

FOR LEASE | ±0.53 ACRES



PRIME CORNER LAND OPPORTUNITY | EXCELLENT CANOGA PARK LOCATION

7403-7415 CANOGA AVENUE | CANOGA PARK, CA 91303


RANDY CUDE

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PROPERTY FEATURES

-  ±0.53 Acres of Land
-  Two Parcels Included
-  Signalized Hard Corner Location
-  High Visibility & Heavy Traffic Counts
-  Fully Fenced Site
-  Level Topography
-  Vacant & Available Now
-  LA MRF Zoning (Lessee to Verify)

LOCATION HIGHLIGHTS

-  Excellent Street Exposure
-  Strong Corner Presence for Commercial or Industrial Use

WALK



SCORE

83

BIKE



SCORE

66

TRANSIT



SCORE

49



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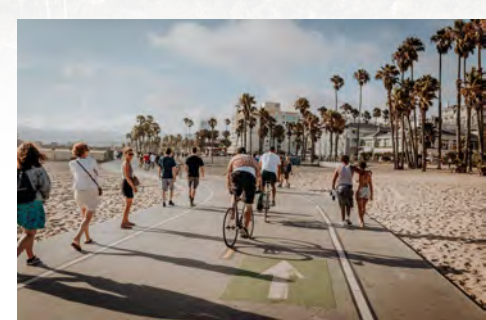
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CANOGA PARK OVERVIEW

Known as the central business district of the San Fernando Valley, Warner Center is one of Los Angeles' largest urban developments, offering a sweeping complex of office parks, high-rise office towers, apartments, and shopping centers including Westfield Topanga and the Village at Westfield Topanga. The multi-billion-dollar submarket is home to substantial development, the \$3.5 billion Uptown at Warner Center. Uptown at Warner Center is a one-of-a kind development consisting of 47 acres creating a state of the art "live/work/play" environment.

The walkable community will feature a combination of retail and residential uses including retail, office, hotel, research & development, assisted living and community center and a 5-acre open park. Significant growth is projected in the immediate area, with 37 million square feet of business and residential buildings, 14 million square feet of non-residential building area, 200,000 residential units, and 80,000 new jobs projected by 2037.

Thousands of new residential units are coming online, joined by millions square feet of existing and proposed retail and class A office, as well as creative office space. This dense immediate sub-market benefits from over 465,000 people within five miles of the subject property. There is significant growth projected over the upcoming five years with a significant amount of residential development slated for the immediate area. There are over 160,000 households within five miles of the subject property, and over 15,000 households within one mile. The average household income ranges between \$80,000 - \$110,000 within one to five miles.



DEMOGRAPHIC DATA



POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	41,125	217,221	431,786
Estimated Households	14,097	77,716	154,730



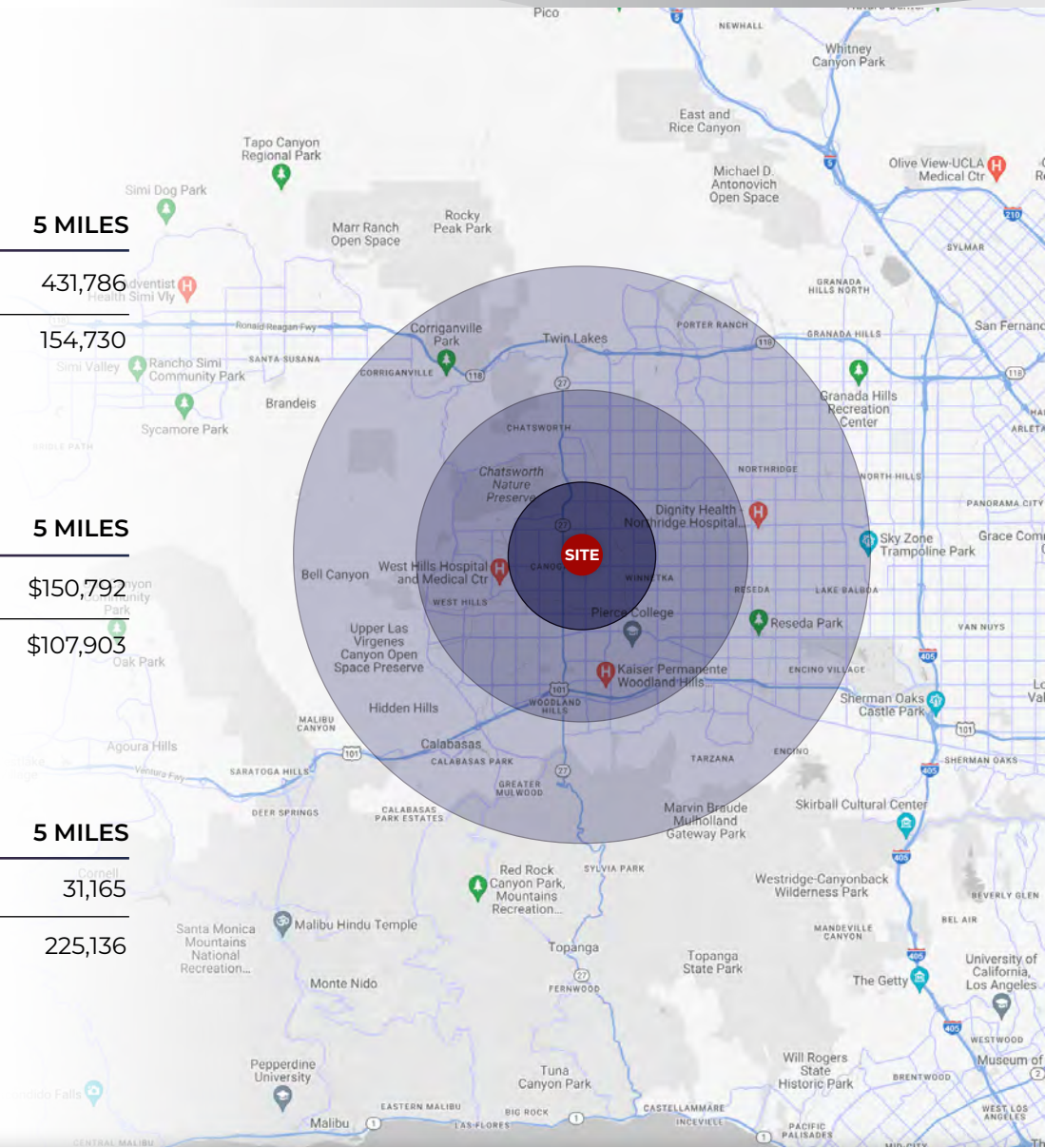
HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Average Household Income	\$98,999	\$133,603	\$150,792
Median Household Income	\$76,179	\$99,835	\$107,903



DAYTIME POPULATION

	1 MILE	3 MILES	5 MILES
Total Businesses	2,580	16,120	31,165
Total Employees	18,678	131,895	225,136



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