

FOR SALE OR LEASE

WARNER CENTER ADJACENT OFFICE BUILDING



7033 OWENSMOUTH AVE, CANOGA PARK 91303

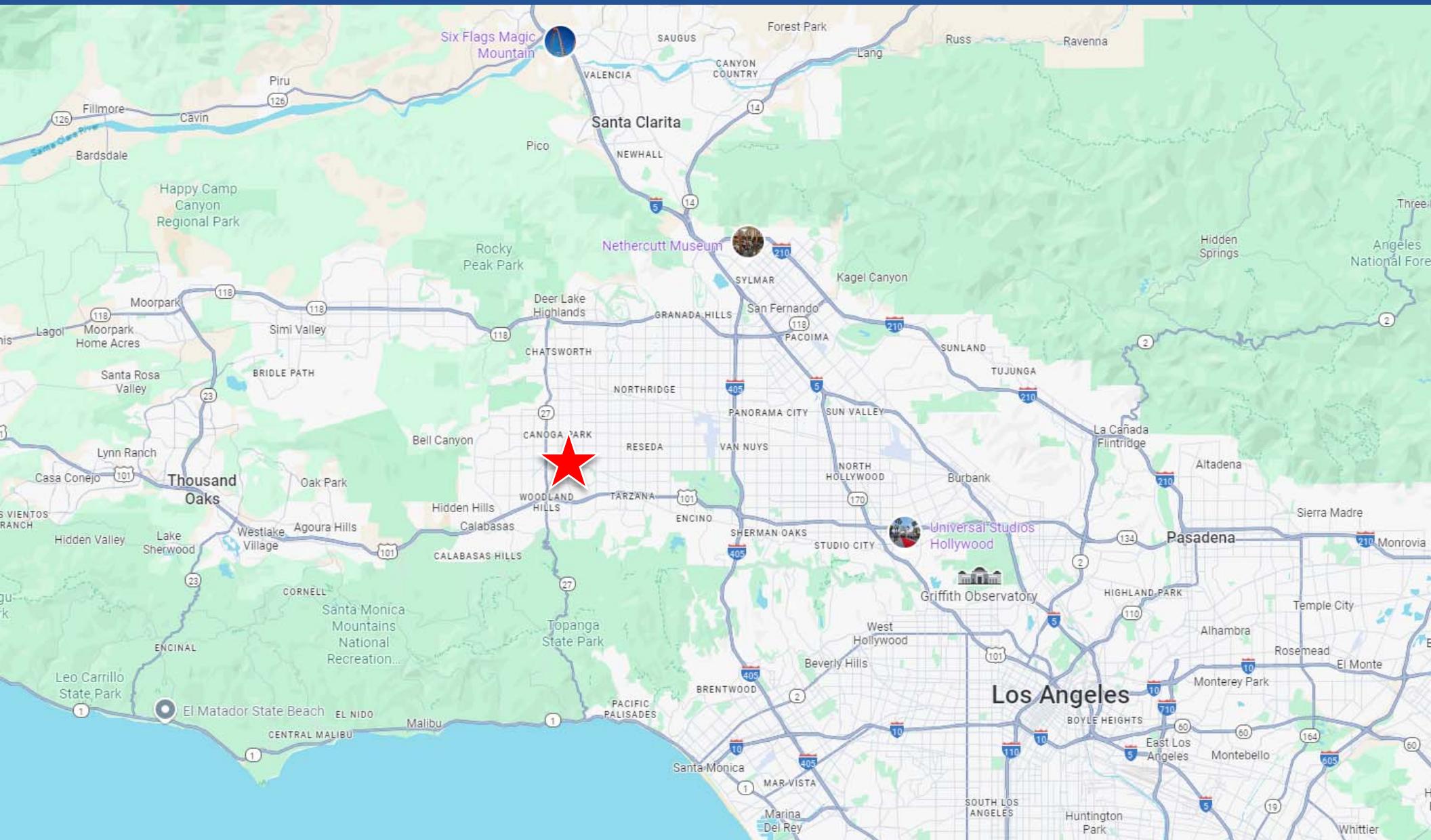
JON PALEY 818.225.1300 | INFO@PALEYCOMMERCIALREALESTATE.COM

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COMMERCIAL REAL ESTATE

MAP OF SURROUNDING AREAS

