



**COMMERCIAL  
REAL ESTATE**  
the sign of a profitable property

**NEWLY RENOVATED BUILDING FOR LEASE**  
**RETAIL / RESTAURANT / LIGHT MANUFACTURING / MANY MORE USES**  
**ADJACENT TO WARNER CENTER**

7307-7309 Canoga Avenue, Canoga Park, CA 91303



7307

7309

- 1,461 - 4,318 SF AVAILABLE DIRECTLY ACROSS FROM STARBUCKS
- OFFERING AGGRESSIVE LEASE SPECIALS AS LOW AS \$1.99/SF IN YEAR 1
- BRAND NEW STORE FRONT AND PATIO FACING CANOGA AVENUE



**COMMERCIAL  
REAL ESTATE**

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# EXECUTIVE SUMMARY

This is a unique opportunity to lease a freestanding building with excellent visibility on a major thoroughfare in Canoga Park, just north of the Warner Center. MR-1 zoning allows for a variety of uses. The flexibility of uses is further enhanced as the property is located in a Transit Priority Area and a State Enterprise Zone, which may provide employee tax credits, expedited plan review, and reduced parking requirements.

This ±4,318 RSF single-story gem includes hood/ventilation access for food service, a ±1,345 SF front patio for additional seating, 600-amp 3-phase power, a new HVAC system, and restroom and plumbing upgrades. The property features numerous interior and exterior improvements.



Offering  
**Lease Specials!**  
See page 7 for details



**\$0.70**  
NNN Expenses  
Per SF/Mo



## PROPERTY DETAILS

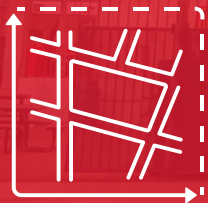
Address	7307-7309 Canoga Avenue, Canoga Park, CA 91303
APN	2111-016-037
Rentable building area	±4,318 SF
Site area	±9,147 SF
Year built   Renovated	1965   2024
Zoning	MR-1-1VL
Use code	1100 - light commercial, retail, restaurant (buyer to confirm), limited manufacturing
Parking	11 total parking spaces
Planning zones	Transit Priority Area City of Los Angeles, State Enterprise Zone - Los Angeles
Frontage	50 linear feet on Canoga Avenue
Alley access	Yes, in rear of building for easy parking, loading and unloading
Power	600-amp 3-phase
Roof	New cool roof with rain gutters
HVAC	- Two new 5-ton (3-phase) rooftop package HVAC units installed on roof. - Two Daikin mini split units.
Floor	Concrete
Skylights	6 new skylights
Ceiling	10' high exposed wood
Bathrooms	2 ADA compliant, plus plumbing for another 3 units
Renovations	- New exterior stucco and paint - New front and rear 8' sliding double door security gate system (s) - New store front glazing with dark bronze frame
Rear parking	- Approximately 3,486 SF of rear parking/loading area with handicapped stall. - 8' sliding double door gate for security
Front patio	Approximately 1,345 SF of front gated patio area for display or seating
Signage	Rooftop and pole signage available for street exposure



