

FOR LEASE

DE SOTO PLAZA CENTER

8901-8941 DE SOTO AVE | CANOGA PARK, CA 91304-1966



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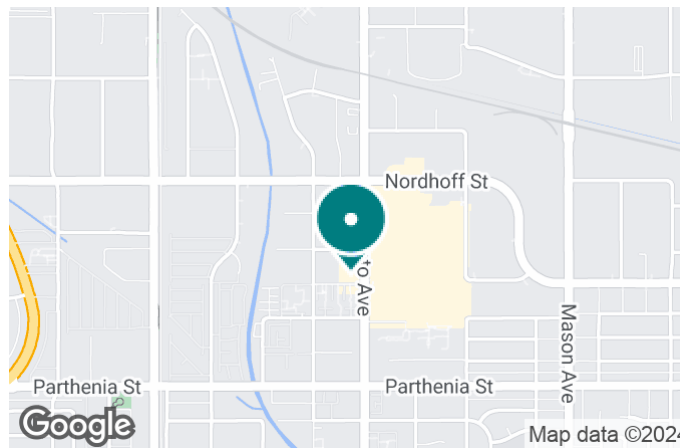
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LEASING
BROKERAGE
INVESTMENTS

FEATURES & AMENITIES

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BROCHURE | PAGE 2



FEATURES & AMENITIES

- Approx. 1000 SF Retail space
- Approximately 227 SF, 350 SF and 633 sf Offices Available
- Convenient Ingress and Egress
- Front and Rear Access
- Plenty of Onsite Parking
- High Traffic Shopping Corridor
- Lease rate does not include utilities, property expenses or building services
- Located in-line with other retail
- Central Air and Heating
- Private Restrooms
- Drop Ceilings

NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	7,922	30,698	62,500
Total Population	24,326	97,098	196,881
Average HH Income	\$62,417	\$72,866	\$76,365

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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BROCHURE | PAGE 3



PROPERTY HIGHLIGHTS

- Great Demographics
- Busy DeSoto Avenue
- Great Tenant Mix
- Busy Center
- Great ingress and egress

OFFERING SUMMARY

Lease Rate:	\$1.20 - 2.57 SF/month (Full Service; MG; NNN)
Available SF:	227 - 1,000 SF
Building Size:	4,600 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
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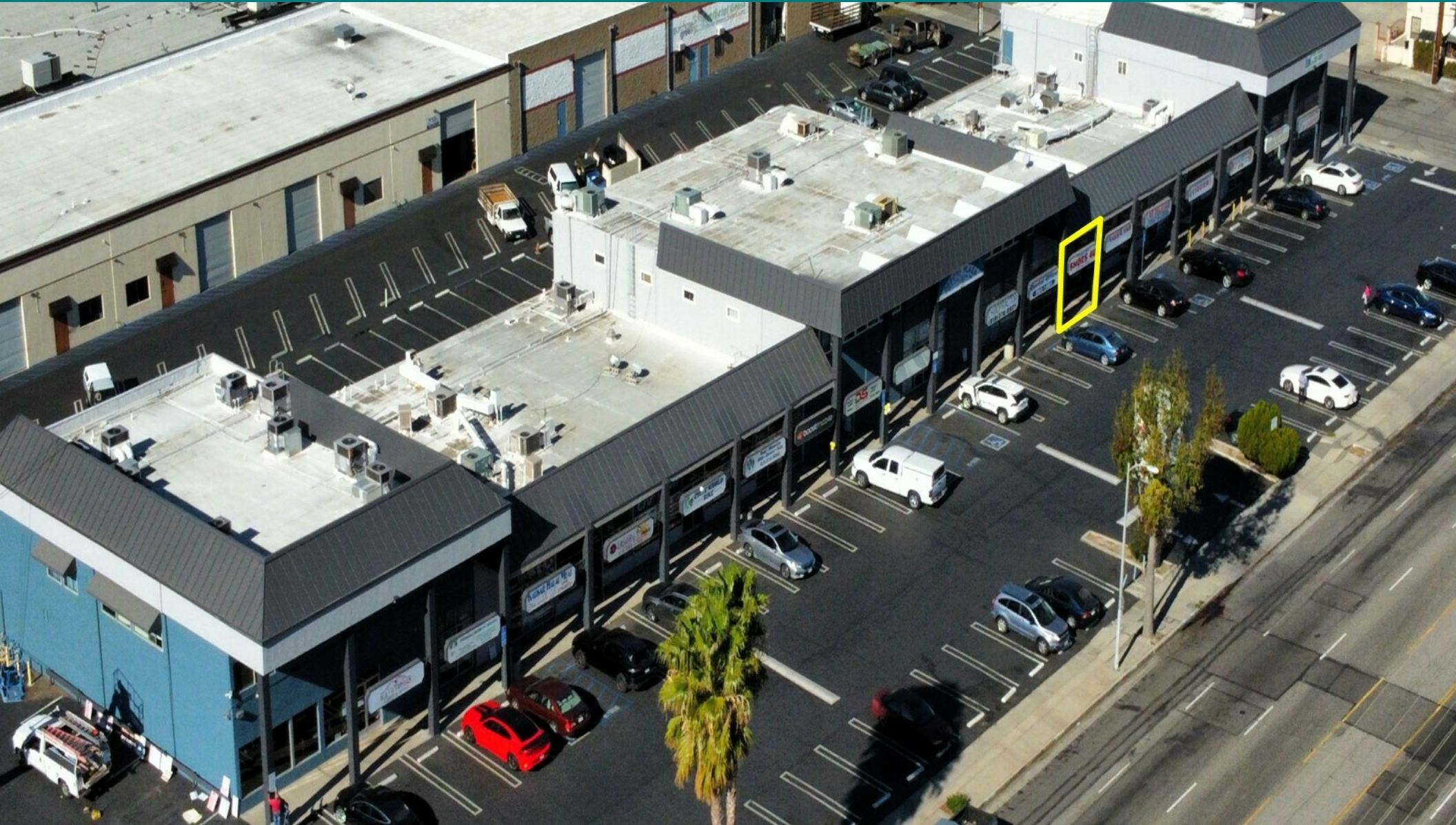
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ADDITIONAL PHOTOS