7033 OWENSMOUTH AVE, CANOGA PARK 91303

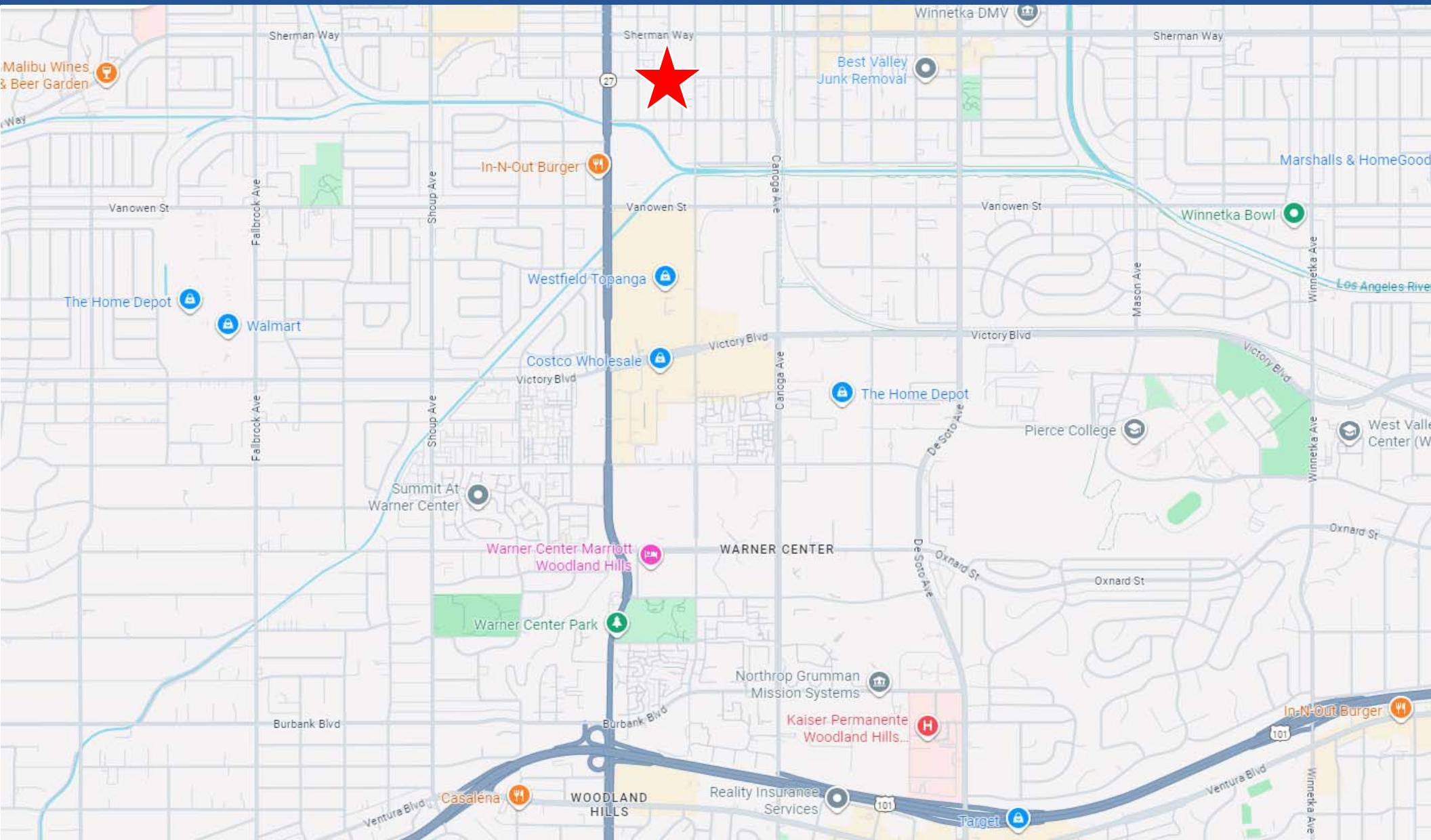
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WARNER CENTER VICINITY MAP

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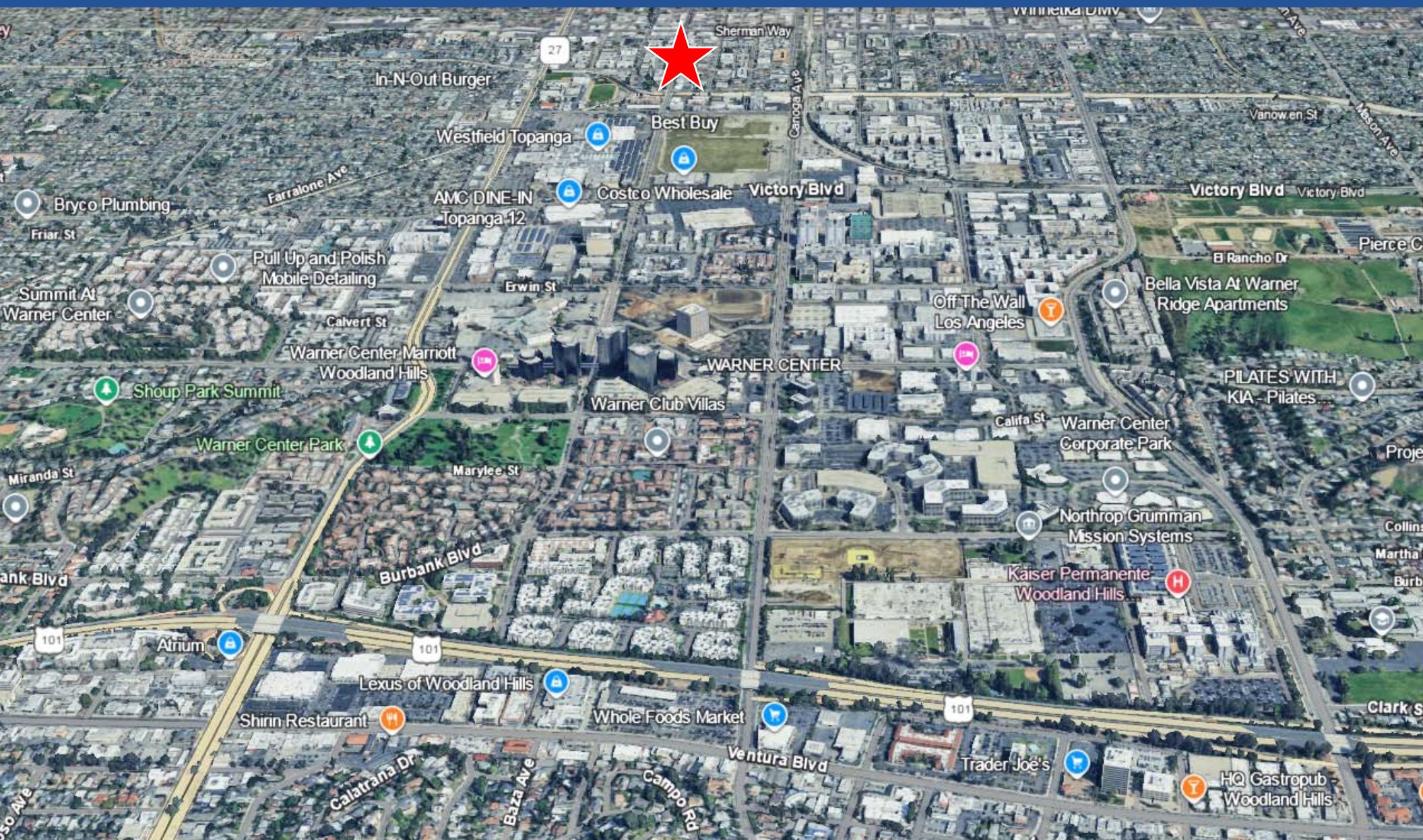
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AREA OVERVIEW (WIDE)

