

FOR SALE OR LEASE

WARNER CENTER ADJACENT OFFICE BUILDING



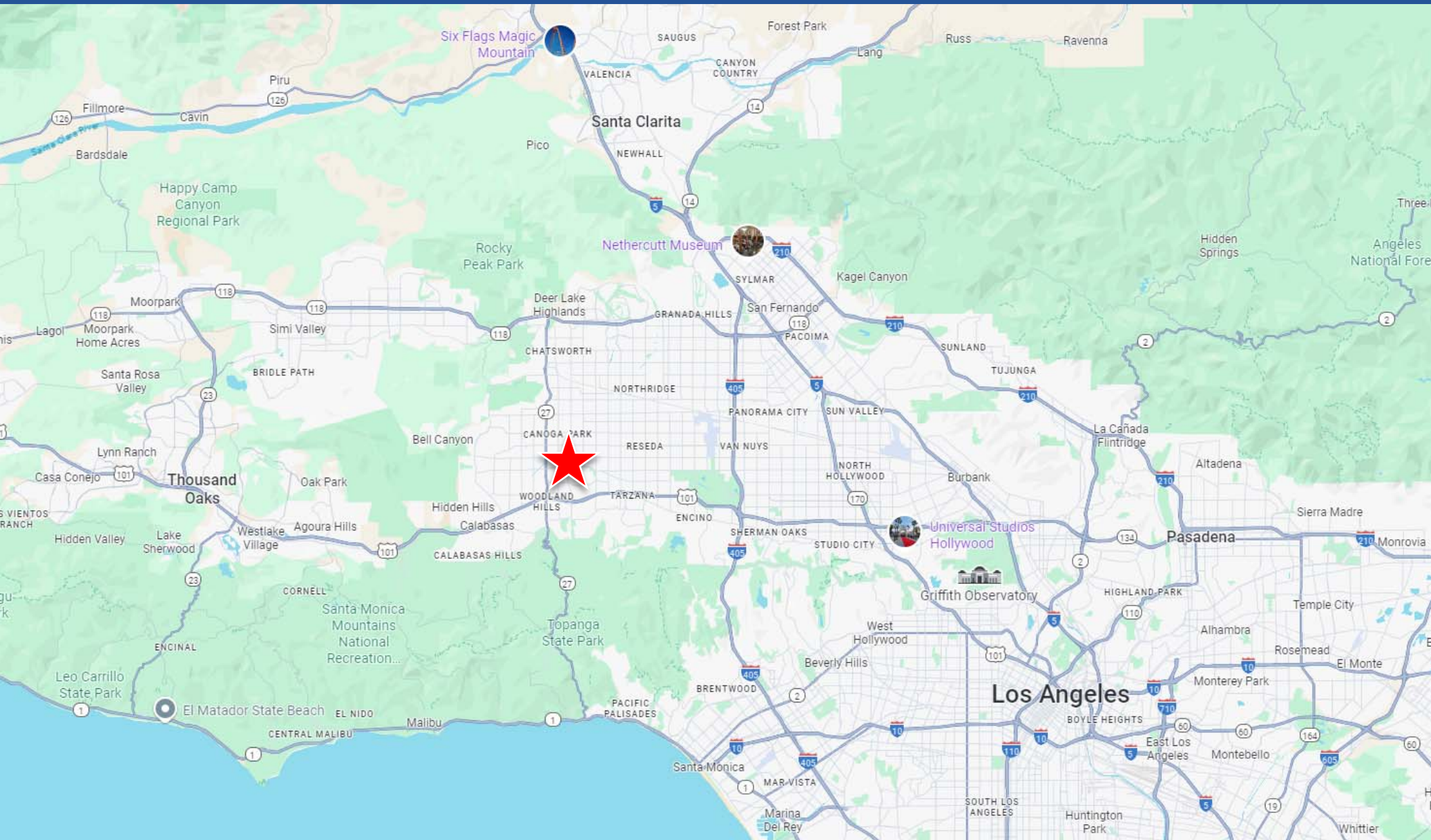
7033 OWENSMOUTH AVE, CANOGA PARK 91303

JON PALEY 818.225.1300 | INFO@PALEYCOMMERCIALREALESTATE.COM



