

FOR SALE | 45,320 SF
ON LARGE PARCEL

SINGLE TENANT NNN INDUSTRIAL LEASED INVESTMENT



NORDHOFF STREET

CANOGA AVENUE

PURCHASE PRICE

\$14,000,000

PRIME STREET VISIBILITY | ADJACENT TO CANOGA & NORDHOFF INTERSECTION

9035 CANOGA AVENUE | CANOGA PARK, CA 91304

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BUILDING FEATURES



Excellent Single Tenant
NNN Leased Investment



Freestanding Industrial Building



45,320 SF Building



72,619 SF Parcel



Well-Designed Layout



17' Warehouse Clearance



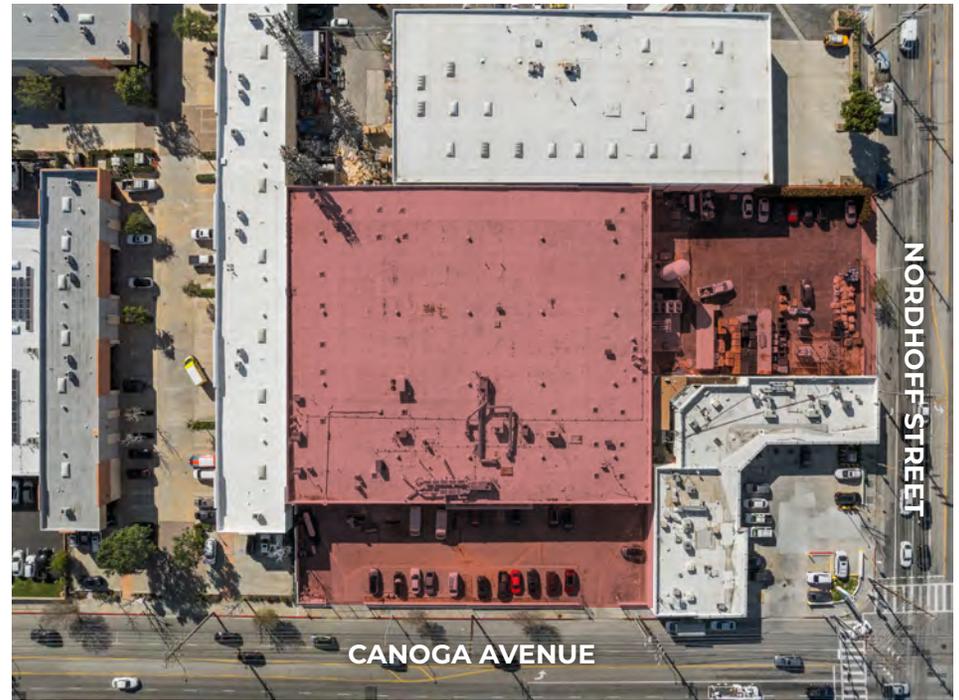
3 Ground Level Loading Doors



4,000 Amps of Power



MR2 Zoning



INVESTMENT OVERVIEW

- Purchase Price: \$14,000,000.00
- NOI: \$907,764.00
- Cap Rate: 6.48%
- Single Tenant NNN Lease
- Remaining Lease Term: 5.4 Years
- 3% Annual Increases – Next Increase 8/1/2026 (Cap Rate to Adjust to 6.68%)
- Tenant has Options to Extend
- Major Investment & FF&E's Installed by Tenant