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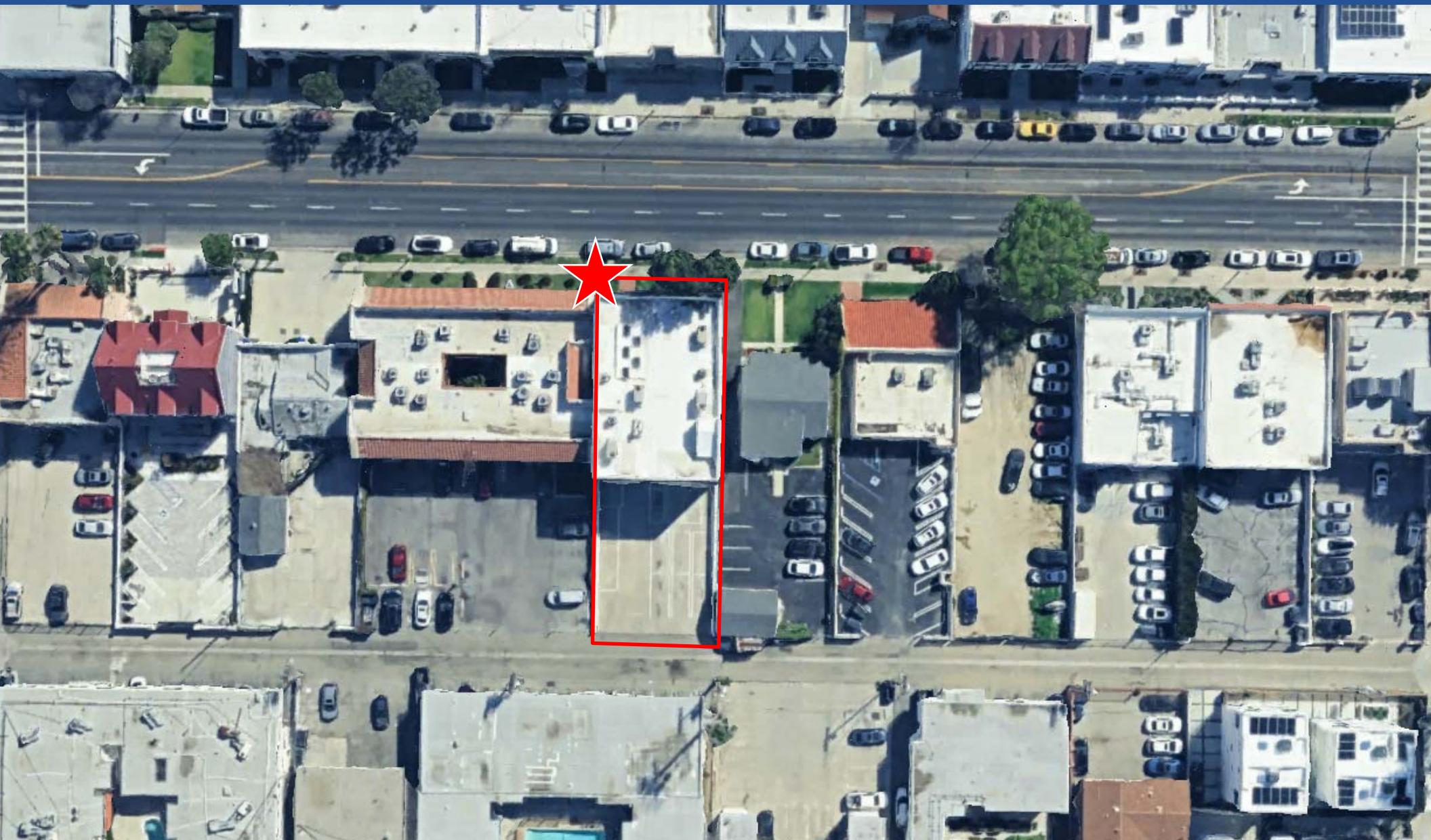
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AERIAL VIEW (ZOOMED)

