

# FOR LEASE

# 9025 ETON AVENUE, SUITE B CANOGA PARK, CA

**GREAT  
BROKER BONUS  
FOR DEALS SIGNED BY  
4/30/2026  
CONTACT BROKER  
FOR DETAILS**

**\$1.55/SF/MO – MG**

## SUMMARY

**Property Type:** Modified Gross  
**Terms:** Negotiable  
**Available SQ.FT.:** Approx. 1,416  
**Total Building SQ.FT.:** Approx. 7,070  
**Zoning:** LAMR2  
**Year Built:** 1974  
**Heat/Cool:** Heating and AC Ventilation  
**Specific Use:** Light Industrial  
**Restrooms:** 1  
**Parking:** 3  
**Electrical:** A: 200 V: 120/240 Ø: 3 W:3  
**Min. Clear Height:** 15'  
**Ground Level Doors:** 1 / 12' x 12' Rear  
**Offices #/SF:** 1 Offices + 1 Reception  
 Approx. SF 300 SF

Notes: Estimated CAM Fees \$0.15/SF/MO  
 Lessee to verify power and all information contained on brochure.

## TRAFFIC COUNT - 2025

From	To	Count	Rate
De Soto Ave	Nordhoff St S	38,153	0.35 mi
De Soto Ave	Osborne St S	34,308	0.34 mi
Nordhoff St	De Soto Ave E	27,017	0.29 mi
Canoga Ave	Parthenia St S	22,134	0.34 mi

## FEATURES

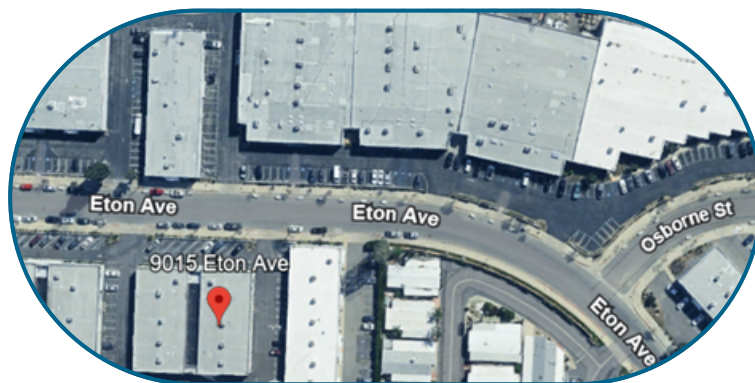
- Prestigious Space In a Most Desired Business Park in the SFV
- 100% HVAC
- Coffee Bar
- Rear Loading Door
- Priced to Attract a Quality Tenant



WALK SCORE  
62



TRANSIT SCORE  
50



Airport	Drive	Distance	Commuter Rail	Drive	Distance
Bop Hope	27 min	19.2 mi	Chatsworth	5 min	1.9 mi
LAX	43 min	29.4 mi	northridge	7 min	3.5 mi

## FOR MORE DETAILS:

ARTHUR PFEFFERMAN

EXECUTIVE VICE PRESIDENT

CaIDRE# 01021906

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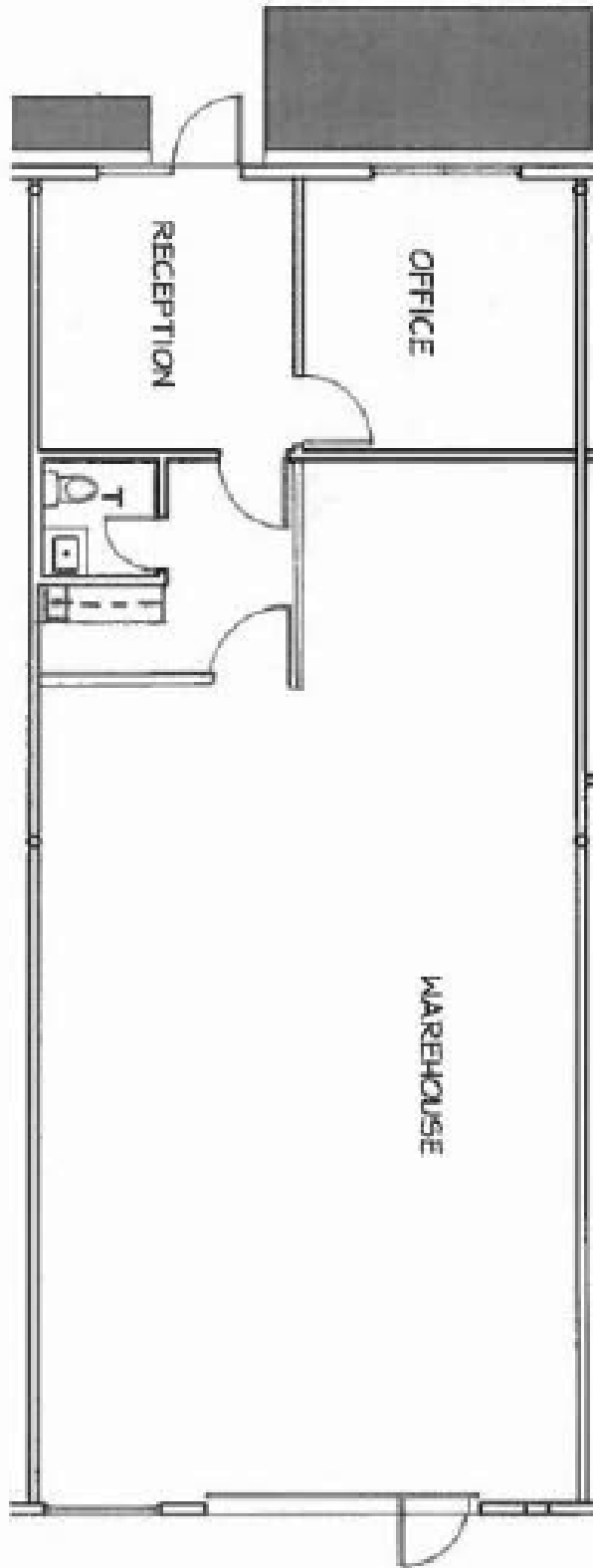
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NOT TO SCALE