



8116 DEERING AVE, CANOGA PARK, CA 91304

**INDUSTRIAL SPACE**

**FOR LEASE**

**OFFERING MEMORANDUM**





## ● SITE DESCRIPTION

IKON Properties is proud to present an industrial opportunity at 8116 Deering Ave, Canoga Park, CA 91304, located at 8128 Deering Ave in Canoga Park, CA 91304, this well-positioned industrial asset features a versatile multi-unit configuration ideally suited for owner-users or small-bay investors. Each separately demised unit is fully self-contained, offering its own ground-level loading door, functional warehouse floor, dedicated office space, and private restroom, providing efficient, independent operations for a variety of users.

The property showcases functional warehouse layouts with clear-span floor areas designed to accommodate a wide range of industrial uses, complemented by built-in office components that support seamless front-office and back-of-house workflows. Flexible occupancy options allow for single or multiple tenants, enhancing long-term adaptability and investment appeal. Strategically located within an established Canoga Park industrial corridor, the property benefits from convenient access to nearby commercial corridors and major thoroughfares, supporting strong connectivity throughout the San Fernando Valley.

**PROPERTY TYPE**

Industrial

**YEAR BUILT**

1968

**ZONING**

LAM2

**AVAILABLE SPACES**

8116 Deering Ave - 3,008 SF

8128 Deering Ave - 1,831 SF

8132 Deering Ave - 2,003 SF



# PROPERTY HIGHLIGHTS

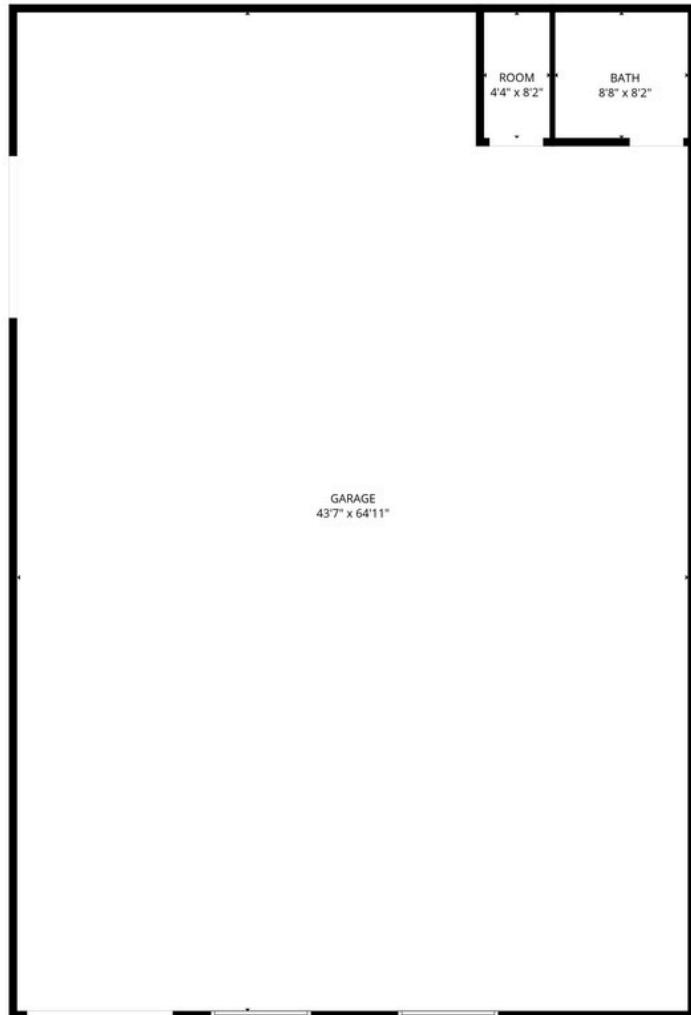
- Each separately demised unit includes its own loading door, warehouse floor, office space, and private restroom, offering fully self-contained functionality
- Multi-Unit Industrial Configuration, ideal for owner-users or small-bay investors
- Functional Warehouse Layouts with clear-span floor areas suited for a variety of industrial uses
- Built-In Office Components allowing efficient front-office and back-of-house operations
- Flexible Occupancy Options accommodating single or multiple tenants
- Well-Located Industrial Asset with convenient access to nearby commercial corridors and major thoroughfares.