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AREA BUSINESSES

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FUTURE RETAIL, RESIDENTIAL,
ENTERTAINMENT DEVELOPMENT

PLOT MAP

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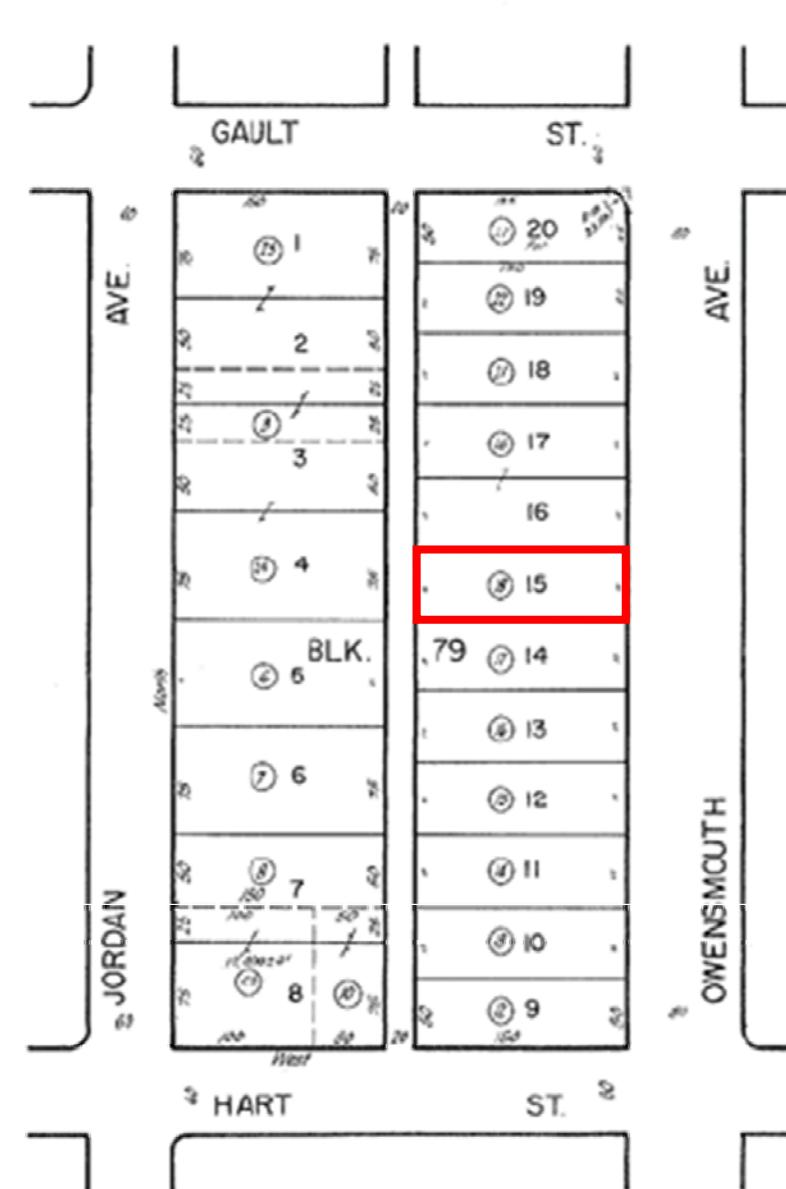
2138 | 4
SCALE 1" = 80'

1995

OWENSMOUTH
M.B. 19-37

CODE
6052

FOR PREV. ASSMT. SEE: 240-24



EXTERIOR PHOTOS

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INTERIOR – 1ST FLOOR LOBBY/2ND FLOOR

