

FOR SALE

7057 CANOGA AVENUE

CANOGA PARK, CA 91303

5,218 SF Commercial Retail For Sale Minutes from Warner Center (Opportunity to Purchase Existing Electric Motor & Pump Business)





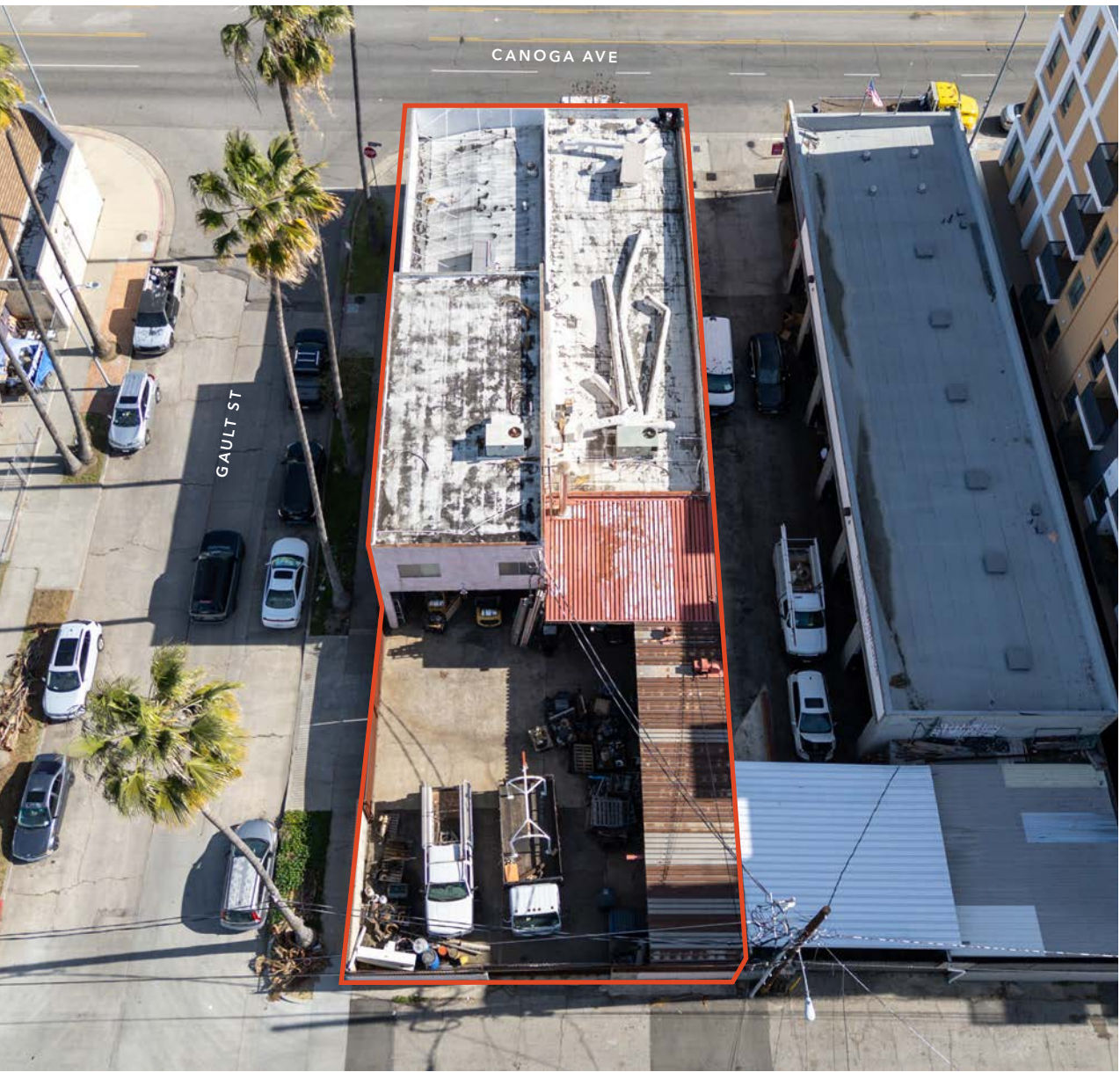
7057 Canoga Ave presents a rare opportunity to acquire street frontage retail, a few minutes away from the Warner Center.

This **5,218 SF freestanding commercial building** sits on a **7,260 square foot C2-zoned lot**, offering a rare opportunity for **owner-users or investors** to benefit from Canoga Park's accelerating growth, revitalization, and long-term upside.

