

FOR LEASE

WARNER CENTER ADJACENT OFFICE SPACE



7225 ALABAMA AVENUE, CANOGA PARK 91303

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Paley
COMMERCIAL REAL ESTATE

AREA BUSINESSES

7225 ALABAMA AVENUE, CANOGA PARK 91303



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AERIAL OVERVIEW

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INTERIOR PHOTOS

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PROPERTY FEATURES

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OVERVIEW

- * Turn Key Space
- * 2,700 Square Feet
- * Flexible Lease Term
- * \$2.00 Per Square Foot MG

DESCRIPTION

Freshly remodeled first floor office space. Mostly open floor plan with two (2) restrooms. Ample parking behind building which is fenced and secure as well as free street parking along Alabama Avenue.

Located on Alabama Avenue two blocks West of the intersection at Sherman Way and Canoga Avenue. Down the street from Warner Center, Westfield Topanga Malls, and future L.A. Rams practice facility and headquarters. Surrounded by countless national retailers, restaurants, and entertainment venues. Close proximity to both the 101 and 118 Freeways.

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DEMOGRAPHICS

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| POPULATION | 2-Mile | 5-Mile | 10-Mile |
|---------------------------|---------------|---------------|----------------|
| 2010 Households | 39,843 | 133,096 | 340,291 |
| 2022 Households | 46,869 | 141,075 | 352,531 |
| 2027 Household Projection | 47,476 | 140,412 | 349,531 |
| HOUSEHOLD INCOME | 2-Mile | 5-Mile | 10-Mile |
| Avg Household Income | \$98,947 | \$111,354 | \$112,431 |
| Median Household Income | \$75,590 | \$84,608 | \$84,993 |

| POPULATION BY RACE | 2-Mile | 5-Mile | 10-Mile |
|--------------------------------|---------------|---------------|----------------|
| White | 94,845 | 302,315 | 795,285 |
| Black | 6,994 | 19,406 | 45,930 |
| American Indian/Alaskan Native | 1,654 | 4,268 | 11,544 |
| Asian | 23,132 | 63,750 | 150,577 |
| Hawaiian & Pacific Islander | 308 | 840 | 2,177 |
| Two or More Races | 5,378 | 17,299 | 40,450 |
| Hispanic Origin | 54,615 | 143,085 | 402,896 |

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