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INTERIOR PHOTOS – 3RD FLOOR

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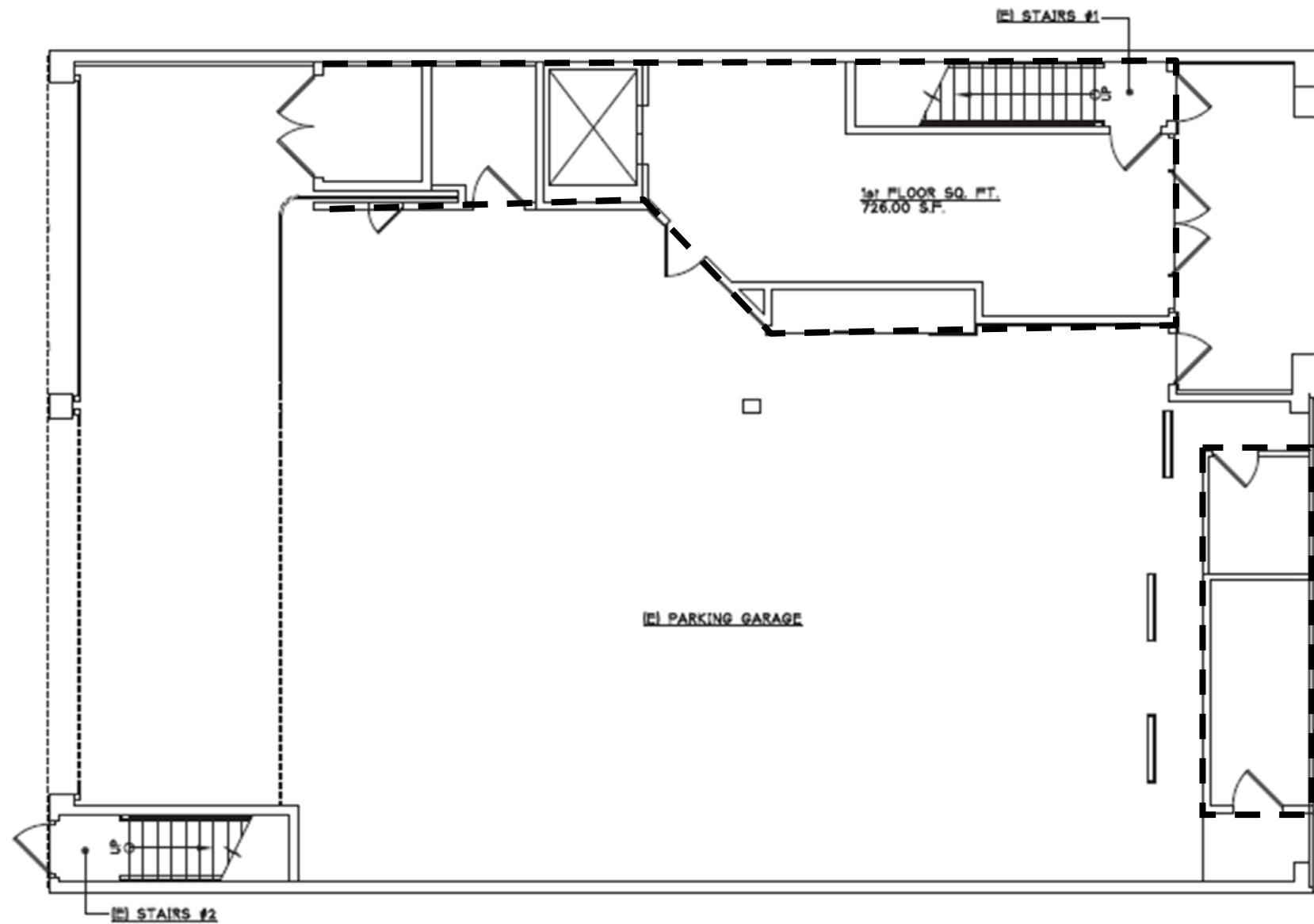
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1ST FLOOR SPACE PLAN

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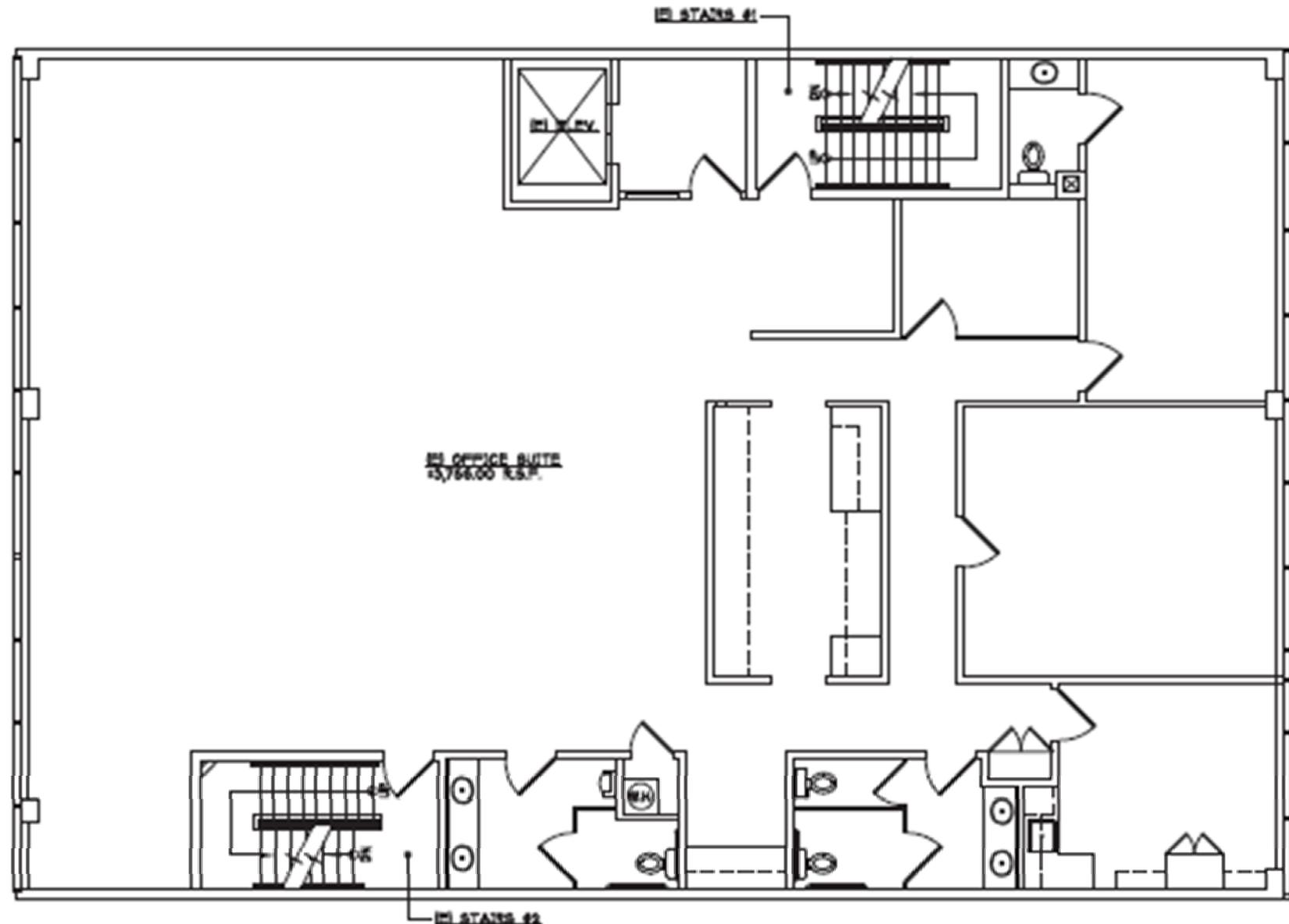
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2ND FLOOR SPACE PLAN