The property offers **two levels of highly functional commercial retail space**, featuring a **fully secured yard**, strong **Canoga Avenue street frontage**, and a **roll-up door**, creating exceptional flexibility for a wide range of retail, showroom, or service-oriented uses.

Ideally positioned just minutes from the U.S. 101 Freeway, with close proximity to **Warner Center** and **Westfield Topanga Mall**, the property is perfectly suited for businesses seeking to capitalize on **robust consumer demand**, **dense surrounding population**, and one of the San Fernando Valley's most active retail corridors.

7057 CANOGA AVE



PROPERTY OVERVIEW

| | |
|---------------|--|
| ADDRESS | 7057 Canoga Ave Canoga Park, CA 91303 |
| SALE PRICE | \$1,566,000 |
| PRICE/SF | \$300 |
| BUILDING SIZE | 5,218 SF |
| LOT SIZE | 7,260 SF |
| YEAR BUILT | 1925 |
| ZONING | C2 |
| STORIES | 2 |
| LOADING DOORS | 1 GL |
| POWER | 240 v 3 phase 400 amps |

\$1.566M
SALE PRICE

\$300
PRICE/SF

PROPERTY HIGHLIGHTS

Freestanding building on 7,260 SF lot

Canoga Ave street frontage

Fully secure rear yard

Ground level roll up door

C2 zoning

240 v 3 phase 400 amps

Covered outside storage

BUSINESS PURCHASE OPPORTUNITY

This property features the opportunity to purchase an existing electric motor and pump business with a long-standing history in the region.

| | |
|-------|-----------|
| VALUE | \$200,000 |
|-------|-----------|

MACHINERY & EQUIPMENT

- Dip Station
- Ovens for Motors
- Machine Lathes
- 2 Company Vehicles
- 2 Forklifts
- Existing inventory & more equipment for repair of electric motors & pumps



LOAN QUOTES

CONVENTIONAL FIXED RATE LOAN

| | | |
|-----------------------|--------------------------|----------------|
| PROJECT AMOUNT | \$1,566,000 | |
| LOAN AMOUNT | \$1,331,100 | |
| AMORTIZED FOR | 20 years | |
| FIXED FOR | 5 years | |
| INTEREST RATE RANGE | LOW 5.60% | HIGH 5.80% |
| MONTHLY PAYMENT RANGE | \$9,232 | \$9,383 |
| CASH DOWN PAYMENT | 15.0% / \$234,900 | |

Estimated Cost Summary

| | |
|----------------------------|-----------------|
| LOAN FEE (0.75%) | \$9,983 |
| OTHER FEES/CREDITS | \$0 |
| TITLE AND INSURANCE (EST.) | \$1,331 |
| ESCROW FEE (EST.) | \$2,000 |
| APPRAISAL/REVIEW (EST.) | \$3,000 |
| ENVIRON. REVIEW (EST.) | \$700 |
| RECORDING FEE | \$250 |
| MISC. (EST.) | \$0 |
| TOTAL FEES | \$17,264 |

CONVENTIONAL FIXED RATE LOAN

| | | |
|-----------------------|--------------------------|----------------|
| PROJECT AMOUNT | \$1,566,000 | |
| LOAN AMOUNT | \$1,174,500 | |
| AMORTIZED FOR | 20 years | |
| FIXED FOR | 7 years | |
| INTEREST RATE RANGE | LOW 5.90% | HIGH 6.00% |
| MONTHLY PAYMENT RANGE | \$8,347 | \$8,414 |
| CASH DOWN PAYMENT | 15.0% / \$234,900 | |

Estimated Cost Summary

| | |
|----------------------------|-----------------|
| LOAN FEE (0.75%) | \$8,809 |
| OTHER FEES/CREDITS | \$0 |
| TITLE AND INSURANCE (EST.) | \$1,331 |
| ESCROW FEE (EST.) | \$2,000 |
| APPRAISAL/REVIEW (EST.) | \$4,000 |
| ENVIRON. REVIEW (EST.) | \$700 |
| RECORDING FEE | \$250 |
| MISC. (EST.) | \$0 |
| TOTAL FEES | \$17,090 |

CONVENTIONAL FIXED RATE LOAN

| | | |
|-----------------------|--------------------------|----------------|
| PROJECT AMOUNT | \$1,566,000 | |
| LOAN AMOUNT | \$1,331,100 | |
| AMORTIZED FOR | 25 years | |
| FIXED FOR | 5 years | |
| INTEREST RATE RANGE | LOW 5.65% | HIGH 5.80% |
| MONTHLY PAYMENT RANGE | \$8,294 | \$8,414 |
| CASH DOWN PAYMENT | 25.0% / \$391,500 | |