# PROPERTY PHOTOS



RENTABLE AREA  
±4,318 SF



SITE AREA  
±9,147 SF





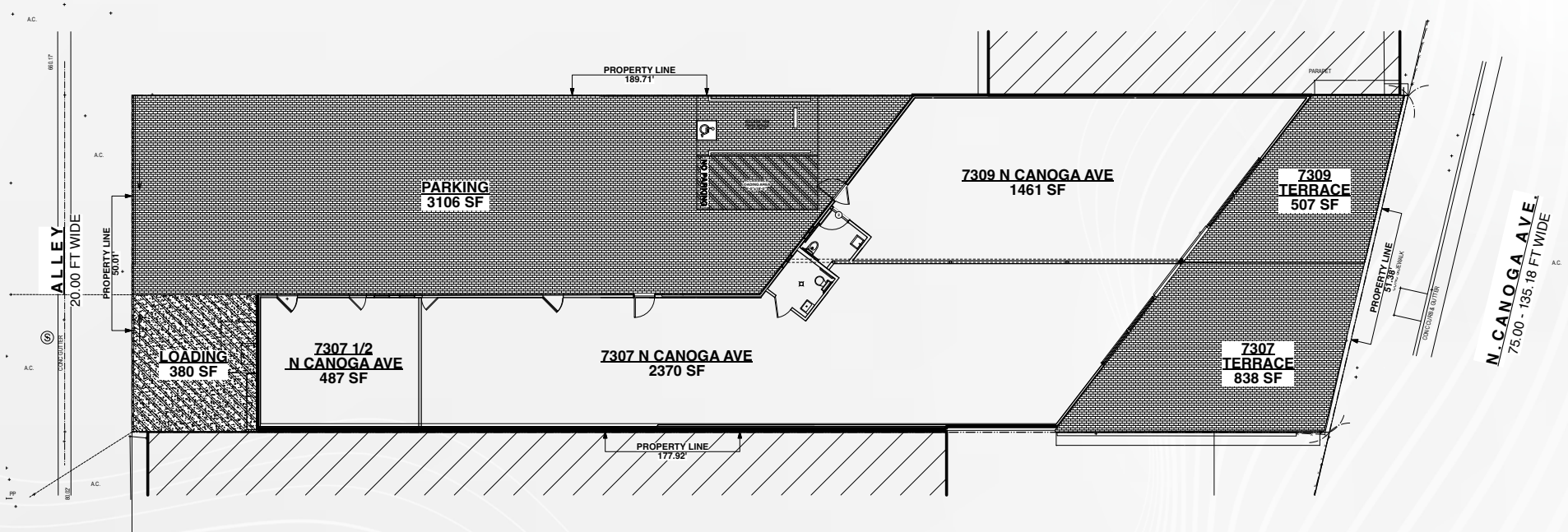








# SITE PLAN



ADDRESS	SQUARE FEET	BASE RENT SF/MO	CAMS SF/MO	LEASE TYPE	PATIO SF
7307-7309	4,318	YEAR 1   \$1.99 YEAR 2   \$2.20 YEAR 3   \$2.42 3% ANNUAL INCREASE THEREAFTER	\$ 0.70	NNN	1,345
7307-7307 ½	2,857	\$ 2.35	\$ 0.70	NNN	838
7309	1,461	\$ 2.35	\$ 0.70	NNN	507

\*LEASE SPECIALS, RENTAL DISCOUNTS, AND CONCESSIONS SUBJECT TO APPROVED TENANT FINANCIALS AND ACCEPTABLE DEAL TERMS.  
 "MEASUREMENT ARE APPROXIMATE ONLY, AND BROKER DOES NOT GUARANTEE THEIR ACCURACY. TENANTS ARE SUBJECT TO CHANGE, AND BROKER MAKES NO REPRESENTATION WRITTEN OR IMPLIED THAT THE FEATURE TENANTS WILL BE OCCUPYING THE SPACE THROUGHOUT THE DURATION OF THE LESSEE'S TENANCY. LESSEE IS TO CONDUCT THEIR OWN DUE DILIGENCE BEFORE SIGNING ANY FORMAL AGREEMENTS."



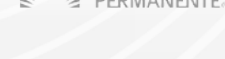
7307-7309 CANOGA AVENUE, CANOGA PARK, CA 91303



**WARNER CENTER TOWERS**  
1.9M SF OF CLASS A OFFICE



**SUBJECT  
PROPERTY**



**AERIAL MAP**





# WARNER CENTER 2035 Plan

The Warner Center 2035 (WC2035) Specific Plan was created to encourage development and be a guide to shaping Warner Center as both a transit and pedestrian oriented community. The Plan provides a comprehensive and clear process to allow development to occur in order to facilitate the creation of a regional center where people can live, work, and play.