# FLOOR PLAN

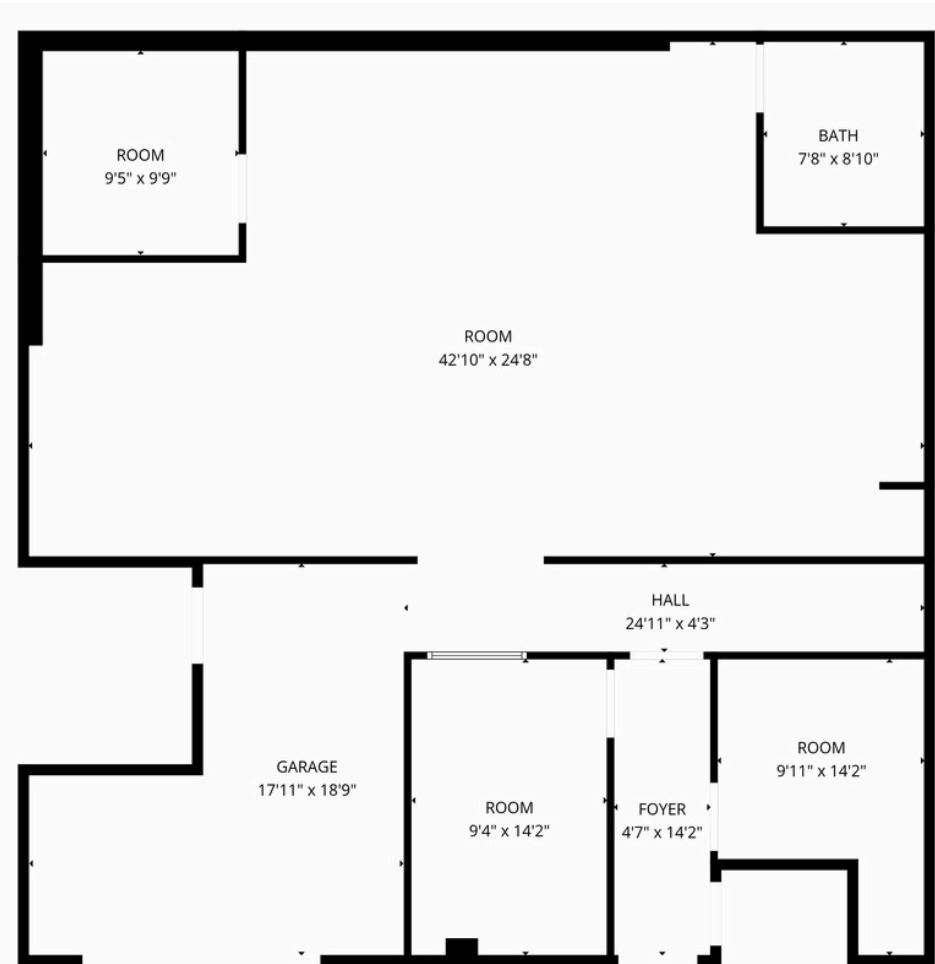
Measurements are deemed highly reliable but not guaranteed.

