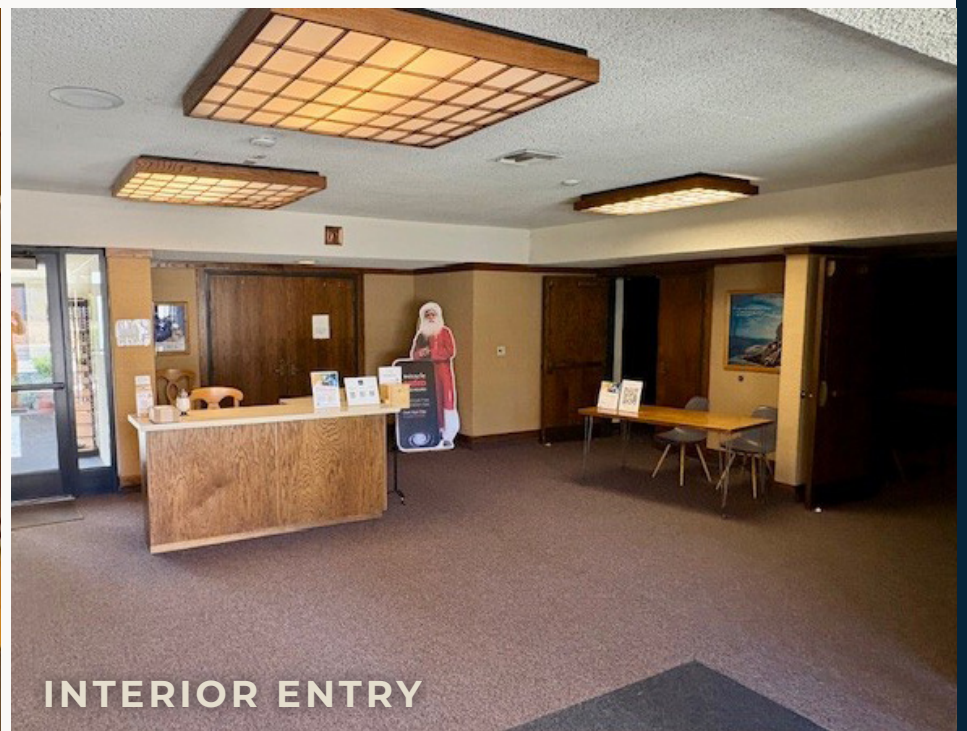
CHAPEL



CLASSROOM



GYM



INTERIOR ENTRY

GALLERY



OFFICE



KITCHEN

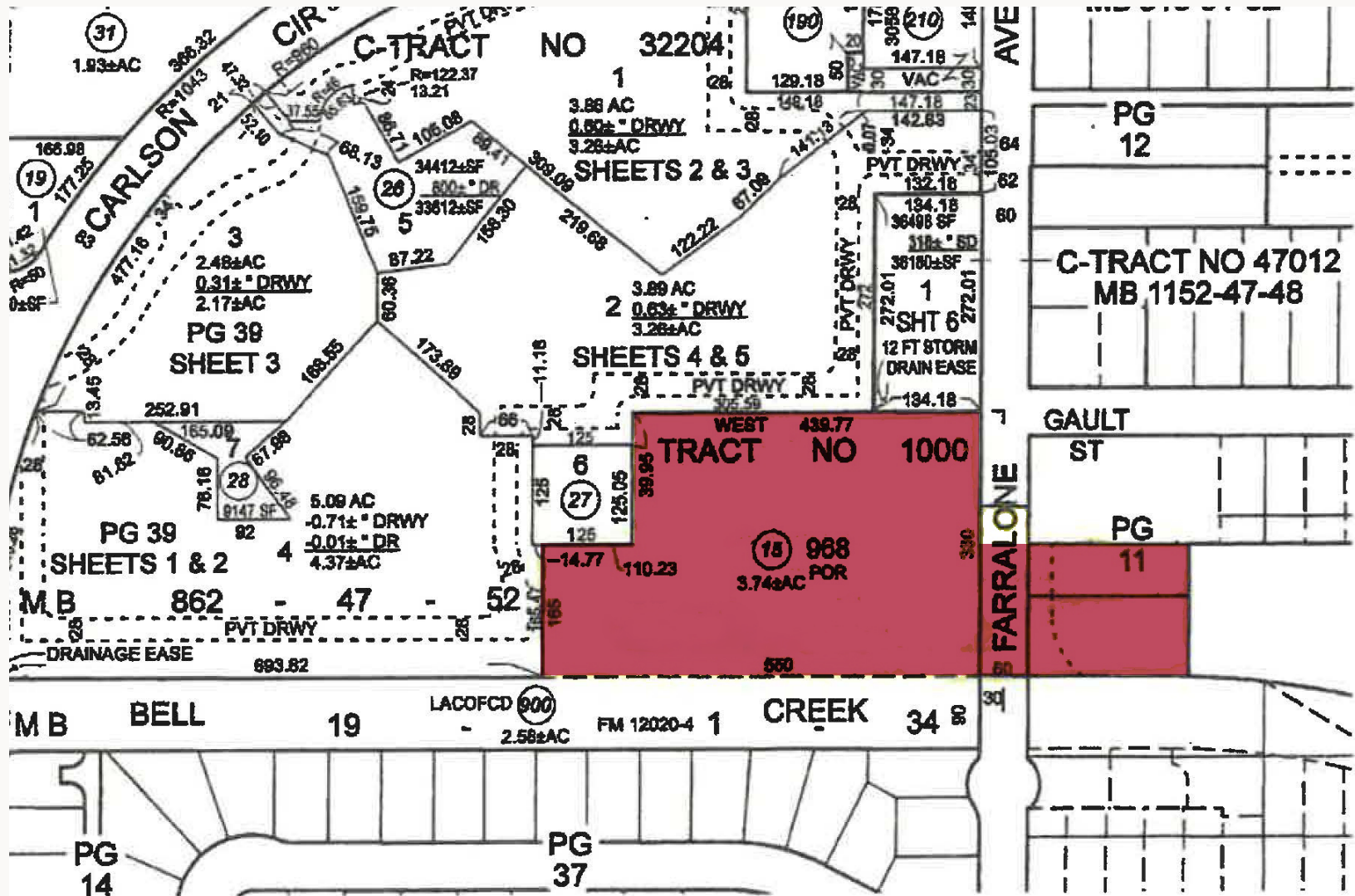


FRONTAGE



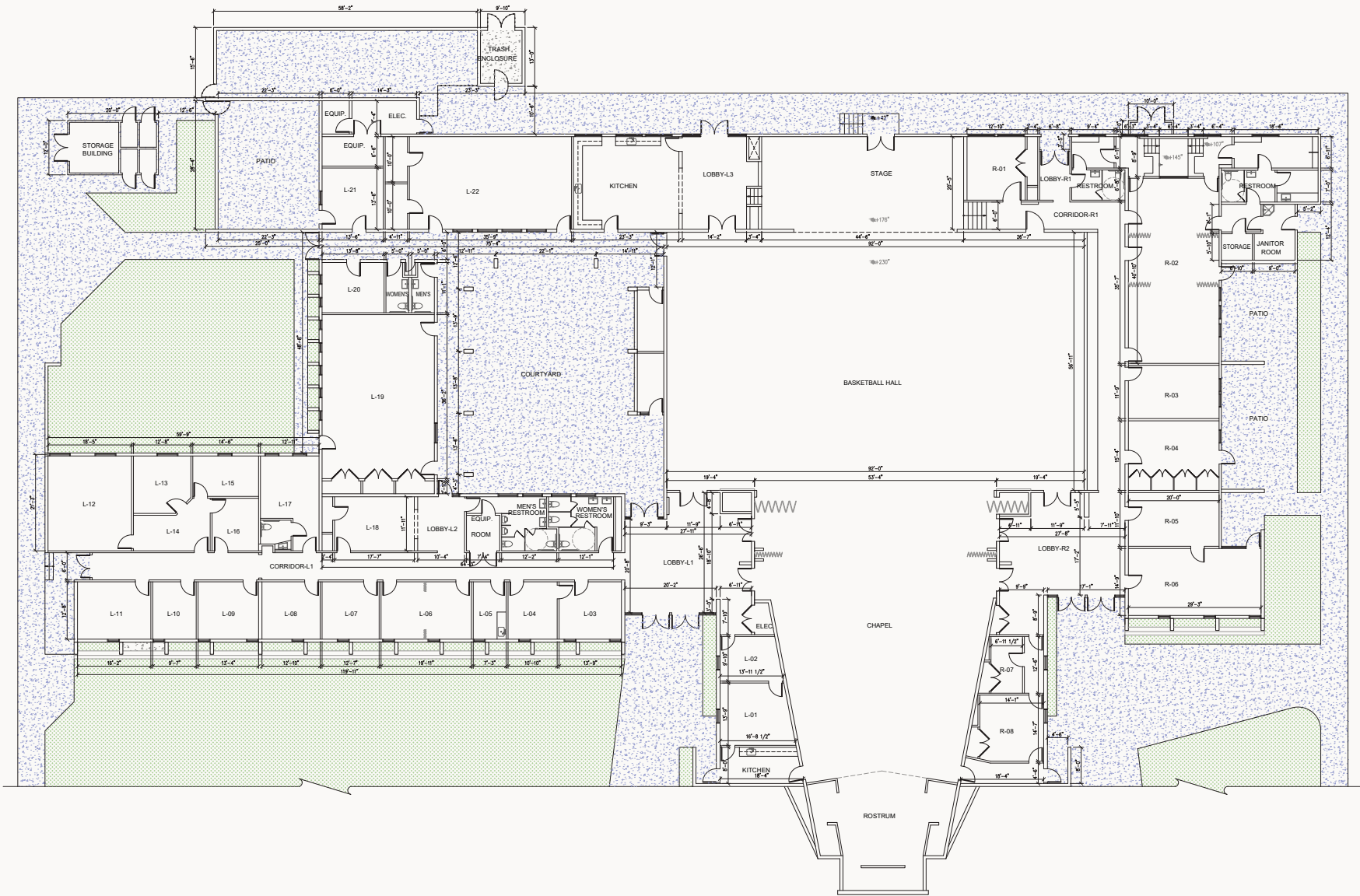
COURTYARD

GALLERY



PLAT MAP

\* NOT TO SCALE



SITE PLAN

\* NOT TO SCALE

# LOCATION



Google

# LOCATION



27 & 101 FREEWAYS



35 MINUTES FROM DTLA



HOLLYWOOD BURBANK AIRPORT  
31 MIN | 20.5 MI

LOS ANGELES INTERNATIONAL AIRPORT  
40 MIN | 28.2 MI



CHATSWORTH (VENTURA LINE)  
11 MIN DRIVE  
4.5 MILES

NORTHRIDGE (VENTURA LINE)  
13 MIN DRIVE  
5.8 MILES