Estimated Cost Summary

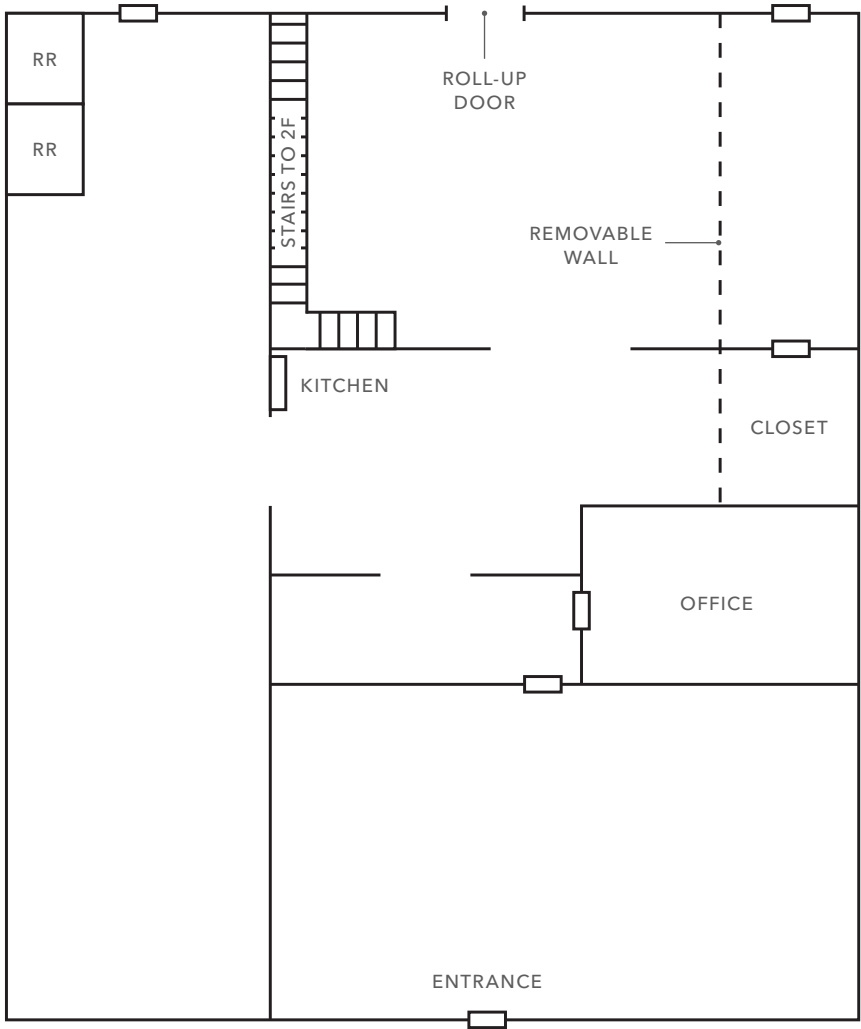
| | |
|----------------------------|-----------------|
| LOAN FEE (0.75%) | \$9,983 |
| OTHER FEES/CREDITS | \$0 |
| TITLE AND INSURANCE (EST.) | \$1,331 |
| ESCROW FEE (EST.) | \$2,000 |
| APPRAISAL/REVIEW (EST.) | \$4,000 |
| ENVIRON. REVIEW (EST.) | \$700 |
| RECORDING FEE | \$250 |
| MISC. (EST.) | \$0 |
| TOTAL FEES | \$18,264 |

Loan
Estimate by

JENNIFER ZEV
First Citizens Bank
Vice President, Business Banker III
805.444.4599