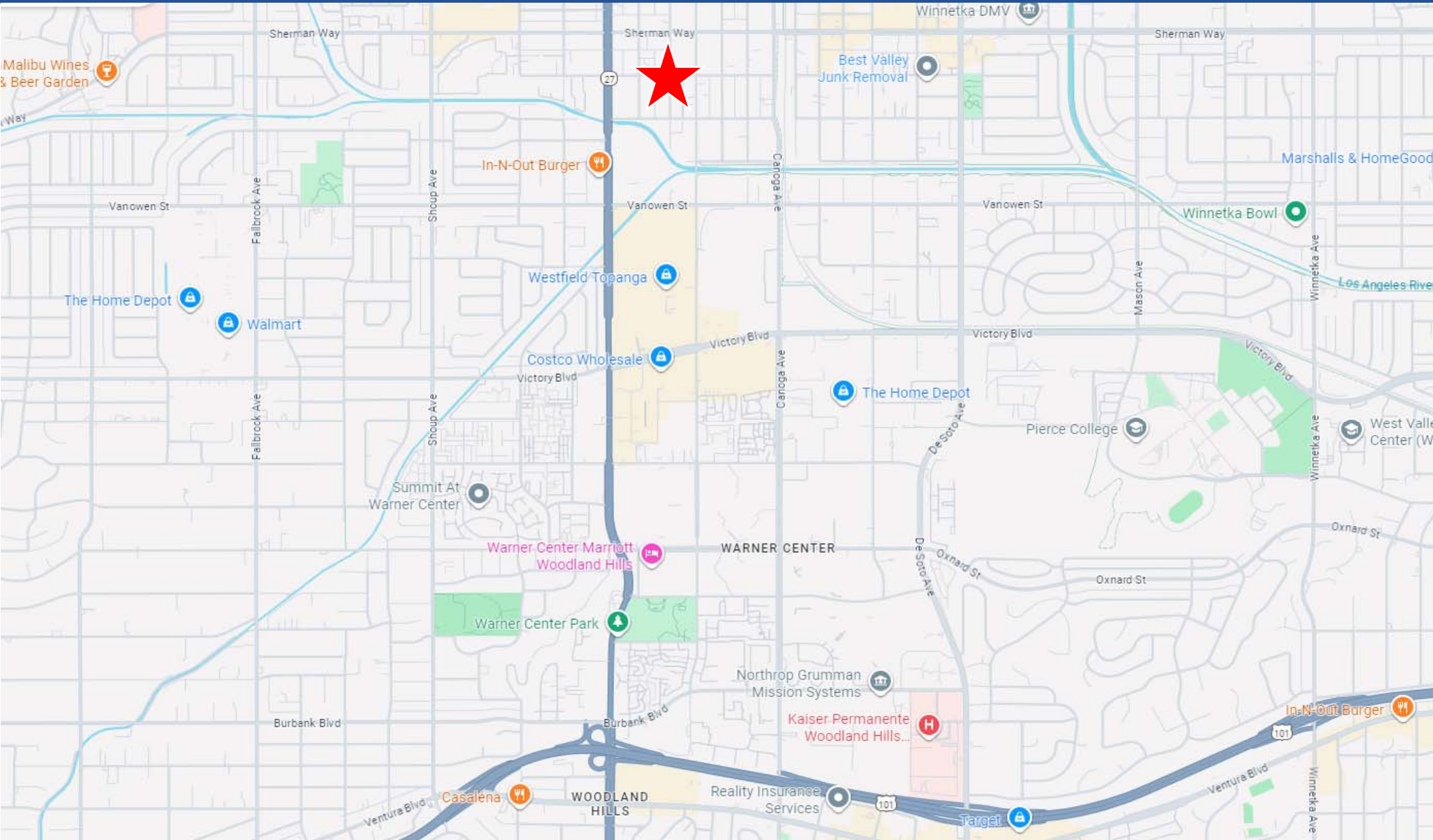
MAP OF SURROUNDING AREAS

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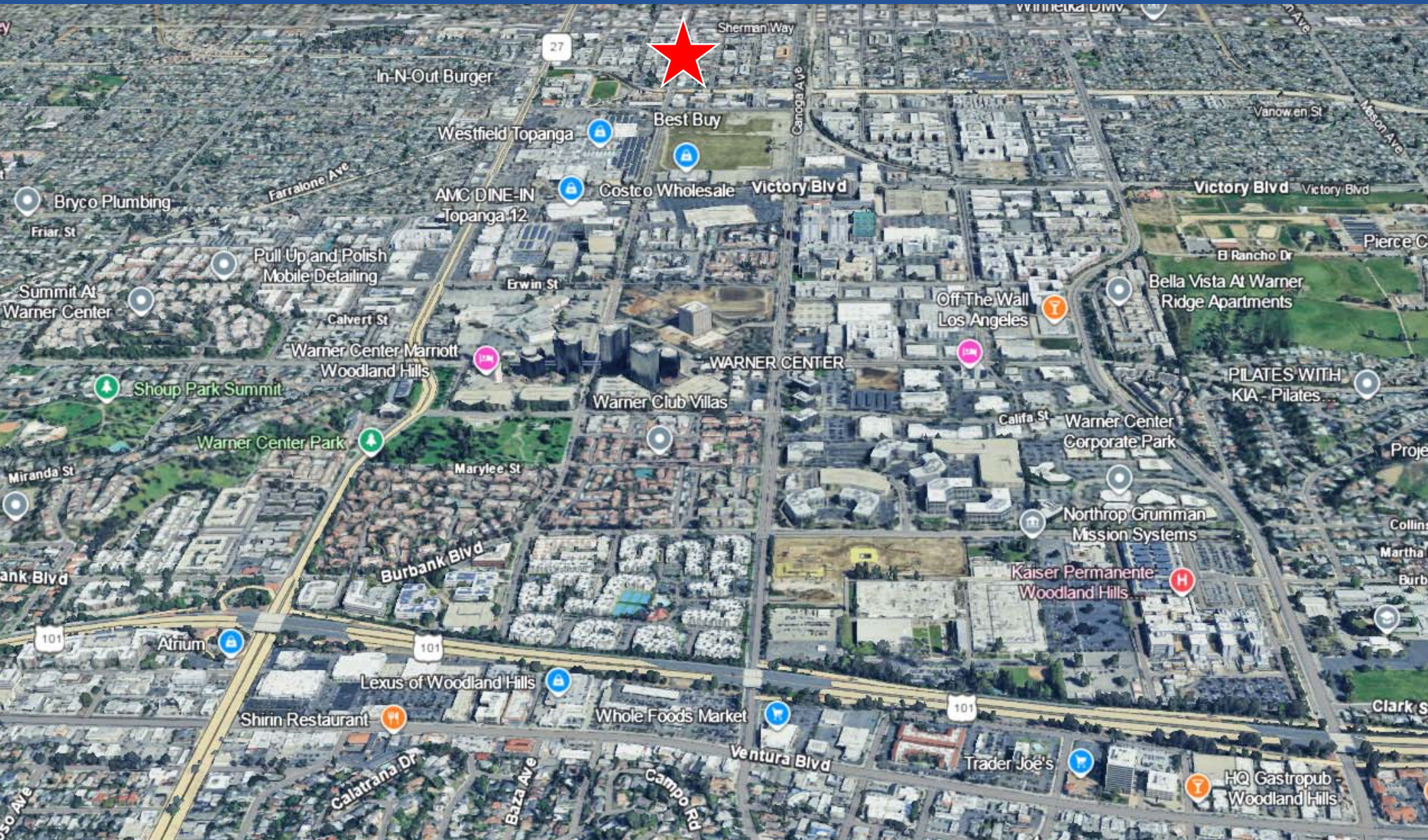
WARNER CENTER VICINITY MAP

