



**FOR LEASE**



**9021 DE SOTO AVE,  
CANOGA PARK, CA 91304**



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## PROPERTY SUMMARY

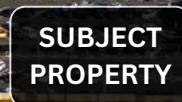
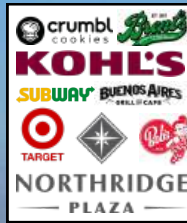
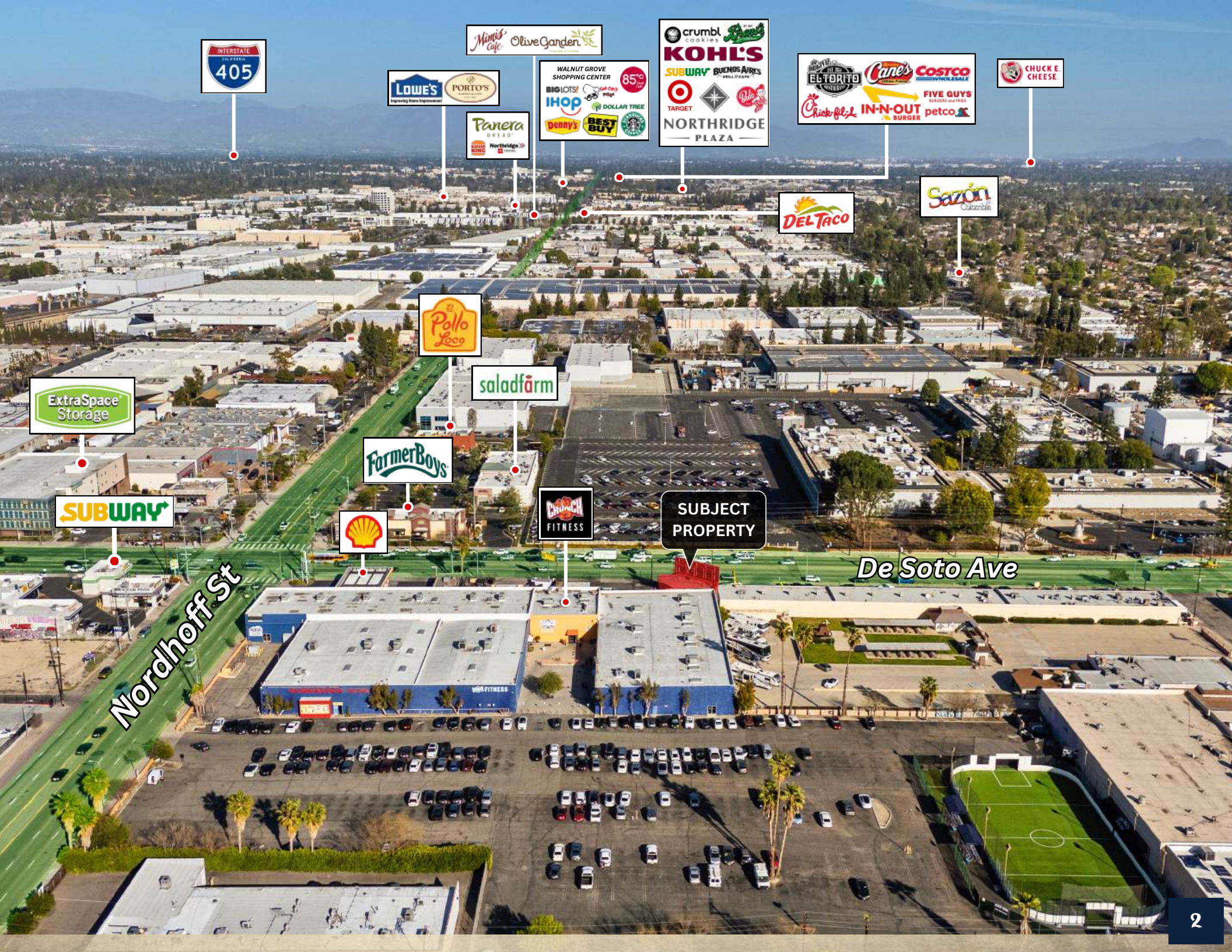
### PROPERTY INFO