Contact Broker for Additional Information*

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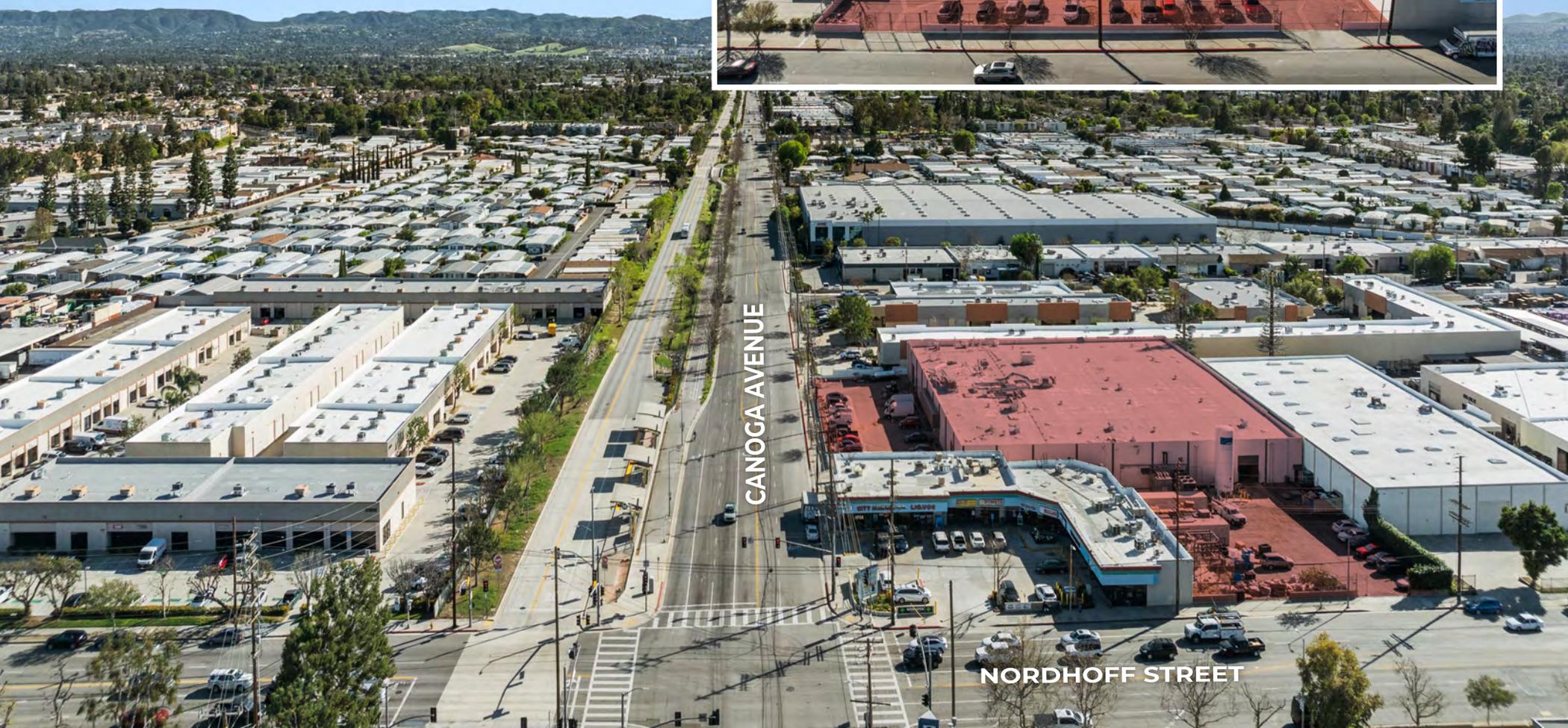
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LOCATION HIGHLIGHTS

-  Located in the Heart of the San Fernando Valley
-  Close Proximity to Warner Center, Westfield Topanga, the Orange Line, Metrolink, the Rams Training Center, Local Amenities, Restaurants, and Public Transportation
-  Strong Demographics & Workforce
-  Easy Access to Freeway Onramps



