

# FOR LEASE

## 9045 ETON AVENUE SUITE B CANOGA PARK, CA 91304

[VIDEO TOUR](#)

### \$1.55/SF/MO – MG

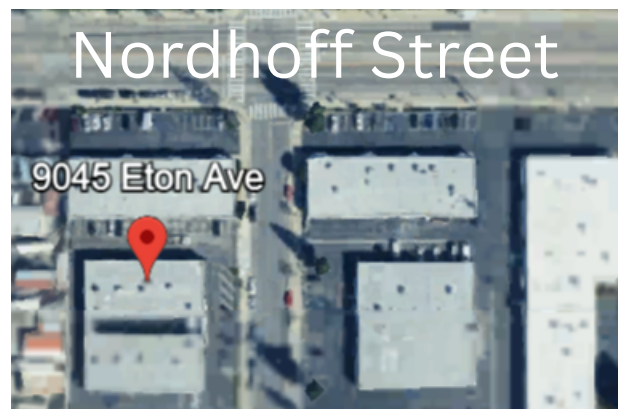
#### SUMMARY

Property Type:	Modified Gross
Terms:	Negotiable
Available SQ.FT.:	Approx. 1,416
Total Building SQ.FT.:	Approx. 48,550
Zoning:	LAMR2
Year Built:	1974
Heat/Cool:	Heating and AC Ventilation
Specific Use:	Light Industrial
Restrooms:	1
Parking:	2
Electrical:	A: 100 V: 240 Ø: 3 W: 4
Min. Clear Height:	15'
Ground Level Doors:	1 / 12' x 12'
Offices #/SF:	1 Office + Reception Approx. 300 SF

Notes: Estimated CAM Fees \$0.15/SF/MO  
Lessee to verify power and all information contained on brochure.

#### TRAFFIC COUNT - 2022

Street	Cross Street	Traffic Volume	Miles from Subject Property
Nordhoff St.	Canoga Ave. W	19,823	0.18 mi
Canoga Ave.	Parthenia St. S	22,169	0.28 mi
Nordhoff St.	De Soto Ave E	26,325	0.30 mi



#### FEATURES

- Prestigious Space
- In a Most Desired Business Park in the SFV
- Unit Features Landscaped Courtyard
- Unit is Most Affordable in the Park
- 100% HVAC
- Rear Loading Door
- Space for Warehouse / Light Assembly / Distribution / Marketing Group
- Priced to Attract a Quality Tenant



WALK SCORE  
62



TRANSIT SCORE  
50

Airport	Drive	Distance	Commuter Rail	Drive	Distance
Bop Hope	27 min	19.2 mi	Chatsworth	5 min	1.9 mi
LAX	43 min	29.4 mi	northridge	7 min	3.5 mi

#### FOR MORE DETAILS:

ARTHUR PFEFFERMAN  
EXECUTIVE VICE PRESIDENT  
CalDRE# 01021906 Phone:  
818.725.2500  
Cell: 818.516.0257  
Direct: 818.449.5122  
Fax: 818.366.4900  
Email: art@pfeffermancre.com



# FLOOR PLAN

9045 ETON AVENUE SUITE B  
CANOGA PARK, CA 91304



NOT TO SCALE

THE ABOVE INFORMATION HAS BEEN OBTAINED FROM SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER, WE DO NOT TAKE RESPONSIBILITY FOR ITS CORRECTNESS.