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AREA OVERVIEW (WIDE)

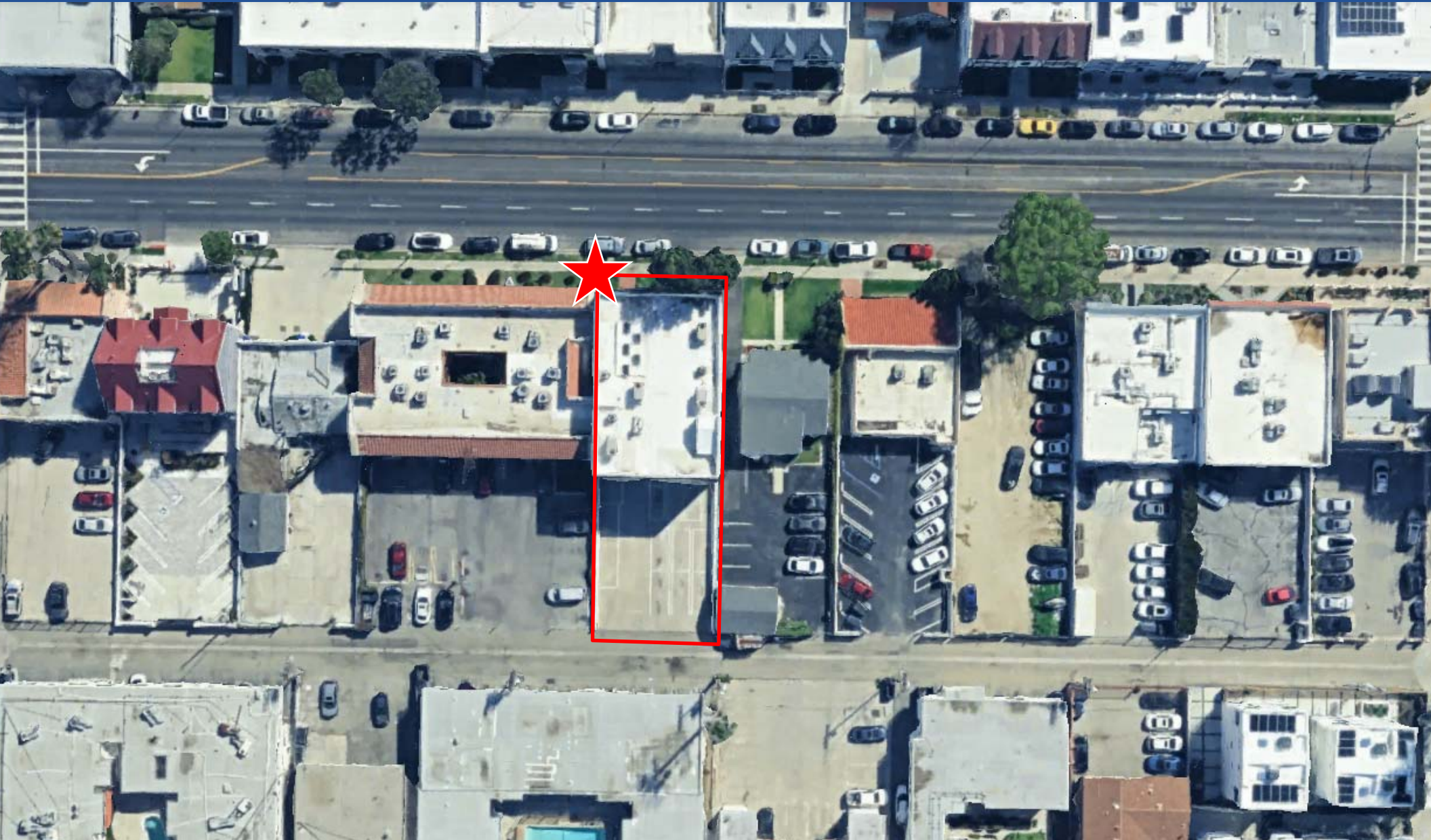
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AERIAL VIEW (ZOOMED)

