

ROSCOE CENTER

20947 ROSCOE BLVD | CANOGA PARK



FOR LEASE

IREA | CELEBRATING
25 YEARS

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The Owner retains the right to withdraw, modify or cancel this offer to lease at any time and without any notice or obligation. Any lease is subject to the sole and unrestricted approval of Owner, and Owner shall be under no obligation to any party until such a time as Owner and any other necessary parties have executed a contract of lease containing terms and conditions acceptable to Owner and such obligations of Owner shall only be those in such contract of lease.



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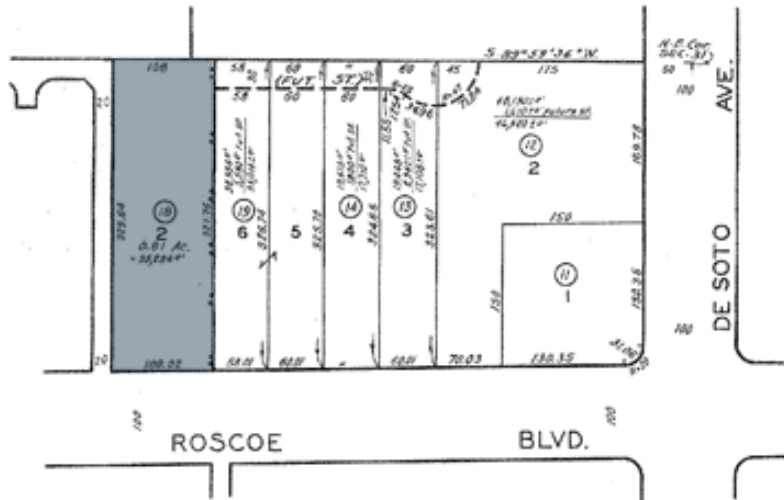
19 Demographics



PARCEL MAP

2-22-65

Revised
10-14-59
10-11-63 PM
7-2-64
671201003



For Lease

\$2.50/SF
+
\$0.50 NNN

20947 Roscoe Blvd
Canoga Park, CA 91304

Year Built	1964
Type	Retail
Lot Size	38,546 SF
Total SF	11,564
Zoning	LAC2
Parking	52
APN	2779-007-019

AVAILABLE FOR LEASE

20947	2,700 SF*
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*Tenant To Do Their Own Investigation