**8116**



**ENTRANCE**

**8128**

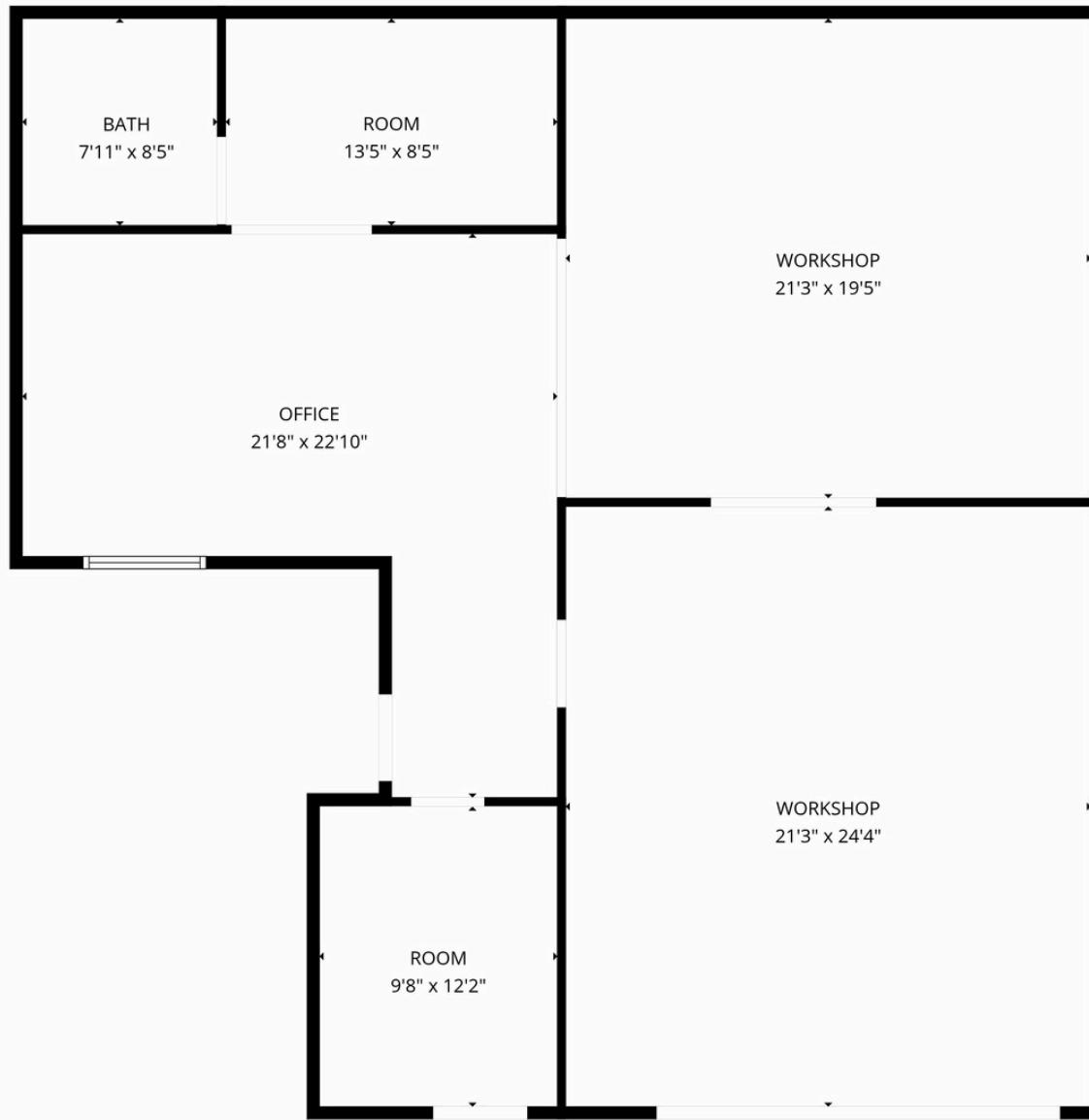


**ENTRANCE**

# FLOOR PLAN