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AREA BUSINESSES

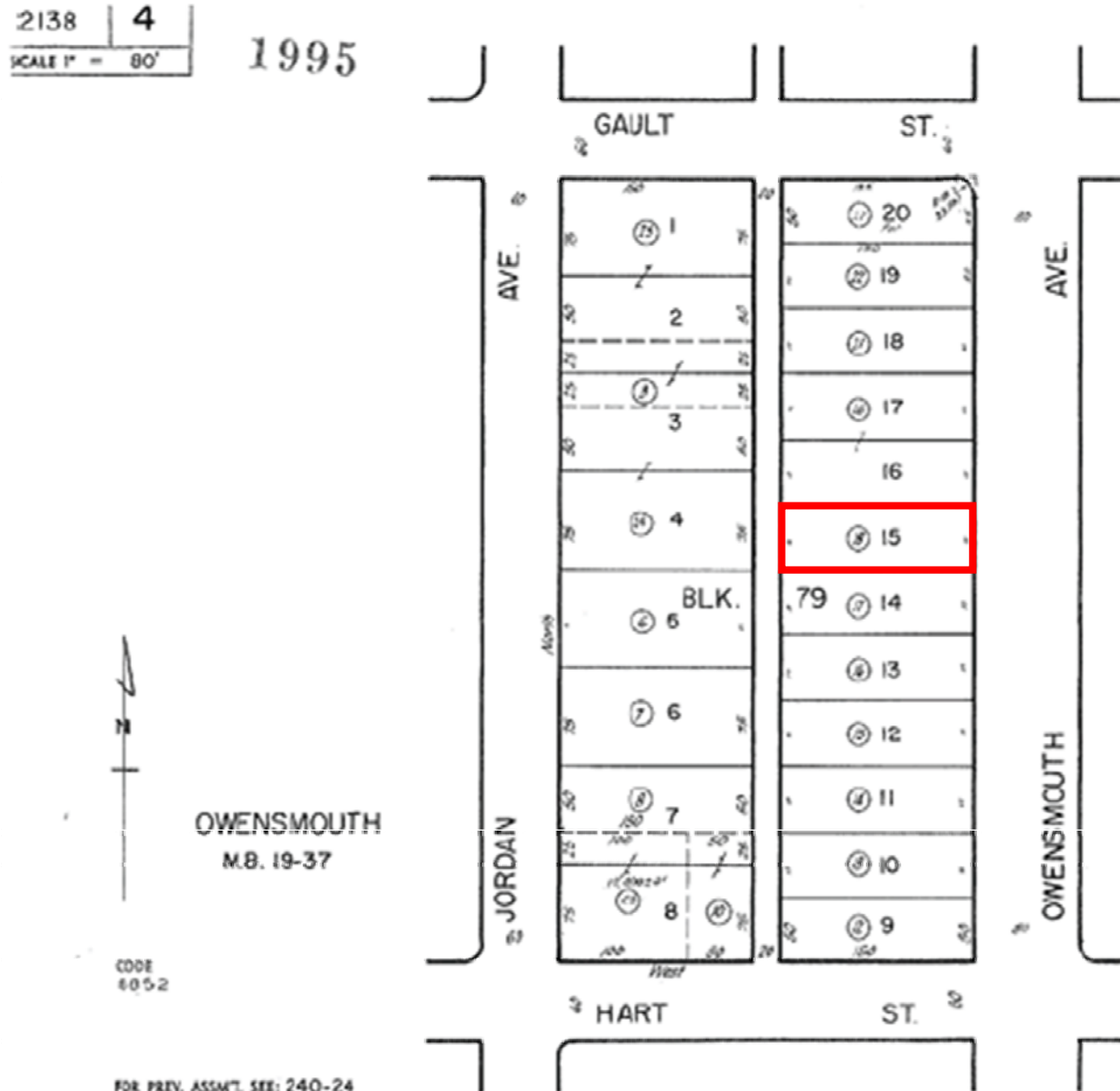
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PLOT MAP