PROPERTY PHOTOS



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CANOGA PARK OVERVIEW

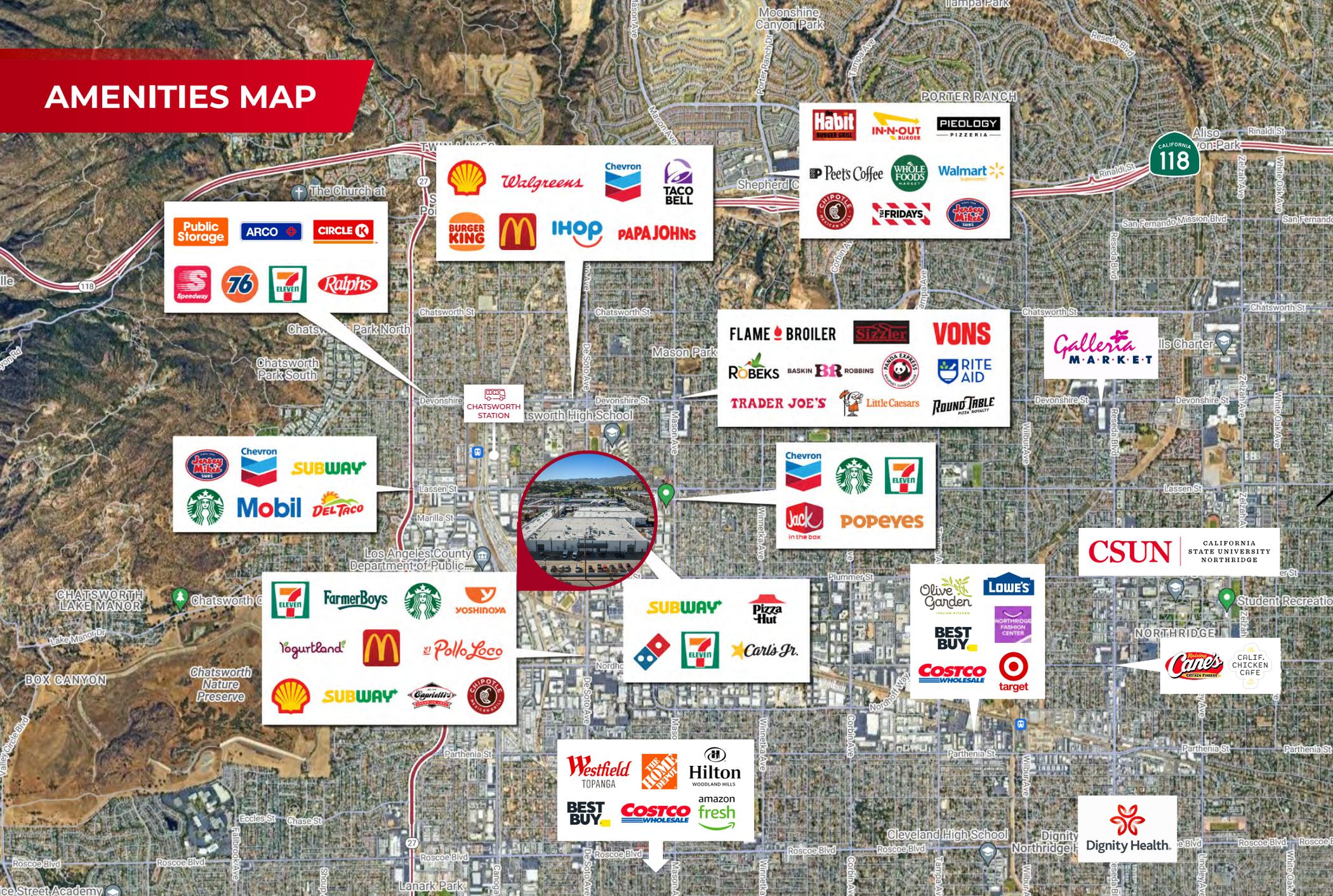
Known as the central business district of the San Fernando Valley, Warner Center is one of Los Angeles' largest urban developments, offering a sweeping complex of office parks, high-rise office towers, apartments, and shopping centers including Westfield Topanga and the Village at Westfield Topanga. The multi-billion-dollar submarket is home to substantial development, the \$3.5 billion Uptown at Warner Center. Uptown at Warner Center is a one-of-a kind development consisting of 47 acres creating a state of the art "live/work/play" environment.

The walkable community will feature a combination of retail and residential uses including retail, office, hotel, research & development, assisted living and community center and a 5-acre open park. Significant growth is projected in the immediate area, with 37 million square feet of business and residential buildings, 14 million square feet of non-residential building area, 200,000 residential units, and 80,000 new jobs projected by 2037.

Thousands of new residential units are coming online, joined by millions square feet of existing and proposed retail and class A office, as well as creative office space. This dense immediate sub-market benefits from over 465,000 people within five miles of the subject property. There is significant growth projected over the upcoming five years with a significant amount of residential development slated for the immediate area. There are over 160,000 households within five miles of the subject property, and over 15,000 households within one mile. The average household income ranges between \$80,000 - \$110,000 within one to five miles.



AMENITIES MAP



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DEMOGRAPHIC DATA



POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	21,867	174,366	418,310
Estimated Households	7,644	59,189	147,342
Median Age	38.2	39.9	40.3