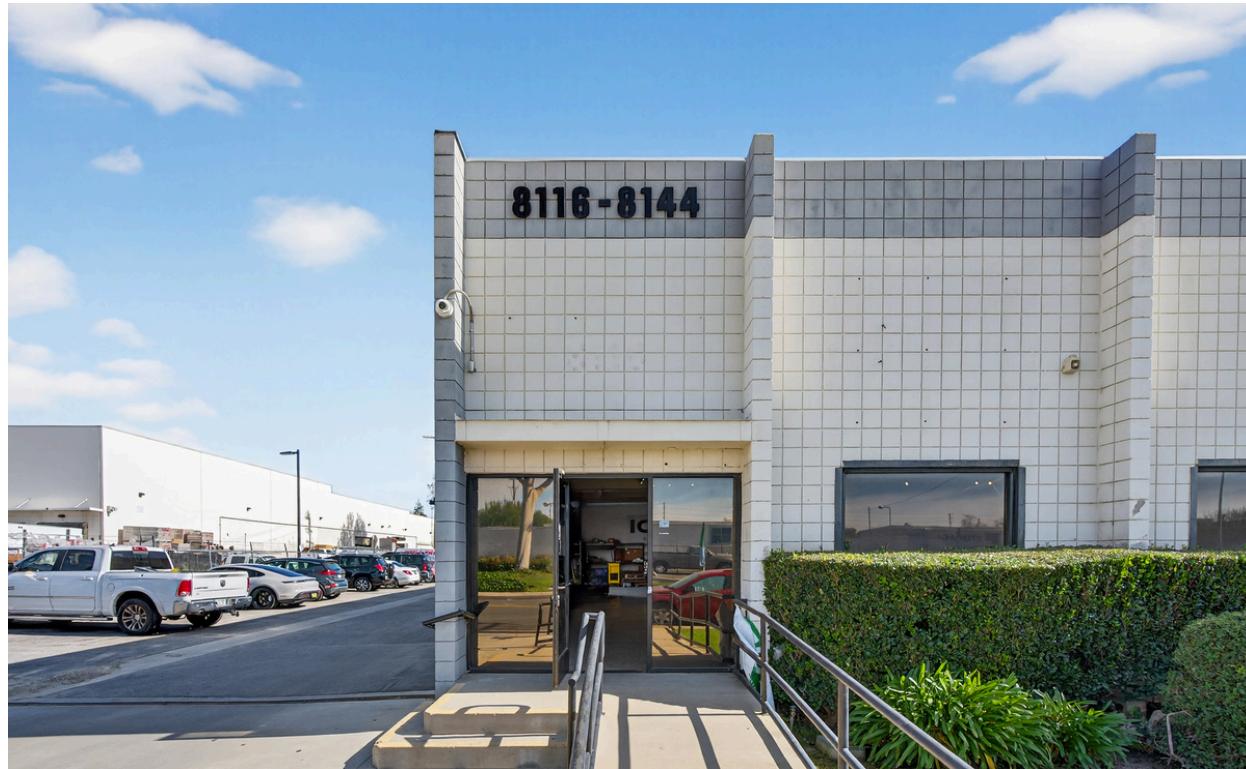
Measurements are deemed highly reliable but not guaranteed.