7033 OWENSMOUTH AVE, CANOGA PARK 91303



EXTERIOR PHOTOS

7033 OWENSMOUTH AVE, CANOGA PARK 91303



INTERIOR – 1ST FLOOR LOBBY/2ND FLOOR

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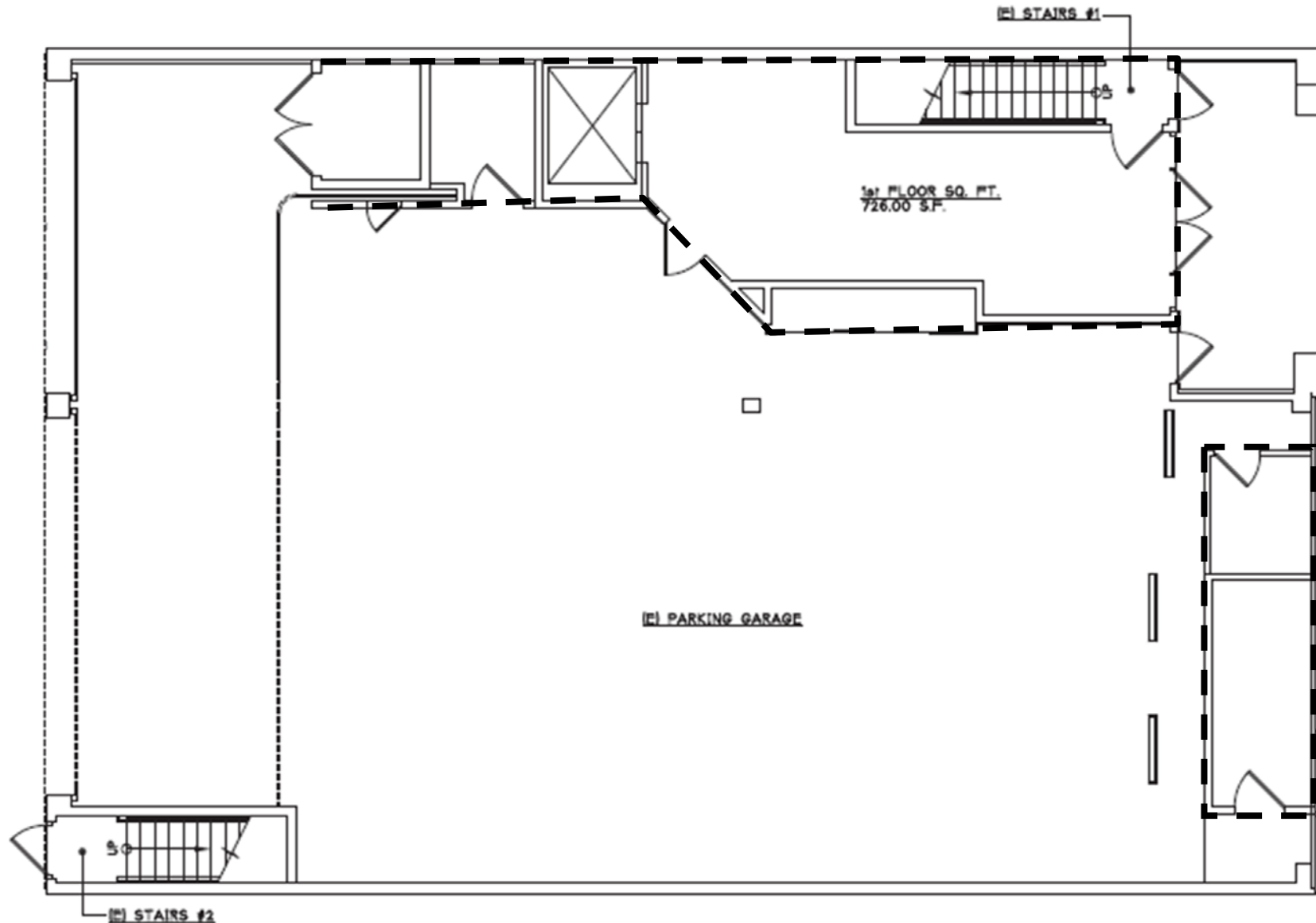
INTERIOR PHOTOS – 3RD FLOOR