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BROCHURE | PAGE 4

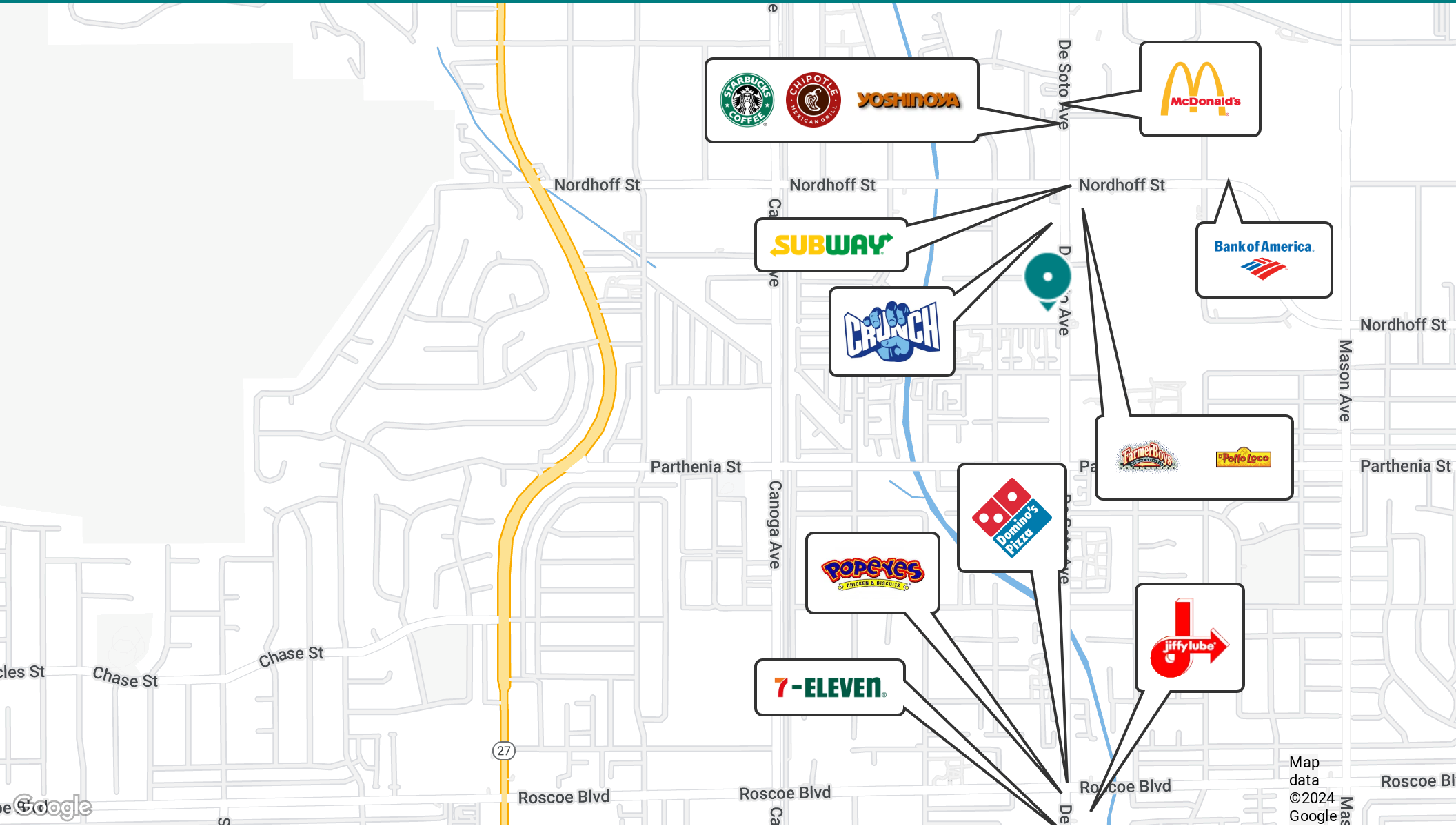


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LOCATION MAP

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Map
data
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Google