Property Type:	Auto Repair
Year Built:	1973
Parcel Number:	2779-001-036
Building:	1,200 SF
Lot Size:	4,318/.1 SF/AC
Zoning:	LAP
Asking Price:	\$3.50 PSF

*All information deemed reliable but not guaranteed. Buyer to verify.*







Nordhoff St

De Soto Ave



# PROPERTY HIGHLIGHTS

- ✓ Prime Location in Canoga Park
- ✓ Ample parking and vehicle storage.
- ✓ Equipped with service bays and lifts.
- ✓ High-traffic area with great visibility.
- ✓ Permitted for Auto repair & related businesses.



# ABOUT CANOGA PARK

Canoga Park is a vibrant and diverse neighborhood located in the western part of the San Fernando Valley, Los Angeles. It offers a mix of residential, commercial, and recreational amenities, making it an attractive option for families, young professionals, and real estate investors. The neighborhood's blend of historical charm, cultural diversity, and modern conveniences sets it apart as a unique and lively community.

## WHY CANOGA PARK?

It offers a balanced mix of residential tranquility, commercial vibrancy, and cultural diversity. It appeals to a variety of people, from families looking for quality schools and parks to professionals seeking an affordable and convenient place to live. Its evolving real estate market, diverse dining scene, and vibrant community events make it an attractive choice for potential residents and investors alike. For those who value a strong sense of community, access to modern amenities, and the opportunity for growth, Canoga Park stands out as a prime destination in Los Angeles' San Fernando Valley.