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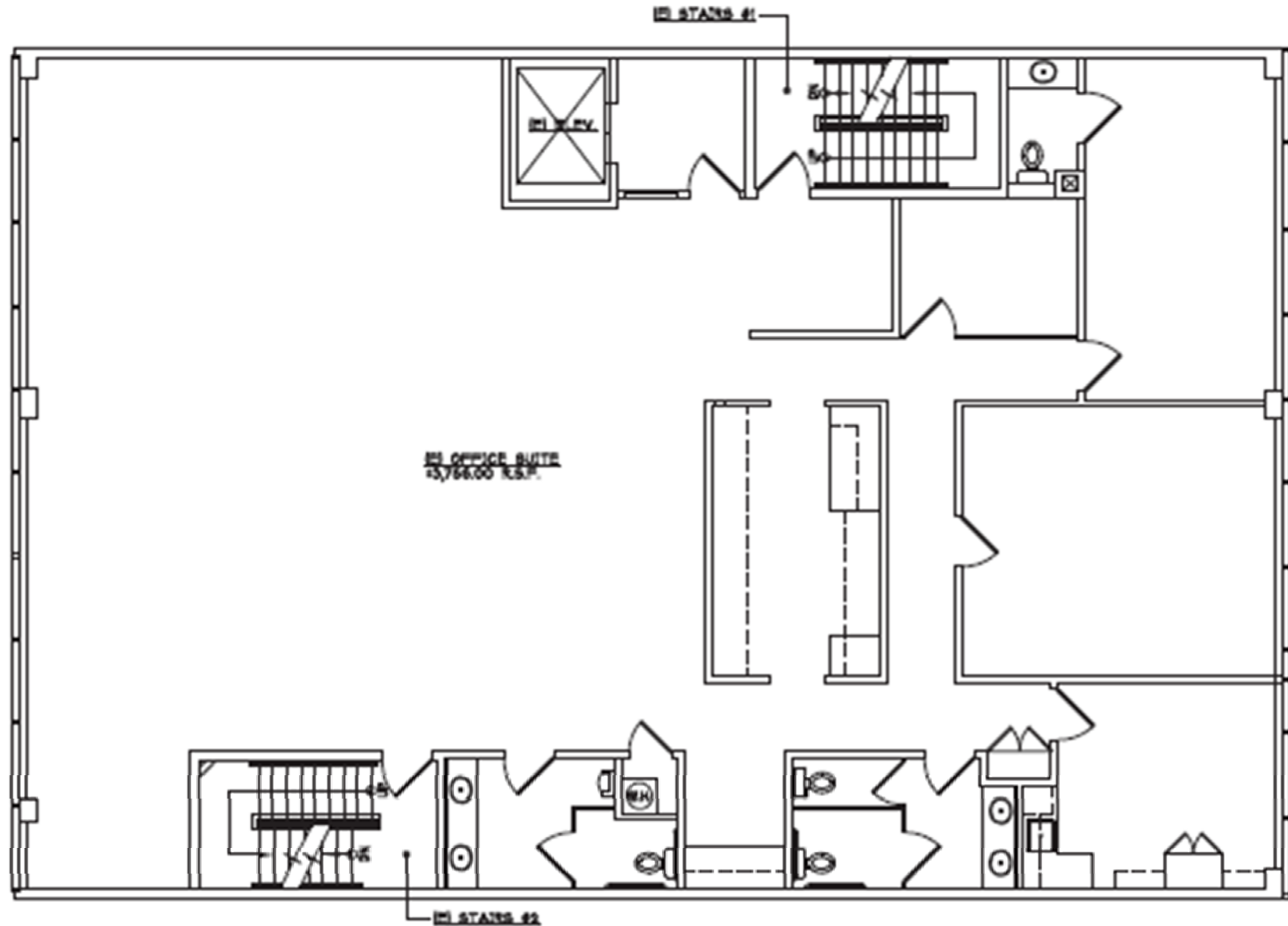
1ST FLOOR SPACE PLAN