HOUSEHOLD INCOME

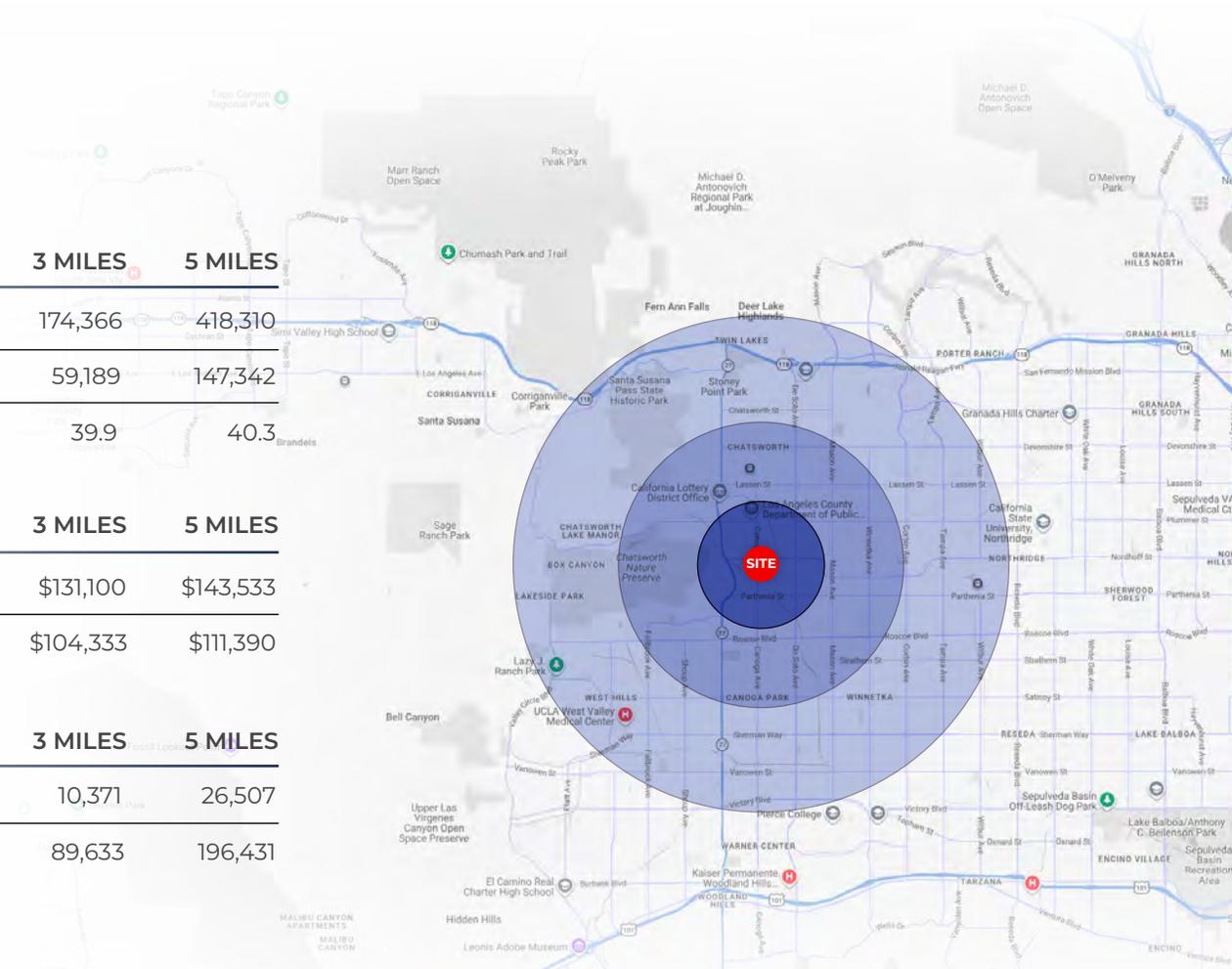
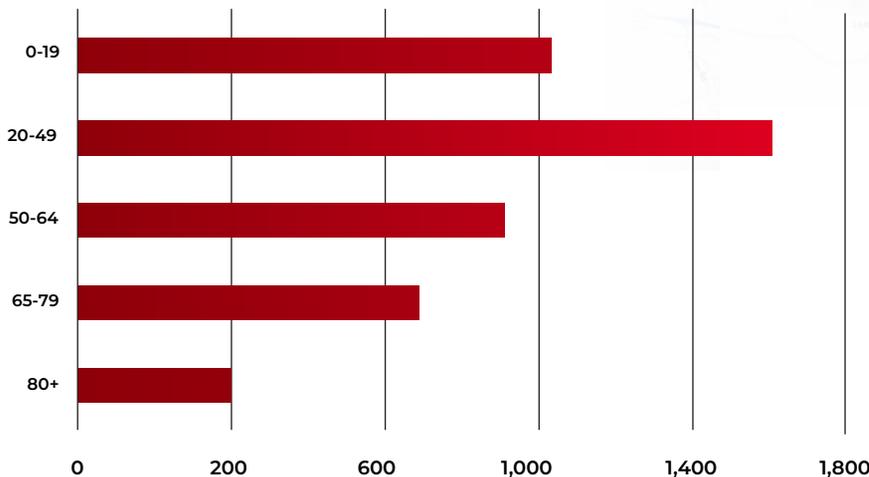
	1 MILE	3 MILES	5 MILES
Average Household Income	\$113,570	\$131,100	\$143,533
Median Household Income	\$90,204	\$104,333	\$111,390



DAYTIME POPULATION

	1 MILE	3 MILES	5 MILES
Total Businesses	1,931	10,371	26,507
Total Employees	21,293	89,633	196,431

AGE DISTRIBUTION



418,310*
TOTAL POPULATION



\$143,533*
AVERAGE INCOME



196,431*
DAYTIME EMPLOYMENT



26,507*
TOTAL BUSINESSES

*5 MILE RADIUS

FOR SALE

9035

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