HIGH VISIBILITY

North-West Corner of Roscoe Blvd and De Soto



UNRESTRICTED PARKING

52 Parking Spaces | 4.50 Spaces per 1,000 SF



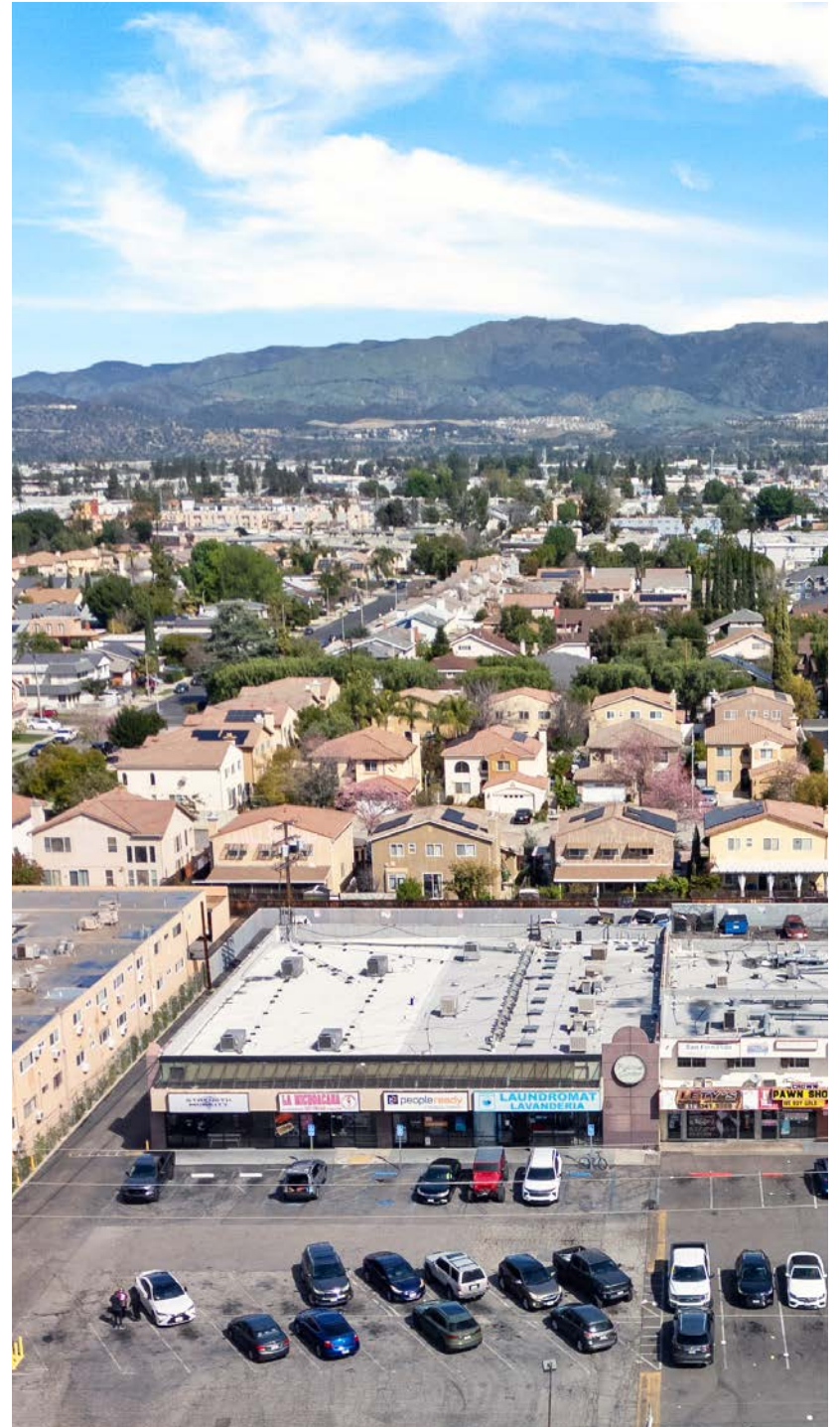
NATIONAL TENANTS AT INTERSECTION

Including CVS, Dollar Tree, Jack-in-the-Box, Starbucks, 7-Eleven, Carl's Jr, Domino's, Popeyes, Subway



STRONG DEMOGRAPHICS

Close Proximity to Many Dense Residential Pockets and Large National Retailers





CALABASAS

HIDDEN HILLS

CANOGA PARK

Public
Storage

HOME
DEPOT

CARmax

DOLLAR TREE

SUBWAY

7
ELEVEN

Carl's Jr.

Jack
in the box

76

POPEYES

DOMINO'S

CVS
pharmacy



THE INFORMATION PROVIDED HEREIN IS FROM SOURCES WE BELIEVE ARE RELIABLE WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO REPRESENTATIONS, GUARANTEES OR WARRANTIES ABOUT IT.

THE PROPERTY -

INTERIOR 20947 ROSCOE BLVD



Floor Plans Deemed Reliable But Not Guaranteed.



20947 ROSCOE BLVD





20943 ROSCOE BLVD

PeopleReady, a TrueBlue company (NYSE: TBI), specializes in quick and reliable on-demand labor and highly skilled workers. PeopleReady supports a wide range of industries, including construction, manufacturing and logistics, retail and hospitality. Leveraging its top-rated JobStack staffing app, hundreds of local teams, and branches across all 50 states, PeopleReady served approximately 64,000 businesses and put approximately 154,000 people to work in 2023.

PeopleReady in Los Angeles is part of a national branch network of over 600 locations across the United States, Canada and Puerto Rico. Branch staffing specialists are trained to know exactly what work is in demand and available at the local level.