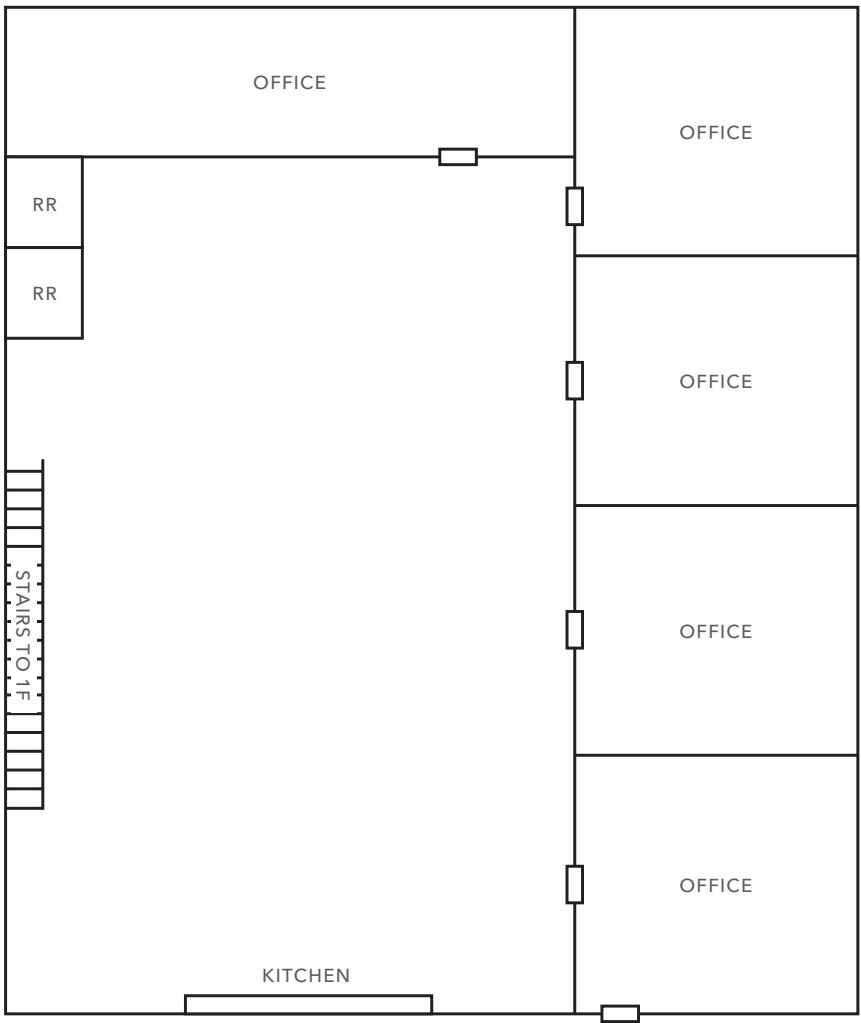
FLOOR PLAN

FIRST FLOOR



*NOT TO SCALE

SECOND FLOOR OFFICE













CANOGA PARK, CA

Canoga Park is strategically located in the western San Fernando Valley within the City of Los Angeles, positioned just east of Woodland Hills and immediately adjacent to the rapidly evolving Warner Center district.

The neighborhood benefits from excellent regional connectivity, with close proximity to U.S. Highway 101, Interstate 405, and major east-west corridors including Ventura Boulevard and Sherman Way, providing direct access to the broader Los Angeles metropolitan area.

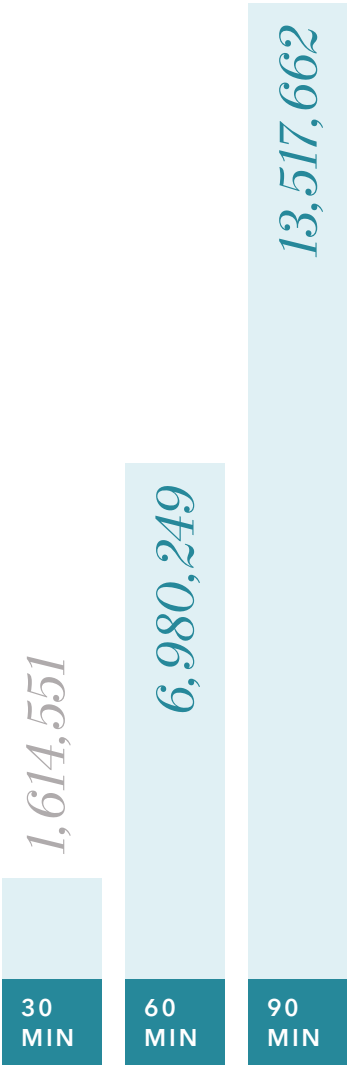
Canoga Park is experiencing a period of accelerated growth and revitalization, driven by significant public and private investment. The area has seen an influx of new, high-density multifamily developments, bringing thousands of new residents into the local trade area and materially strengthening demand for neighborhood and service-oriented retail. This residential growth is complemented by Canoga Park's proximity to Warner Center, one of Southern California's most prominent mixed-use employment hubs, home to major corporate offices, entertainment, medical, and retail destinations.

With a strong and diverse population base, Canoga Park offers compelling demographic fundamentals, including solid household density, increasing disposable income, and consistent consumer traffic. The neighborhood's evolving identity—blending established communities with new, modern housing—has positioned Canoga Park as an increasingly trendy and desirable retail environment, attracting both national brands and local operators seeking long-term growth.