Since the inception of the WC2035 Plan, Warner Center has become one of the fastest growing sub-markets in not only Los Angeles, but the entire country. As a result of the WC2035 Plan, Warner Center has seen a boom of planned developments projected for the district by 2035 consisting of:



**±37M**  
*square feet*

**NEW BUSINESS AND  
RESIDENTIAL BUILDINGS**



**±20K**

**NEW RESIDENTIAL  
UNITS**



**±80K**

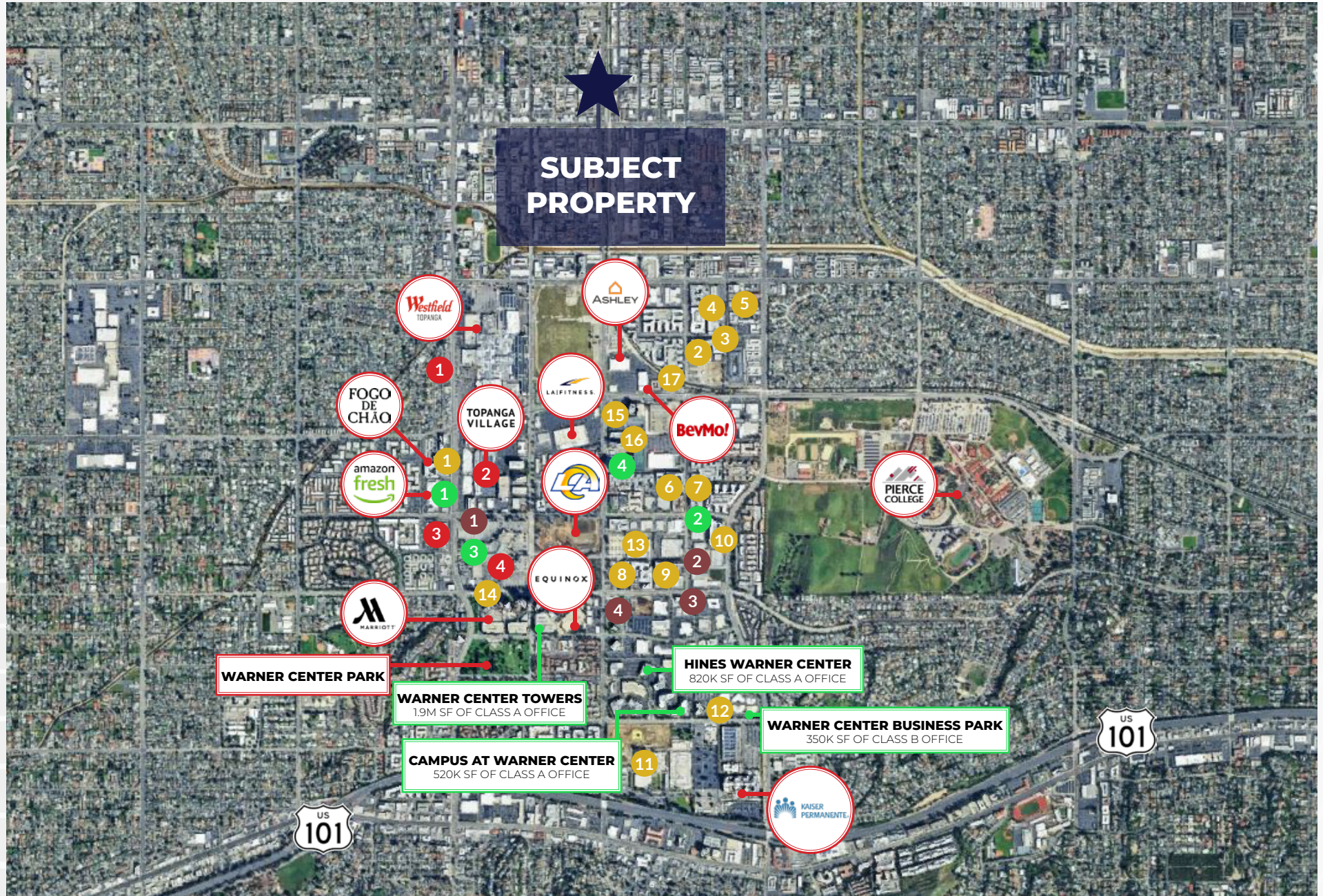
**NEW  
JOBS**

The WC 2035 Plan divides Warner Center into eight districts, each with its own development guidelines: Uptown, River, North Village, Downtown, Commerce, Park and Topanga:

