

INVESTMENT OPPORTUNITY · CANOGA PARK, CA

**7118–7122 Owensmouth Ave**

Retail Strip · Los Angeles, CA 91303

**\$1,550,000**  
ASKING PRICE**3,750 SF**  
BUILDING SIZE**Retail**  
PROPERTY TYPE**PROPERTY OVERVIEW**

We are pleased to present 7118–7122 Owensmouth Avenue, a prime retail investment opportunity located in the heart of Canoga Park. The property is currently fully leased with all tenants on month-to-month agreements, offering immediate cash flow with significant flexibility to reposition or occupy.

Positioned along a well-trafficked corridor, the property benefits from strong visibility and accessibility in a growing retail submarket — an excellent opportunity for investors seeking stable in-place income with future upside, or for an owner-user looking to establish a presence in Canoga Park.

**KEY HIGHLIGHTS**

- **7,500 SF lot** — generous land area in a prime Canoga Park corridor
- **Fully leased** — immediate cash flow with month-to-month flexibility
- **Rear parking** — ample on-site parking for tenants and customers
- **High-visibility corridor** — strong street presence along busy Owensmouth Ave
- **Growing submarket** — Canoga Park retail corridor with significant upside potential
- **Dual-purpose appeal** — ideal for investors and owner-users alike

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