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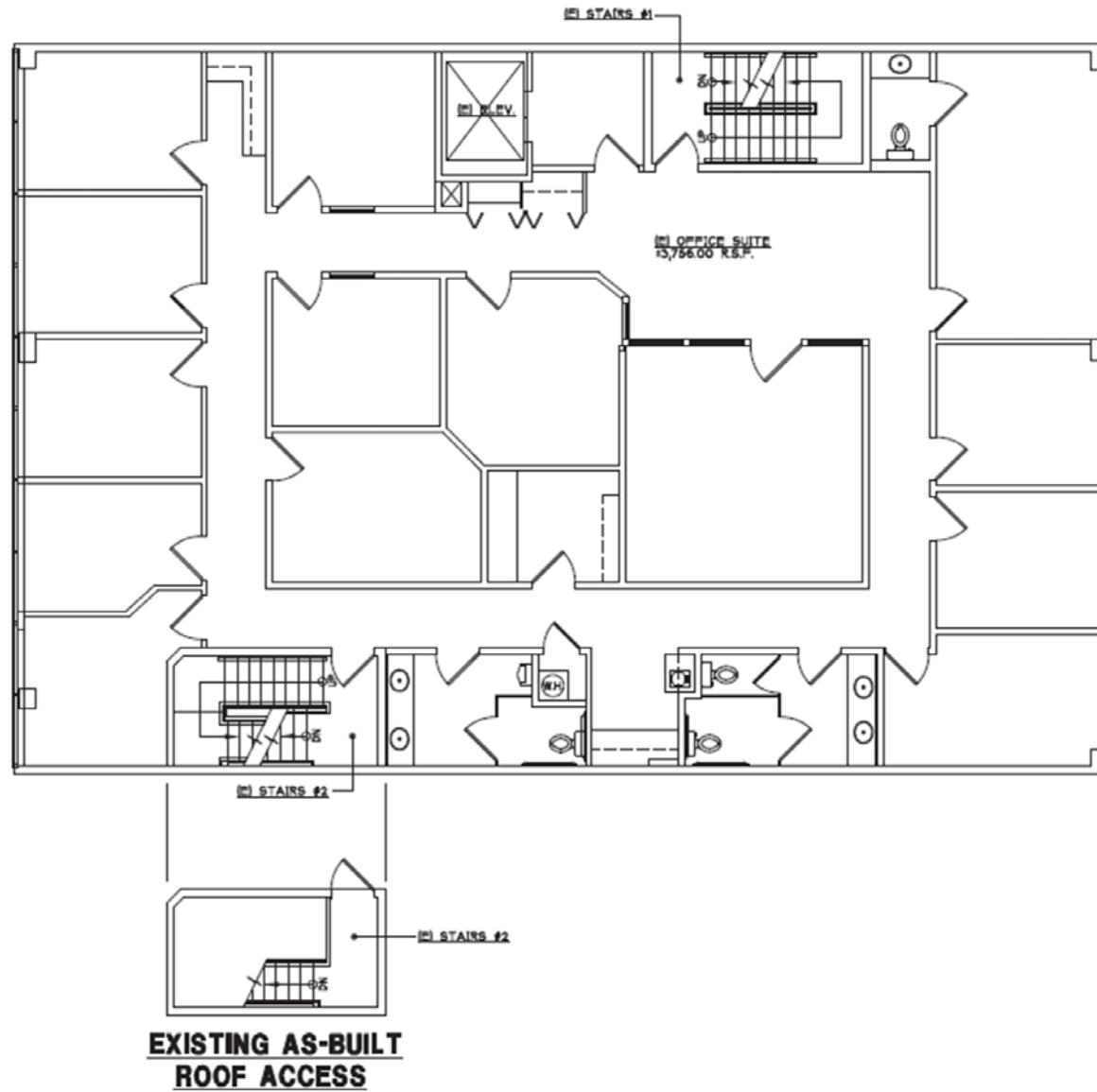
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3RD FLOOR SPACE PLAN