20947 ROSCOE CENTER - IREA



20941 ROSCOE BLVD

Self service laundromat with new touch screen multilingual washers and dryers. 100 lb washers can handle 10 regular loads at once from everyday laundry to king-size comforters. Free Wi-Fi. Wash, browse, binge, or work. Centrally located in a strip mall on Roscoe Blvd that has plenty of parking. Coin laundromat is located within walking distance of a Carl's Jr., a Subway, and a Popeye's Chicken. Leave your laundry for wash and dry service.



Laundromats in California have profit margins that can typically range from 20% to 35%, making them a viable small business option. Urban areas with high rental populations offer strong demand. Offering amenities like wash-and-fold services or vending machines can boost income. While the business is relatively recession-resistant, success relies on location selection, competitive pricing, and efficient operations.



Major Employers



Canoga Park, located in the western San Fernando Valley region of Los Angeles, is a vibrant and diverse community with a strong local economy. The area is home to a population of approximately 60,000 residents, representing a broad range of cultural backgrounds. Canoga Park maintains a balanced mix of working-class families, young professionals, and retirees. The neighborhood's affordability, compared to other areas in Los Angeles, makes it an attractive choice for families and small business owners.

The business landscape of Canoga Park is characterized by a variety of small businesses, local retailers, and service-oriented companies. The Warner Center, located nearby, serves as a major economic hub, offering employment opportunities in healthcare, finance, and technology. Additionally, the neighborhood

CANOGA PARK

benefits from the presence of national retailers, shopping centers like Westfield Topanga, and numerous dining and entertainment options.

The community's business-friendly environment supports entrepreneurial ventures, with many minority-owned and family-operated establishments thriving. The area's convenient access to the 101 Freeway and public transit options further enhances its appeal for businesses and commuters.

Residents enjoy a strong sense of community, supported by local events, cultural festivals, and neighborhood organizations. The combination of economic opportunity, affordable living, and cultural diversity makes Canoga Park an appealing destination for both residents and businesses seeking growth and connection in the San Fernando Valley.

NORTHRIDGE SHOPPING CENTER



MAIN STREET CANOGA PARK DIA DE LOS MUERTOS FESTIVAL PRESENTER

LANARK PARK



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THE PLATT BUILDING



TRANSPORTATION

Canoga Park offers diverse transportation options, including Metro bus services and the Metro G Line (Orange) for convenient east-west travel. Major roadways like the 101 Freeway provide easy access to neighboring areas. Ride-sharing, biking, and pedestrian pathways enhance connectivity, making local and regional commuting accessible and efficient. Nearby Amtrak and Metrolink stations further expand travel options.

Walk Score
70

VERY WALKABLE

Most errands can be accomplished on foot



GOOD TRANSIT

Public transportation options nearby include the G-Line



DEMOGRAPHICS

3 Mile Radius from Property



Population

1 Mile Radius	41,053
3 Mile Radius	232,387
5 Mile Radius	470,421



Median Age



Average Household Size



Education

Bachelor/Grad/Prof Degree	43%
Some College	18%
High School Grad	21%
No High School Diploma	11%

\$116,694

Average Household Income

Income

Median Household	\$90,364
Avg Income/Person	40,080
Median Wealth	\$69,180



Employment

Educational Svcs	22%
Wholesale Retail	13.5%
Manufacturing	8.7%



Total Businesses

Total Businesses	13,371
Total Employees	94,604



Housing Units

Total Units	82,226
Owner Occupied	36,330
Renter Occupied	42,731

Sources: Placer.ai

DEMOGRAPHICS

3 Mile Radius from Property



1 Mile Radius	41,053
3 Mile Radius	232,387
5 Mile Radius	470,421

TOTAL POPULATION



1 Mile Radius	12,682
3 Mile Radius	79,061
5 Mile Radius	164,314

TOTAL HOUSEHOLDS



1 Mile Radius	\$104,295
3 Mile Radius	\$116,694
5 Mile Radius	\$134,983

AVERAGE HOUSEHOLD
INCOME



1 Mile Radius	7,522
3 Mile Radius	42,731
5 Mile Radius	77,021

RENTER OCCUPIED
HOUSING UNITS

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