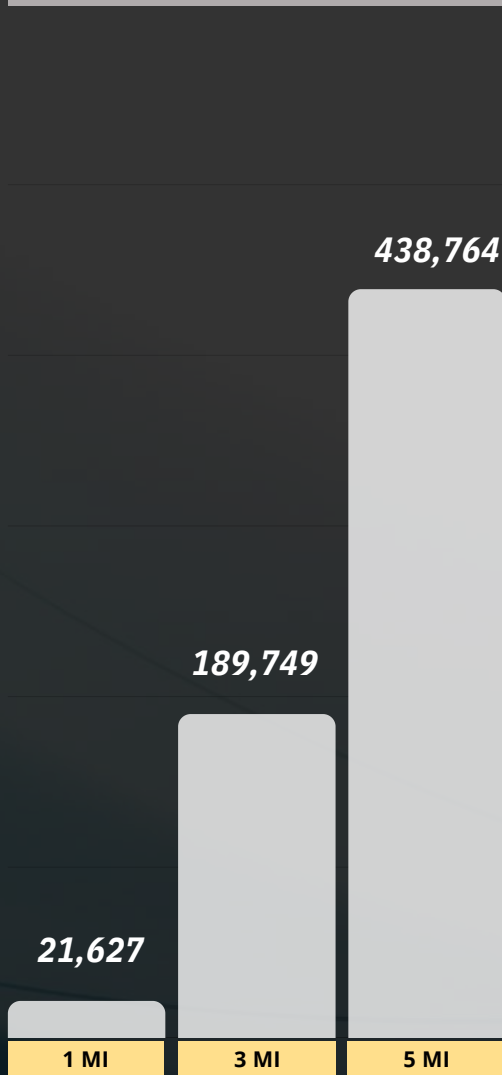
# PROPERTY PHOTOS

1941 HUNTINGTON DR, SOUTH PASADENA, CA 91030

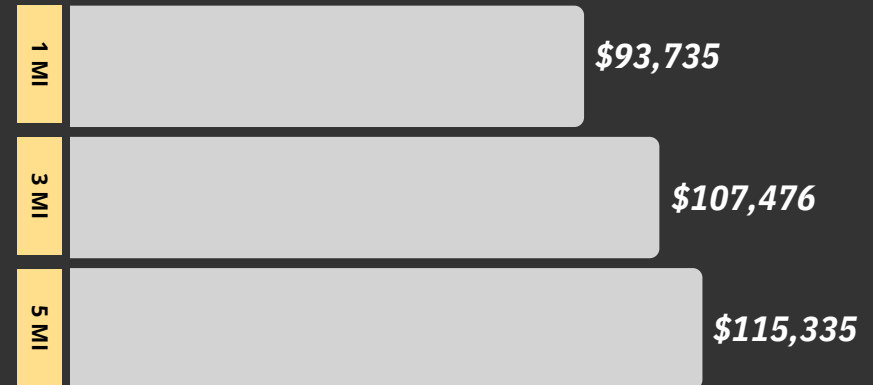


# DEMOGRAPHICS

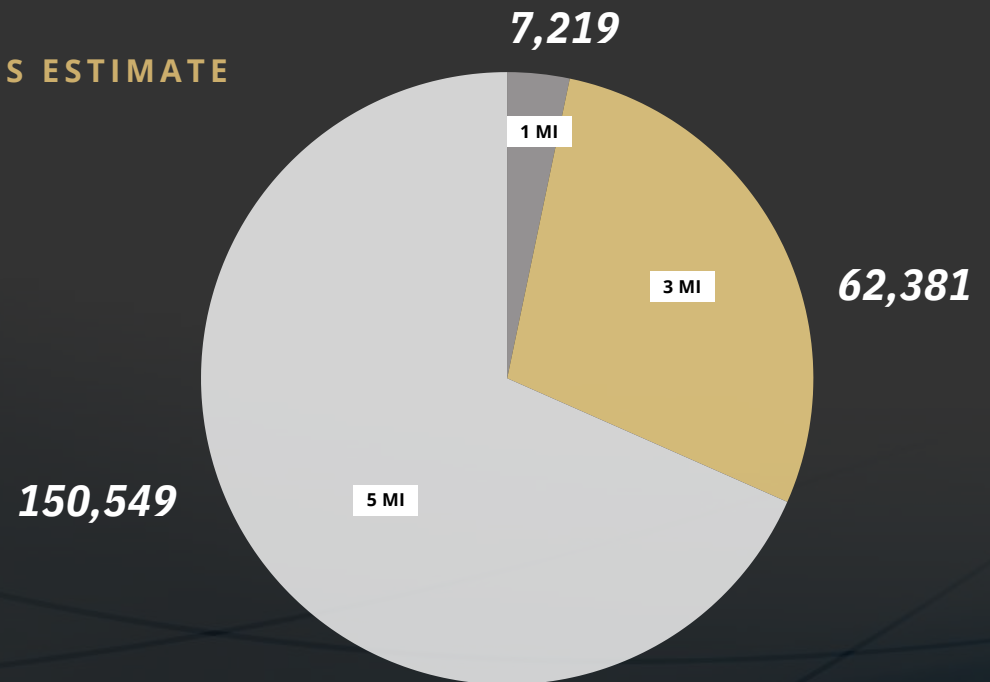
## POPULATION



## AVERAGE HOUSEHOLD INCOME



## HOUSEHOLDS ESTIMATE





# TRAFFIC COUNTS



Street	Cross Street		Traffic Volume	Distance from Subject
de Soto Ave	Osborne St	0.06 S	33,541	MPSI .03
de Soto Ave	Osborne St	0.06 S	30,243	MPSI .04
Nordhoff St	de Soto Ave	0.05 E	27,203	MPSI .09
Nordhoff St	de Soto Ave	0.05 E	26,325	MPSI .09
Osborne St	de Soto Ave	0.05 E	803	MPSI .09
de Soto Ave	Nordhoff St	0.04 S	37,263	MPSI .13
de Soto Ave	Nordhoff St	0.04 S	34,812	MPSI .13
Nordhoff St	de Soto Ave	0.11 W	19,766	MPSI .15
Nordhoff St	de Soto Ave	0.11 W	27,210	MPSI .15
de Soto Ave	Gresham St	0.08 S	38,776	MPSI .18



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