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PROPERTY OVERVIEW/INFORMATION

7033 OWENSMOUTH AVE, CANOGA PARK 91303



Address:	7033 Owensmouth Ave, Canoga Park 91303
APN:	2138-004-018
Building Size:	8,238 Square Feet (Non-Divisible)
Land Size:	7,500 Square Feet (50'x150')
Lease Price:	\$2.10 Per Square Foot Modified Gross
Sale Price:	\$3,300,000.00 (Cash or cash to new loan)

Zoning:	LAC1 (Office Building)
Year Built:	1985 (40 years)
Construction:	Steel Frame
Parking:	21 spaces covered and surface
Bathrooms:	6 with 3 each on 2nd and 3rd floors
HVAC:	6 (4) ton, 1 (3) ton, 2 (3) ton mini-splits

LOCATION

Block and a half north of the Westfield Topanga Mall and Warner Center which is home to countless Restaurants, National Retailers, the Rams Practice Facility along with their future Corporate Headquarters. Several recently completed Apartment Developments are located nearby with many more slated for the future. Convenient access to 101 Freeway via both the on and off ramps at Topanga Canyon Boulevard.

DESCRIPTION

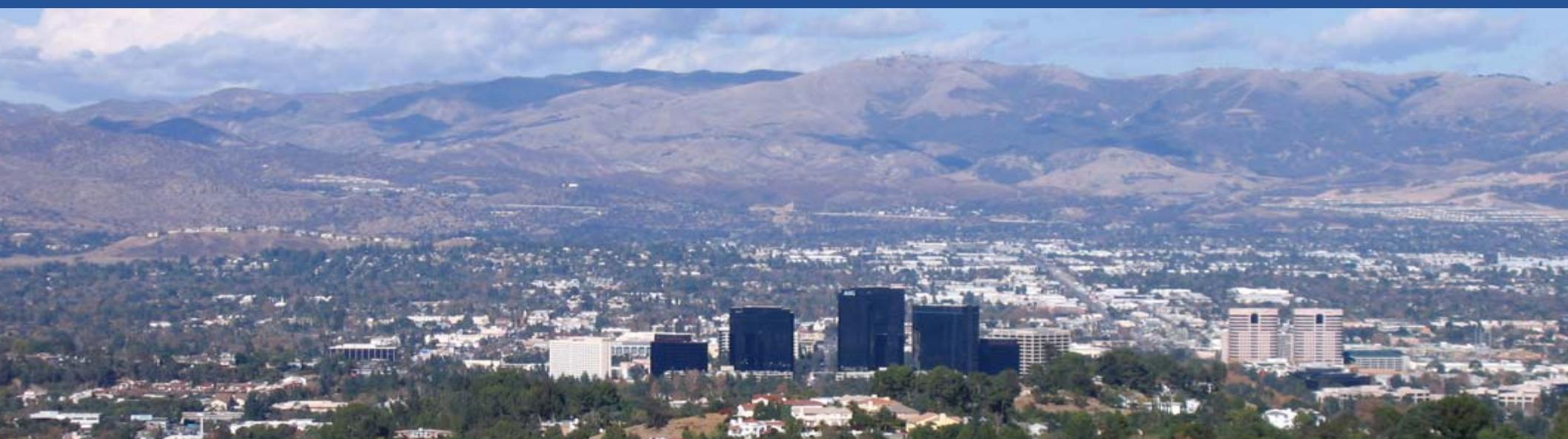
Three (3) story elevator-serviced office building impeccably maintained with ground-level parking both covered and surface accessed by rear alley. Acrisure of California, LLC, an insurance company currently occupies the premises and will be vacating within the next few months. The existing furniture can be made available to prospective Buyers and Tenants if so desired.

HIGHLIGHTS

- Elevator Serviced
- Excellent Condition
- Dedicated Fire Hydrant
- Existing Furniture Available
- Fire Sprinklers Throughout Bldg
- Climate Controlled Server & IT Room
- Down the Street from Westfield Mall
- Surrounded by Restaurants & Retailers
- Same Company Occupied for over 40 years
- This is the First Time Property ever on Market

DEMOGRAPHICS

7033 OWENSMOUTH AVE, CANOGA PARK 91303



POPULATION

	2-Mile	5-Mile	10-Mile
2020 Population	127,140	428,030	1,069,819
2024 Population	130,977	426,732	1,058,923
2029 Population Projection	128,561	416,168	1,032,345

HOUSEHOLD INCOME

	2-Mile	5-Mile	10-Mile
Avg Household Income	\$103,697	\$117,115	\$116,682
Median Household Income	\$80,992	\$89,564	\$88,494