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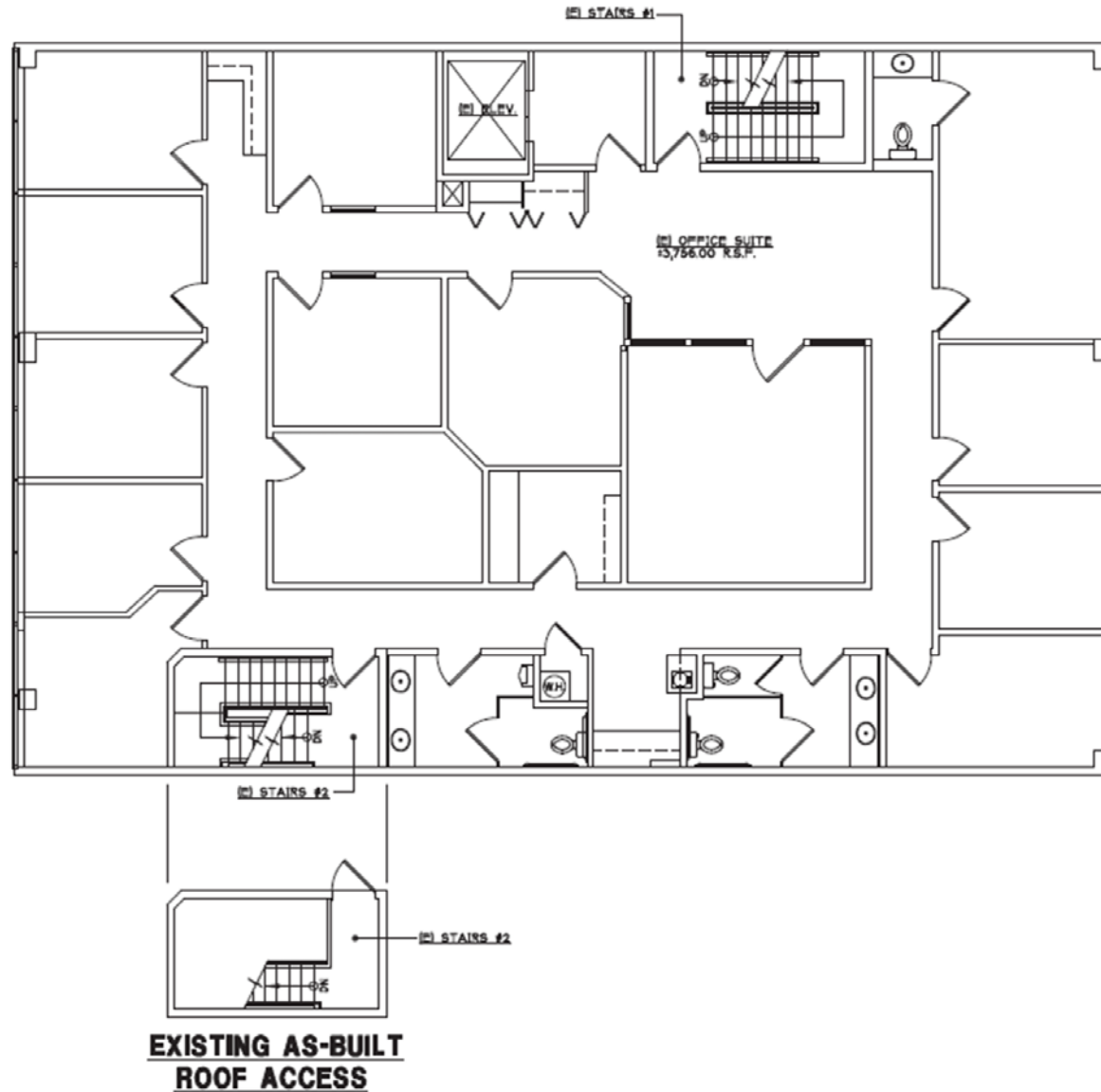
2ND FLOOR SPACE PLAN