- **The Uptown District:** designated for large-scale office, residential, and hotel developments
- **The River District:** properties along the river will be developed, with a focus on creating new pedestrian and bicycle paths
- **The North Village District:** connected to the Canoga and De Soto Metro Stations, this district will blend residential living with transit-oriented development
- **The College District:** served by the De Soto and new Oxnard Street Orange Line, this district will feature live-work projects and smaller developments, catering to college-related activities
- **The Commerce District:** located near the Oxnard Street Station, this area will serve as a secondary job center compared to Downtown, likely focusing on commercial and business activities
- **The Park District:** centered around Warner Center Park, this district will allow for the development of townhomes and flats, likely with a focus on residential living and recreational activities
- **The Topanga District:** limited to non-residential uses, this area will likely feature commercial and industrial activities rather than residential living
- **The Downtown District:** this area will prioritize entertainment options and mixed-use development, aiming to create a vibrant urban center



# PROXIMITY MAP & RECENT DEVELOPMENTS





# RECENT DEVELOPMENTS



MULTI-FAMILY



HOTEL



OFFICE



RETAIL

\*EXISTING PROPOSAL, SUBJECT TO CHANGE PER DIRECTION  
AND REVEALED PLANS UNDER RAMS OWNERSHIP.

#	PROPERTY STATUS	PROPERTY NAME	ADDRESS	UNITS/ROOMS	START	COMPLETE
1	EXISTING	THE Q - TOPANGA	6263 TOPANGA CANYON BLVD	347	2018	2021
2	EXISTING	VERT	6606 N VARIEL AVE	277	2017	2020
3	EXISTING	BELL WARNER CENTER	21050 KITTRIDGE ST	395	2019	2020
4	EXISTING	CHROMA	6709 INDEPENDENCE AVE	275	2020	2023
5	EXISTING	SKYE AT WARNER CENTER	20944 W VANOWEN ST	38	2018	2023
6	EXISTING	THE VARIEL	6233 N. VARIEL AVE	334	2020	2022
7	EXISTING	THE Q - VARIEL	6200 VARIEL AVE	245	2017	2020
8	EXISTING	VELA ON OX	21221 OXNARD ST	379	2016	2018
9	EXISTING	ESSENCE	6041 VARIEL AVE	274	2018	2021
10	UNDER CONSTRUCTION	THE Q - DESOTO	6109 N DE SOTO AVE	376	2022	2024
11	UNDER CONSTRUCTION	WISTERIA AT WARNER CENTER	5500 CANOGA AVE	486	2023	2025
12	PROPOSED	-	20950 WARNER CENTER LANE	1,009	2024	2025
13	PROPOSED	DISTRICT AT WARNER CENTER	6100 CANOGA AVE	880	2024	2025
14	PROPOSED	PROMENADE 2035*	6100 TOPANGA CANYON BLVD	1,432	2024	2024
15	PROPOSED	-	6464 CANOGA AVE	276	2024	2026
16	PROPOSED	-	6400 N CANOGA AVE	650	2024	2024
17	PROPOSED	VICTORY PLACE	21201 W VICTORY BLVD	221	2024	2024
			<b>TOTAL</b>	<b>7894</b>		
1	PROPOSED	PROMENADE 2035*	6100 TOPANGA CANYON BLVD	272	2025	2027
2	PROPOSED	WARNER CENTER HOTEL	6036 VARIEL AVE	50	2024	2026
3	PROPOSED	HOME2 SUITES BY HILTON	21110 W OXNARD ST	170	2019	2022
4	UNDER CONSTRUCTION	HAMPTON BY HILTON	21322 OXNARD ST	125	2024	2026
			<b>TOTAL</b>	<b>617</b>		
1	EXISTING	-	6262 GLADE AVE	9,150	-	2020
2	EXISTING	-	21045 ERWIN ST	6,882	2017	2020
3	PROPOSED	PROMENADE 2035*	6100 TOPANGA CANYON BLVD	629,000	2024	2024
4	PROPOSED	THE TRILLIUM	6336 CANOGA AVE	45,735	2024	2026
			<b>TOTAL</b>	<b>690,767</b>		
1	EXISTING	-	6443 TOPANGA CANYON BLVD	3,616	2018	2020
2	EXISTING	-	6320 TOPANGA CANYON BLVD	50,192	-	2023
3	EXISTING	-	22006 ERWIN ST	10,756	-	2022
4	PROPOSED	PROMANDE 2035*	6100 TOPANGA CANYON BLVD	244,000	2025	2026
			<b>TOTAL</b>	<b>308,564</b>		