8132



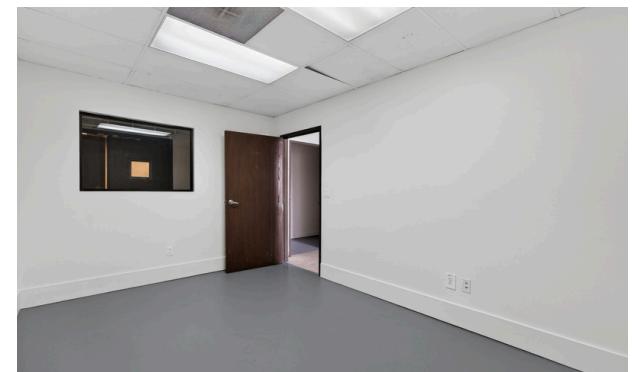
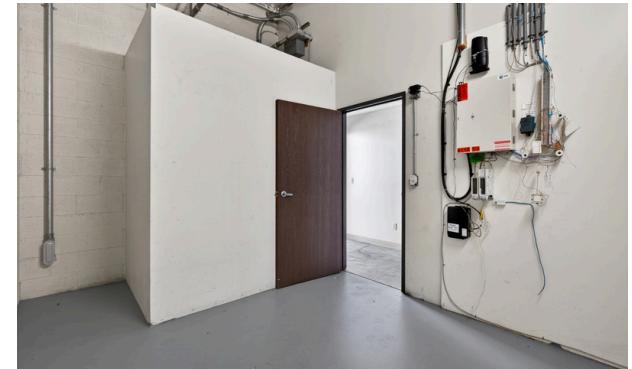
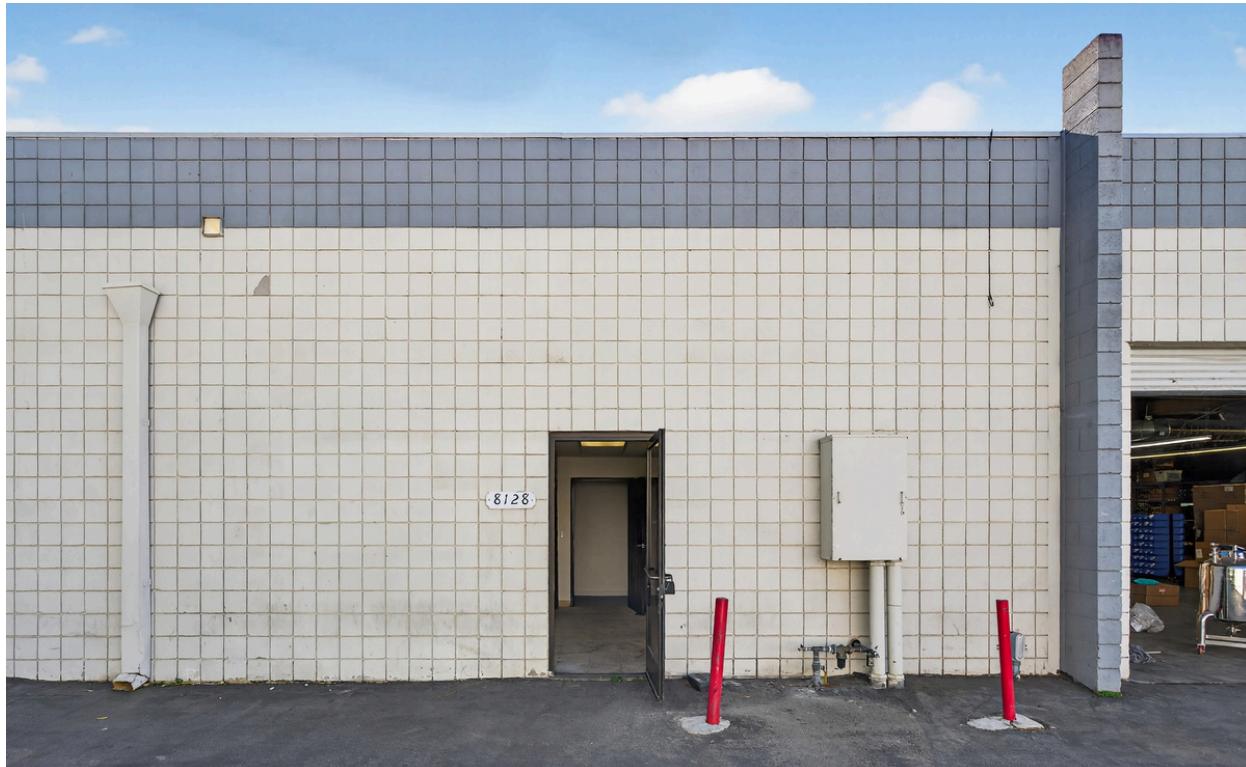
 PROPERTY PHOTOS

