

# Small Auto Repair Space Available for Lease

7219-7251 Deering Ave., Canoga Park, CA 91303

**M** Metro  
Orange Line  
Sherman Way

**AVAILABLE**



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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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## PROPERTY FEATURES

- Automotive Repair space available in Canoga Park at Sherman Way & Canoga
- Roll-up door and shared yard available for parking vehicles
- Space available at the end of September 2024

## AREA AMENITIES

- Located adjacent to Warner Center at Sherman Way and Canoga
- Near the Sherman Way Metro Orange Line



DEMOS	1 MILE	3 MILE	5 MILE
Population	40,345	219,320	424,333
Avg. HH Income	\$71,278	\$98,774	\$110,789
Daytime Pop	40,345	219,320	424,333
Traffic Count	± 28,822 cars per day		



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