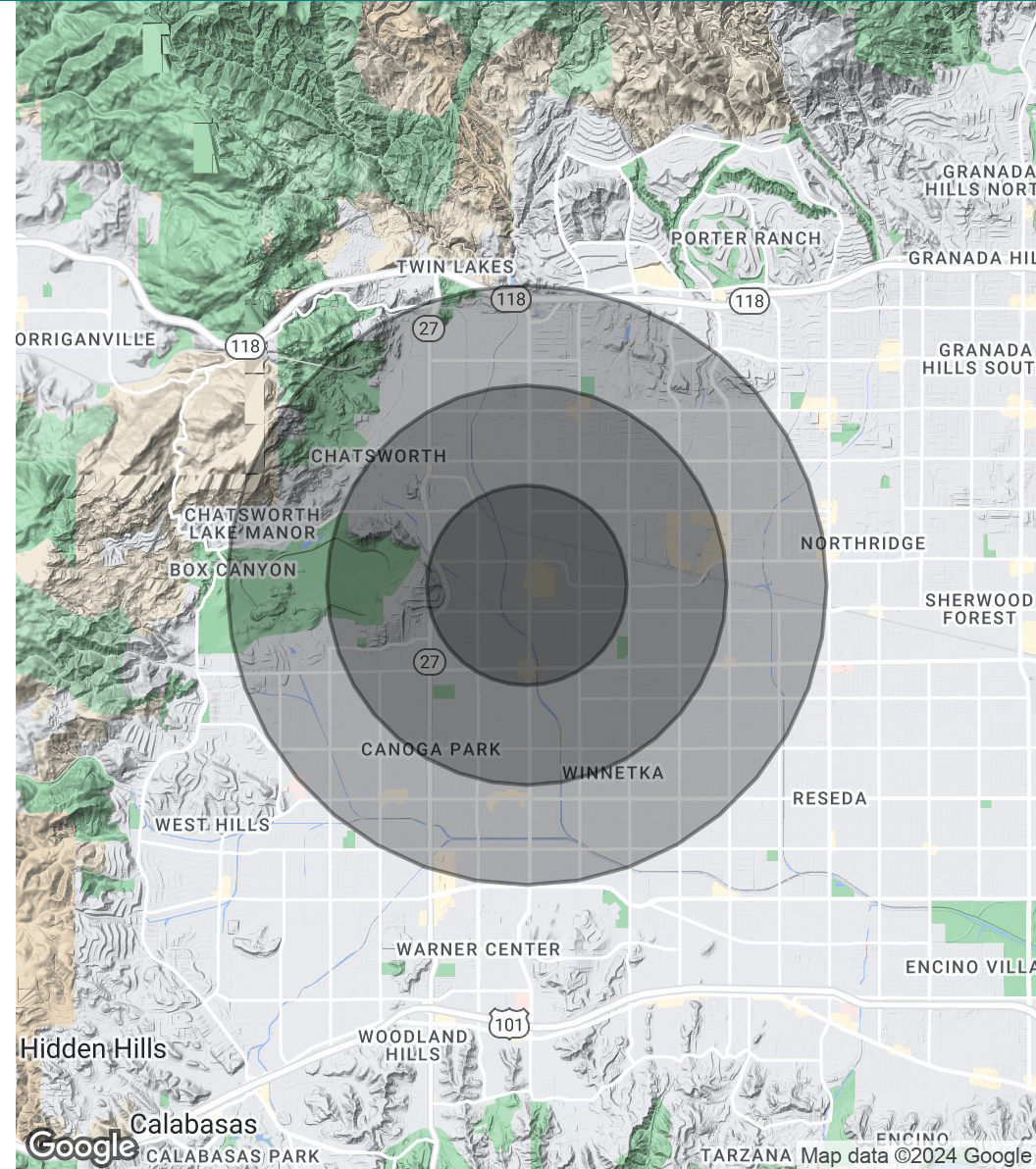
DEMOGRAPHICS MAP & REPORT

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BROCHURE | PAGE 6

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	24,326	97,098	196,881
Average Age	32.9	34.9	35.6
Average Age (Male)	31.4	33.8	34.5
Average Age (Female)	35.5	36.4	36.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	7,922	30,698	62,500
# of Persons per HH	3.1	3.2	3.2
Average HH Income	\$62,417	\$72,866	\$76,365
Average House Value	\$447,508	\$500,454	\$526,354

* Demographic data derived from 2020 ACS - US Census



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