



9052 Independence Ave, Canoga Park, CA 91304

**INDUSTRIAL**



# FOR LEASE

OFFERING MEMORANDUM





## ● SITE DESCRIPTION

IKON Properties is proud to present this exceptional leasing opportunity located at 9052 Independence Ave, Canoga Park, CA 91304. This 1,172 SF industrial unit is zoned MR2, making it ideal for a variety of light industrial, manufacturing, or creative uses. The space features high ceilings, a ground-level roll-up door, and a private office, with air conditioning throughout for year-round comfort.



## PROPERTY HIGHLIGHTS

- Ground-level roll-up door
- Private Office
- Central Air Conditioning
- High Ceilings
- Prime Canoga Park location

**PROPERTY TYPE**  
Industrial

**AVAILABLE SPACE**  
**1,172 SF**

**RATE**  
**\$2.15 PSF**

**LOT**  
21,211 SF

**YEAR BUILT**  
1978

**ZONING**  
LAMR2



# PROPERTY PHOTOS

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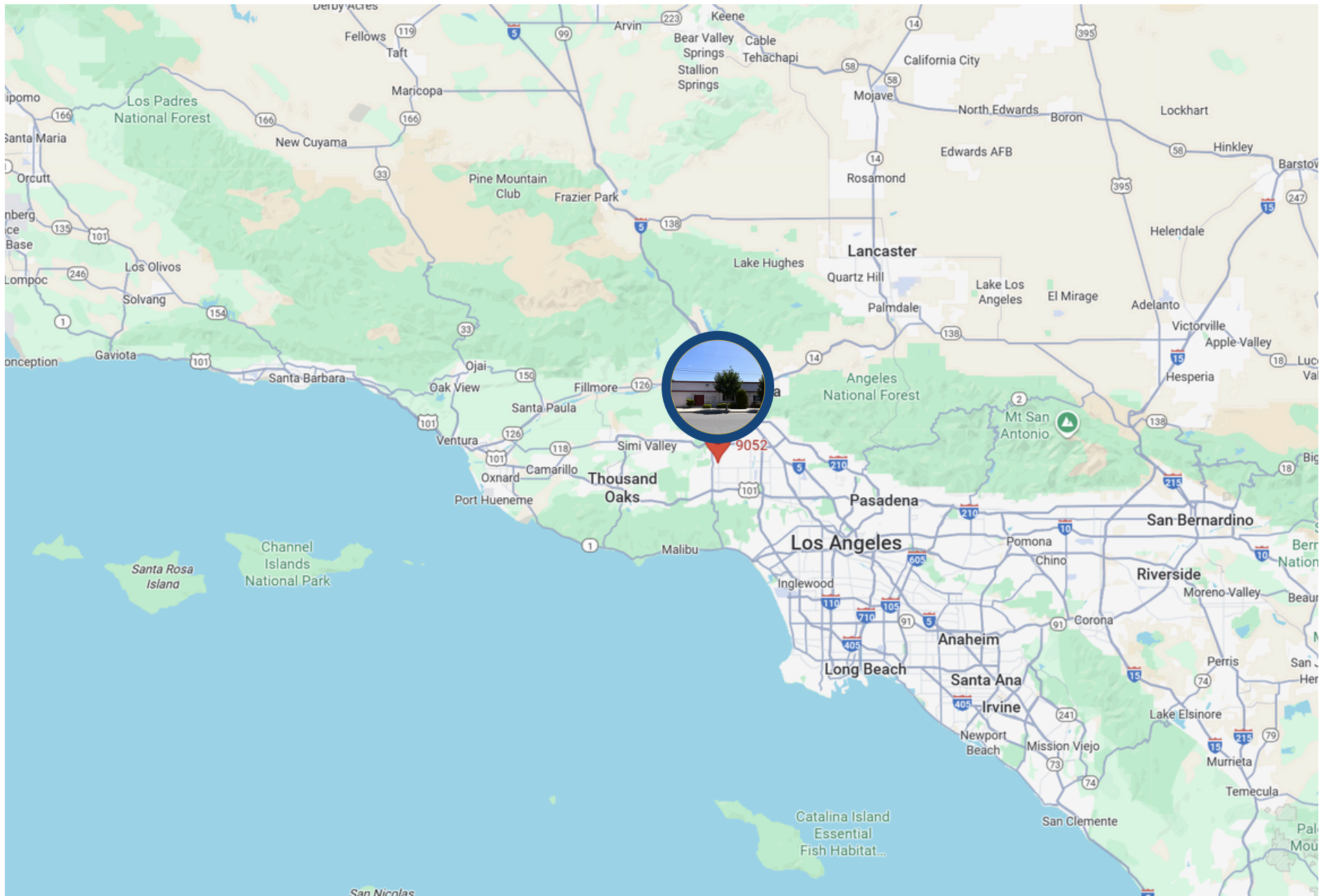


# RETAIL MAP





# LOCATION MAP







Category	1 Mile	3 Mile	5 Mile
2024 Total Population	20,357	184,502	430,469
2029 Population	19,976	180,787	422,138
Pop Growth 2024-2029	-1.87%	-2.01%	-1.94%
Average Age	39.20	40.40	40.80
2024 Total Households	6,850	60,658	147,667
HH Growth 2024-2029	-2.12%	-2.22%	-2.06%
Median Household Income	\$66,175	\$84,722	\$91,216
Avg Household Size	2.90	2.90	2.80
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$607,764	\$739,735	\$776,177
Median Year Built	1975	1972	1972





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