# POINTS OF INTEREST

## Rams Training Facility & Development

The Los Angeles Rams are relocating their practice facility to Woodland Hills, marking a significant development in the area's real estate landscape. Owner Stan Kroenke's expansive plans aim to transform the car-centric Warner Center district into a more urban environment, with the Rams' move as a pivotal aspect.

### **STRATEGIC LOCATION**

The move of the Rams' practice facility to Woodland Hills positions them centrally within Los Angeles, enhancing the area's appeal for development and investment.

### **LARGE-SCALE DEVELOPMENT**

Stan Kroenke's ambitious real estate project spans 100 acres and includes plans for a new Rams headquarters, as well as potential mixed-use complexes comprising stores, restaurants, hotels, and residences.

### **MIXED-USE CONCEPT**

The future vision for the area encompasses a blend of commercial and residential spaces, aligning with city officials' push for dense mixed-use development in Warner Center.

### **TRANSFORMATION POTENTIAL**

Warner Center's history as a planned urban hub, combined with Kroenke's significant investment, signals the potential for substantial transformation and value creation in the area.

### **SCALE OF DEVELOPMENT**

Kroenke's holdings now include nearly 300 acres in Inglewood and an additional 100 acres in Woodland Hills, making him one of the region's largest real estate developers. Plans could see the development of up to 7 million square feet of property, in line with the city's Warner Center 2035 Specific Plan





# LOCATION OVERVIEW

## Western San Fernando Valley

### **WOODLAND HILLS**

Woodland Hills, situated in the southwestern region of the San Fernando Valley in Los Angeles, is a vibrant community renowned for its bustling retail scene, diverse dining options, and flourishing commercial activity. Boasting a prime location with easy access to major highways and transportation hubs, Woodland Hills serves as a magnet for both residents and visitors alike.

### **WARNER CENTER**

Warner Center is the epitome of a thriving commercial and residential hub. Boasting a strategic location with easy access to major freeways and public transportation, Warner Center stands as a beacon of economic vitality and growth. Home to a diverse array of businesses, from Fortune 500 companies to innovative startups, Warner Center fosters a dynamic entrepreneurial spirit and provides ample opportunities for investment and development.

### **CANOGA PARK**

Canoga Park is a dynamic neighborhood renowned for its diverse cultural tapestry, thriving commerce, and strong community ties. Boasting a rich history and a vibrant present, Canoga Park serves as a bustling commercial center with an eclectic mix of retail establishments, restaurants, and entertainment venues.

### **WEST HILLS**

West Hills embodies a tranquil suburban lifestyle while offering convenient access to urban amenities. Known for its picturesque landscapes, family-friendly atmosphere, and excellent schools, West Hills attracts residents seeking a peaceful yet connected community environment.





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REAL ESTATE



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