FOR LEASE

WARNER CENTER ADJACENT OFFICE SPACE



7225 ALABAMA AVENUE, CANOGA PARK 91303

CAMILLE & JON PALEY 818.225.1300 | INFO@PALEYCOMMERCIALREALESTATE.COM



AREA BUSINESSES

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AERIAL OVERVIEW

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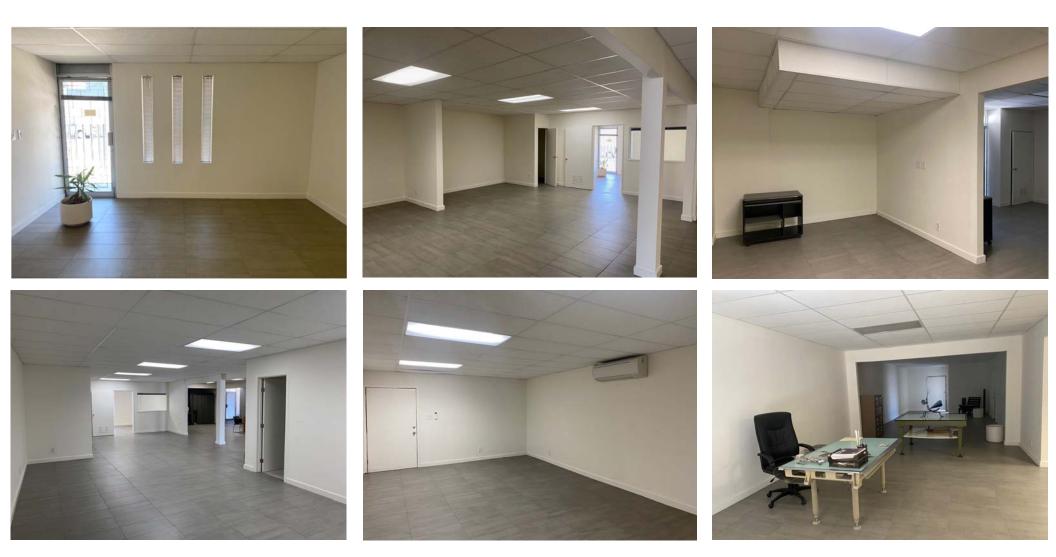


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INTERIOR PHOTOS

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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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