

FOR LEASE

9045 ETON AVENUE SUITE B CANOGA PARK, CA 91304

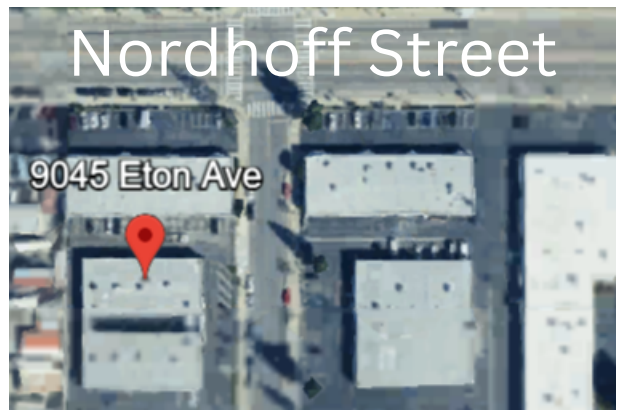
**GREAT
BROKER BONUS
FOR DEALS SIGNED BY
4/30/2026
CONTACT BROKER
FOR DETAILS**

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



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

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

TRAFFIC COUNT - 2025

From	To	Count	Distance
De Soto Ave	Nordhoff St S	38,153	0.35 mi
De Soto Ave	Osborne St S	34,308	0.34 mi
Nordhoff St	De Soto Ave E	27,017	0.29 mi
Canoga Ave	Parthenia St S	22,134	0.34 mi

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:

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COLDWELL BANKER COMMERCIAL QUALITY PROPERTIES
 DRE License No: 01527289



FLOOR PLAN

9045 ETON AVENUE SUITE B
CANOGA PARK, CA 91304



NOT TO SCALE

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