8116 DEERING AVE



# PROPERTY PHOTOS

8128 DEERING AVE



# PROPERTY PHOTOS

8132 DEERING AVE



# ○ RETAIL MAP



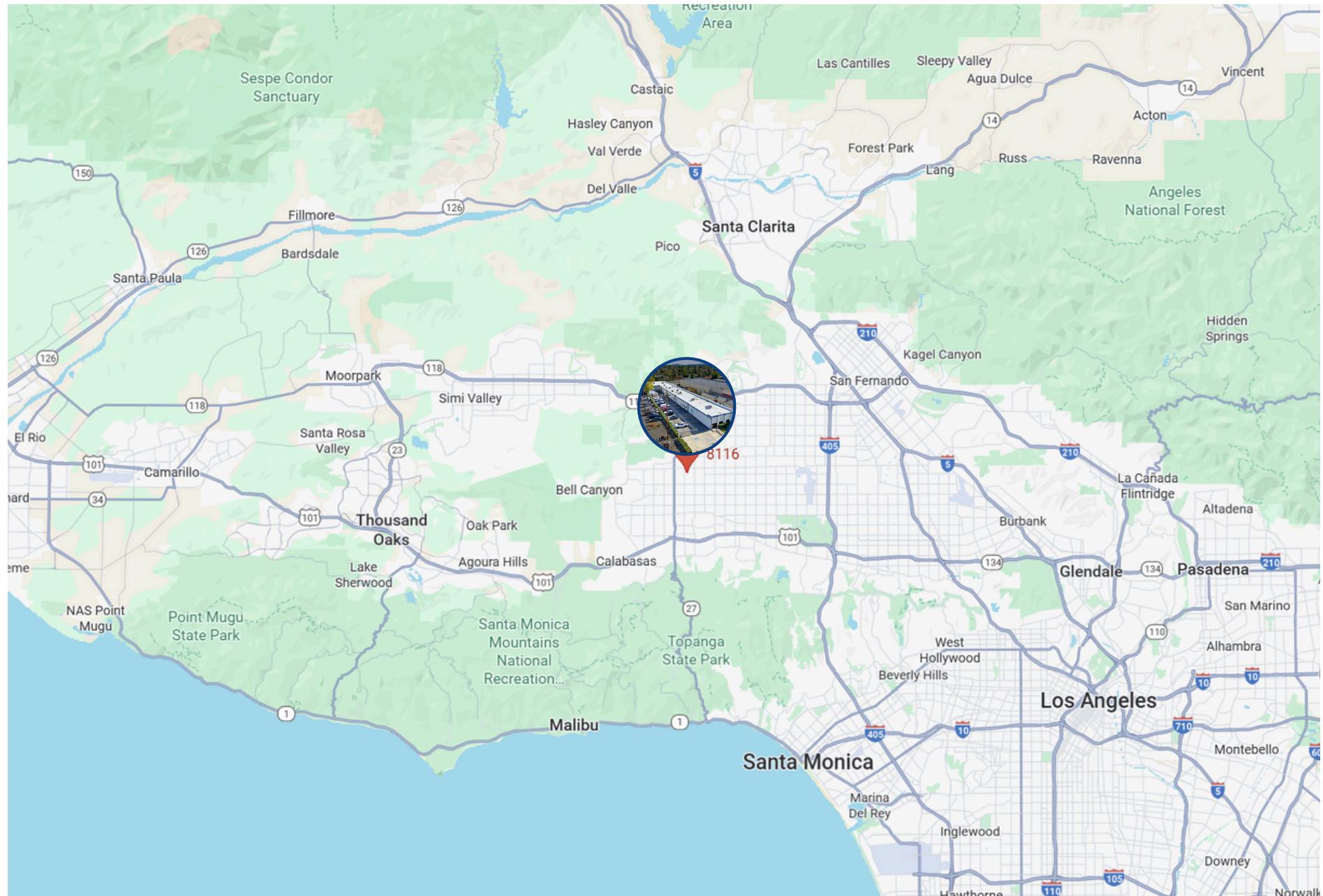
# AERIAL MAP



LOCATED JUST SOUTH OF ROSCOE BOULEVARD AND NEAR SHERMAN WAY, THIS PROPERTY IS SITUATED WITHIN THE HEART OF CANOGA PARK'S ESTABLISHED INDUSTRIAL CORRIDOR. THE SITE OFFERS CONVENIENT ACCESS TO THE U.S. 101 AND 118 FREEWAYS, PROVIDING STRONG CONNECTIVITY THROUGHOUT THE SAN FERNANDO VALLEY AND GREATER LOS ANGELES REGION. THE SURROUNDING AREA IS CHARACTERIZED BY A DIVERSE MIX OF LIGHT INDUSTRIAL, WAREHOUSE, MANUFACTURING, AND SERVICE-ORIENTED BUSINESSES, MAKING IT A WELL-TRAFFICKED AND FUNCTIONAL COMMERCIAL ENVIRONMENT IDEAL FOR A WIDE RANGE OF INDUSTRIAL AND FLEX USES.



# LOCATION MAP





# DEMOGRAPHICS



Category	1 Mile	3 Mile	5 Mile
2024 Total Population	45,253	224,810	452,652
2029 Population	44,179	220,102	441,414
Pop Growth 2024-2029	-2.37%	-2.09%	-2.48%
Average Age	37.60	39.90	40.80
2024 Total Households	13,854	77,383	157,460
HH Growth 2024-2029	-2.58%	-2.09%	-2.61%
Median Household Income	\$64,096	\$83,290	\$89,880
Avg Household Size	3.10	2.80	2.80
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$661,435	\$728,358	\$788,067
Median Year Built	1973	1973	1971



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