POPULATION BY RACE

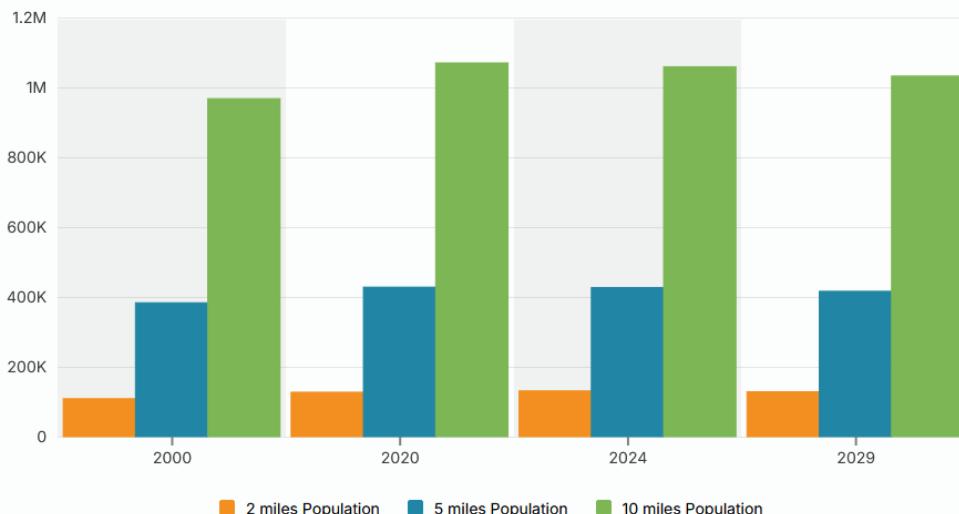
	2-Mile	5-Mile	10-Mile
White	44,296	181,009	443,963
Black	7,153	20,426	43,453
American Indian/Alaskan Native	1,651	4,438	11,297
Asian	21,618	60,028	139,420
Hawaiian & Pacific Islander	206	572	1,534
Two or More Races	56,052	160,260	419,257
Hispanic Origin	56,477	159,096	426,380

DEMOCRAPHICS (CONT.)

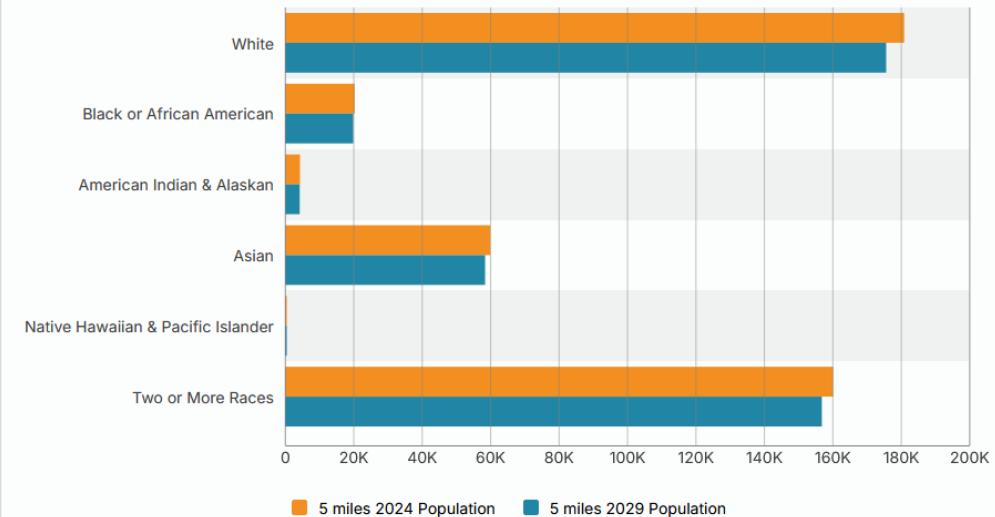
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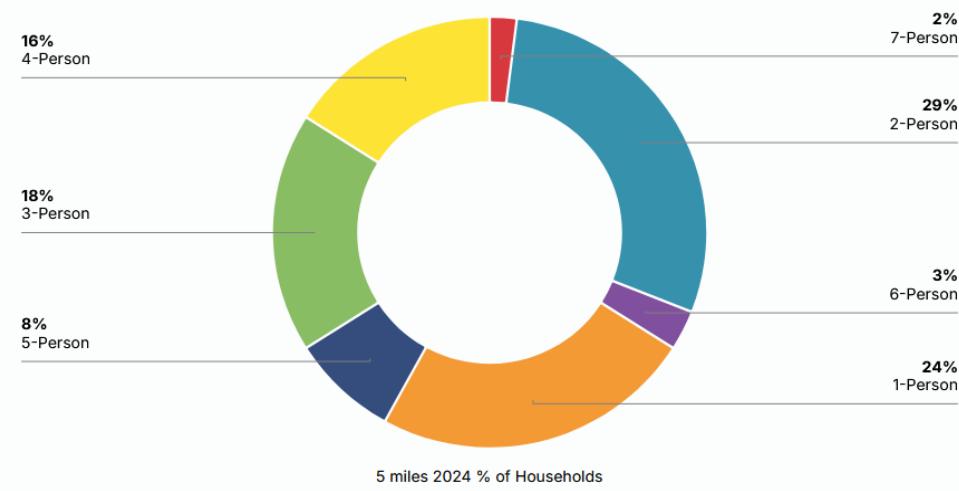
Population



Population By Race



Household Size



Household Income

