

LOCATION LOCATION LOCATION

1,500 BUILDING SQUARE FEET

3,501 LOT SQUARE FEET

21627 Sherman Way

Canoga Park, CA 91303



OFFERED AT: \$1,275,000

RETAIL, OWNER/USER, INVESTMENT

EXCELLENT RETAIL OR MIXED USE OPPORTUNITY in

HISTORIC DOWNTOWN CANOGA PARK

PRIME RETAIL BUILDING

ON-SITE PARKING

JOBS & ECONOMIC DEVELOPMENT INCENTIVE ZONE (JEDI)

FOR MORE INFORMATION, CONTACT:

JOE ANDREWS

KATIE ANDREWS

818-422-3144

818-292-3107

PINNACLE COMMERCIAL

The information contained herein is deemed reliable. Neither owner or agent herein makes any warranties or representations as to the accuracy of the information contained herein. Buyer is strongly advised to verify all information pertaining to this offering with the consultation of applicable professionals (property inspectors, accountants, attorneys, etc.)

OFFERING SUMMARY

Location

Prime Retail Building
21627 Sherman Way
Canoga Park, CA 91303

Offering Summary

Price	\$1,275,000
Price Per Square Foot Building	\$850
Price Per Square Foot Land	\$364
Net Rentable Area	1,500
Year Built	1941
Lot Size (Square Feet)	3,501



RETAIL / MIXED USE

CANOGA PARK LOCATION

Situated Close to:

Interstate 118

Interstate 101

Topanga Canyon Blvd

Orange Line Busway

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PROPERTY INFORMATION

ECONOMIC DEVELOPMENT

City of Los Angeles JEDI Zone

- Jobs & Economic Development Incentive

Federal Opportunity Zone



BUILDING

- Ceiling Height Up To 11 1/2'
- Roll Down Security Gate, Cameras & Parking Lot Fence
- Newer Roof & HVAC (2022)
- Newer Electrical & Plumbing w/ Tankless WH (2020)
- ADA Compliant Access Ramp & Bathroom
- 5 Parking Spaces



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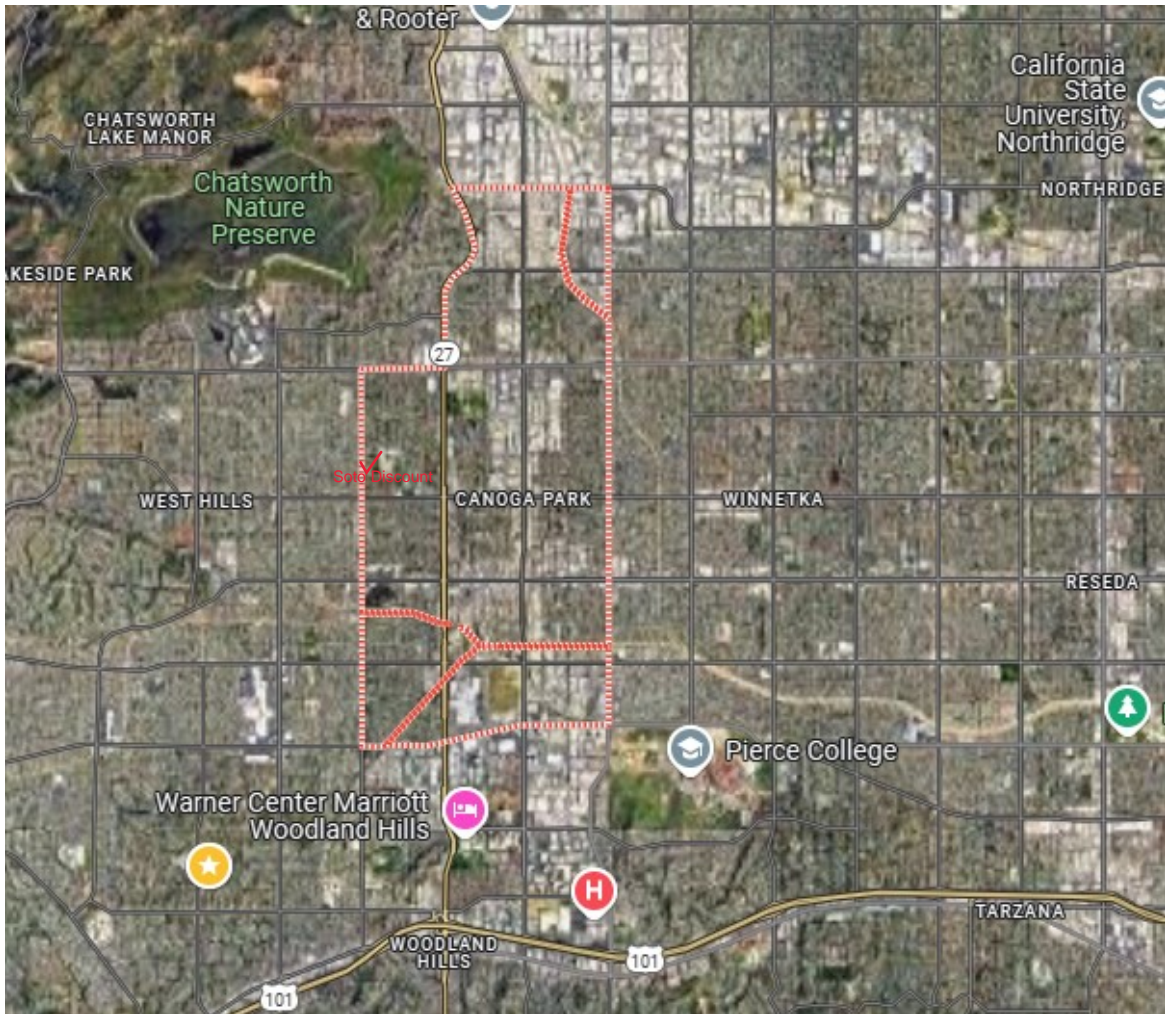
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21627 SHERMAN WAY - TURN KEY OPPORTUNITY



CANOGA PARK—AREA MAP



WE ARE IN GOOD COMPANY

Malibu Wines

Warner Center

Chatsworth Park

LA RAMS HQ & Training

CSU Northridge

Pierce College

Madrid Theatre

Westfield Topanga Village

Topanga Social

Woodland Hills Country Club

UCLA Medical Center

Kaiser Permanente

Santa Monica Mountains

Orcutt Ranch