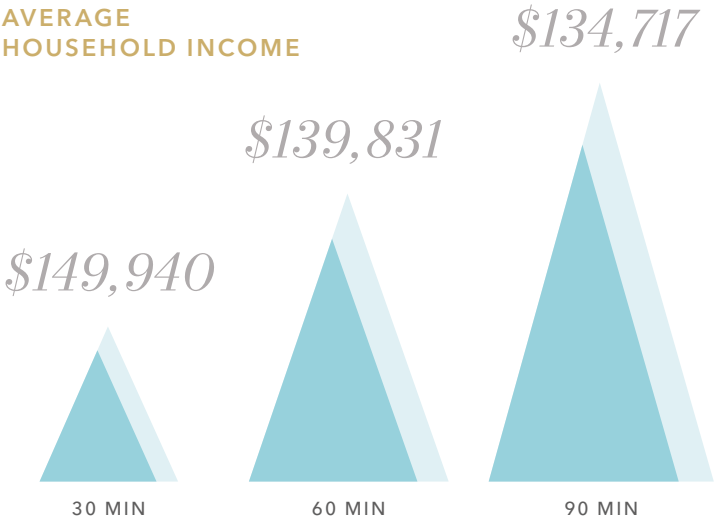
As investment continues to flow into the surrounding submarkets, Canoga Park stands out as a high-upside retail location within the San Fernando Valley. Its combination of population strength, improving buying power, proximity to Warner Center, and ongoing residential development supports sustained retail demand and long-term value, making it a compelling market for commercial real estate investment.

DEMOGRAPHICS

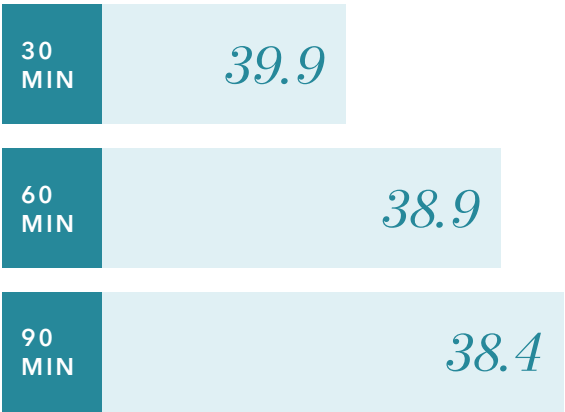
POPULATION



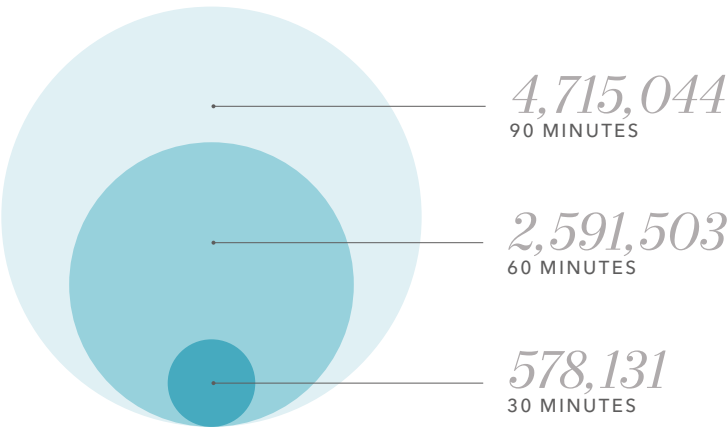
AVERAGE HOUSEHOLD INCOME



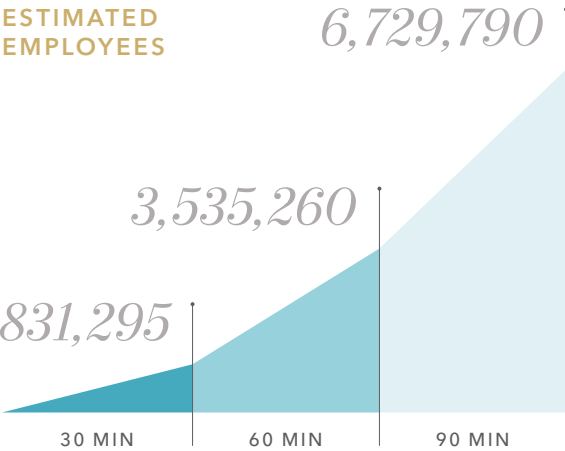
MEDIAN AGE



ESTIMATED HOUSEHOLDS



ESTIMATED EMPLOYEES



Data Source: ©2026 ESRI



7057 CANOGA AVE

*For more information on
this property, please contact*

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