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3RD FLOOR SPACE PLAN

7033 OWENSMOUTH AVE, CANOGA PARK 91303



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

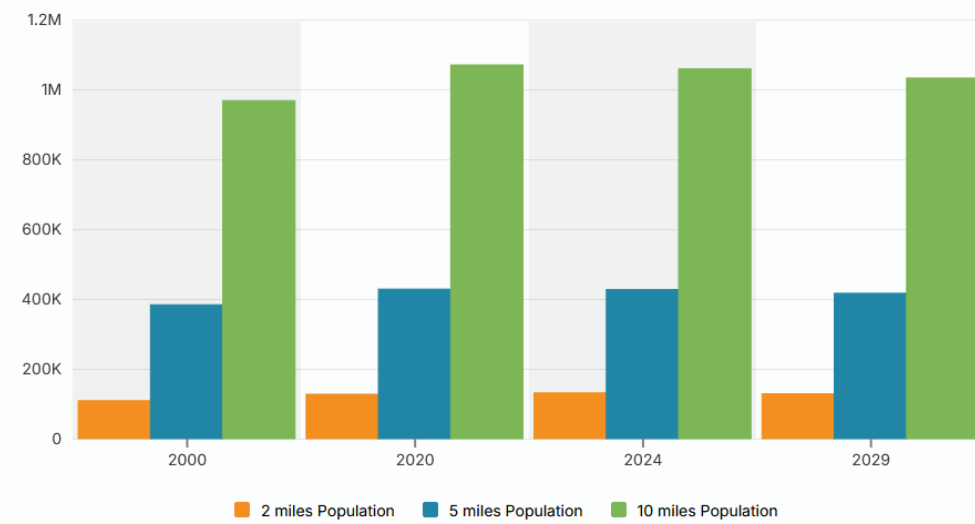
POPULATION BY RACE	2-Mile	5-Mile	10-Mile
White	44,296	181,009	443,963
Black	7,153	20,426	43,453
American Indian/Alaskan Native	1,651	4,438	11,297
Asian	21,618	60,028	139,420
Hawaiian & Pacific Islander	206	572	1,534
Two or More Races	56,052	160,260	419,257
Hispanic Origin	56,477	159,096	426,380

DEMOGRAPHICS (CONT.)

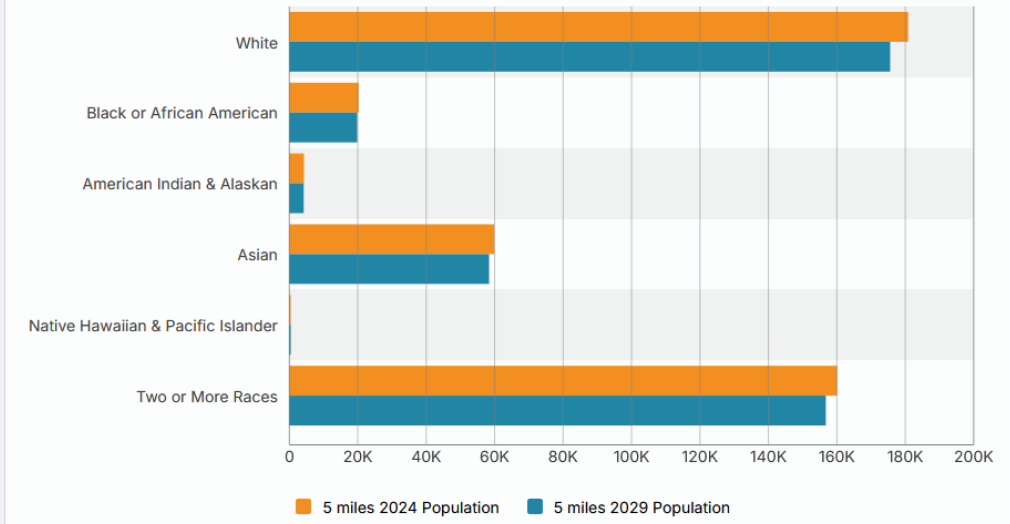
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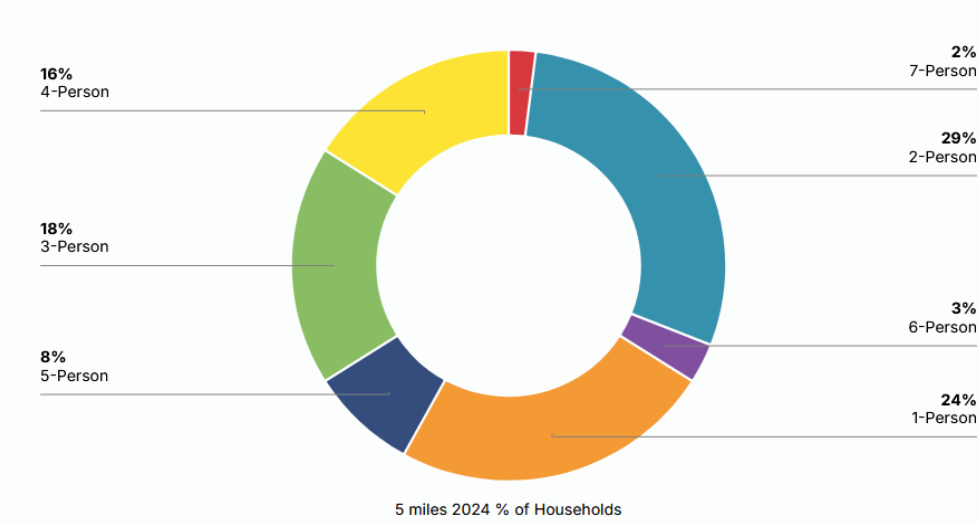
Population



Population By Race



Household Size



Household Income

