



21301 - 21315 SATICOY ST, CANOGA PARK, CA 91304

RETAIL AVAILABLE



Value Add Opportunity

FOR SALE

OFFERING MEMORANDUM



◎ SITE DESCRIPTION

21301–21315 Saticoy Street presents a rare opportunity to acquire a versatile industrial property with substantial value-add potential in the heart of Canoga Park. The asset consists of seven suites, each featuring ground-level 10x8 roll-up doors, ideal for a variety of industrial, warehouse, or flex uses.

Strategically positioned in a highly accessible location, the property benefits from below-market rents, offering immediate income growth through rent adjustments, tenant repositioning, and operational efficiencies. Additional upside can be realized through renovations and strategic leasing of vacant or underutilized spaces.

Recent improvements, including a 2025 parking lot resurfacing and a secured gated parking area, enhance the property's functionality and appeal. Favorable zoning further supports future redevelopment or expansion, making this a compelling opportunity for both investors and owner-users seeking flexibility and long-term upside in a strong San Fernando Valley submarket.

*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

PROPERTY TYPE

Retail

PRICE

\$7,750,000

BUILDING

32,365 SF

LOT

57,224 SF

APN

2109-031-018;
2109-031-016

ZONING

LAMR1

PARKING

63

OCCUPANCY RATE

42.80%



PROPERTY HIGHLIGHTS

- Significant upside potential through renovations, tenant repositioning, and operational efficiencies
- Below-market rents offer immediate income growth
- Favorable zoning allows for redevelopment or expansion
- Vacant or underutilized spaces provide additional leasing opportunities
- Parking lot resurfaced in 2025 + secured gated parking area
- Flexible uses for industrial or warehouse use, featuring seven suites, each equipped with ground-level 10x8 roll-up doors



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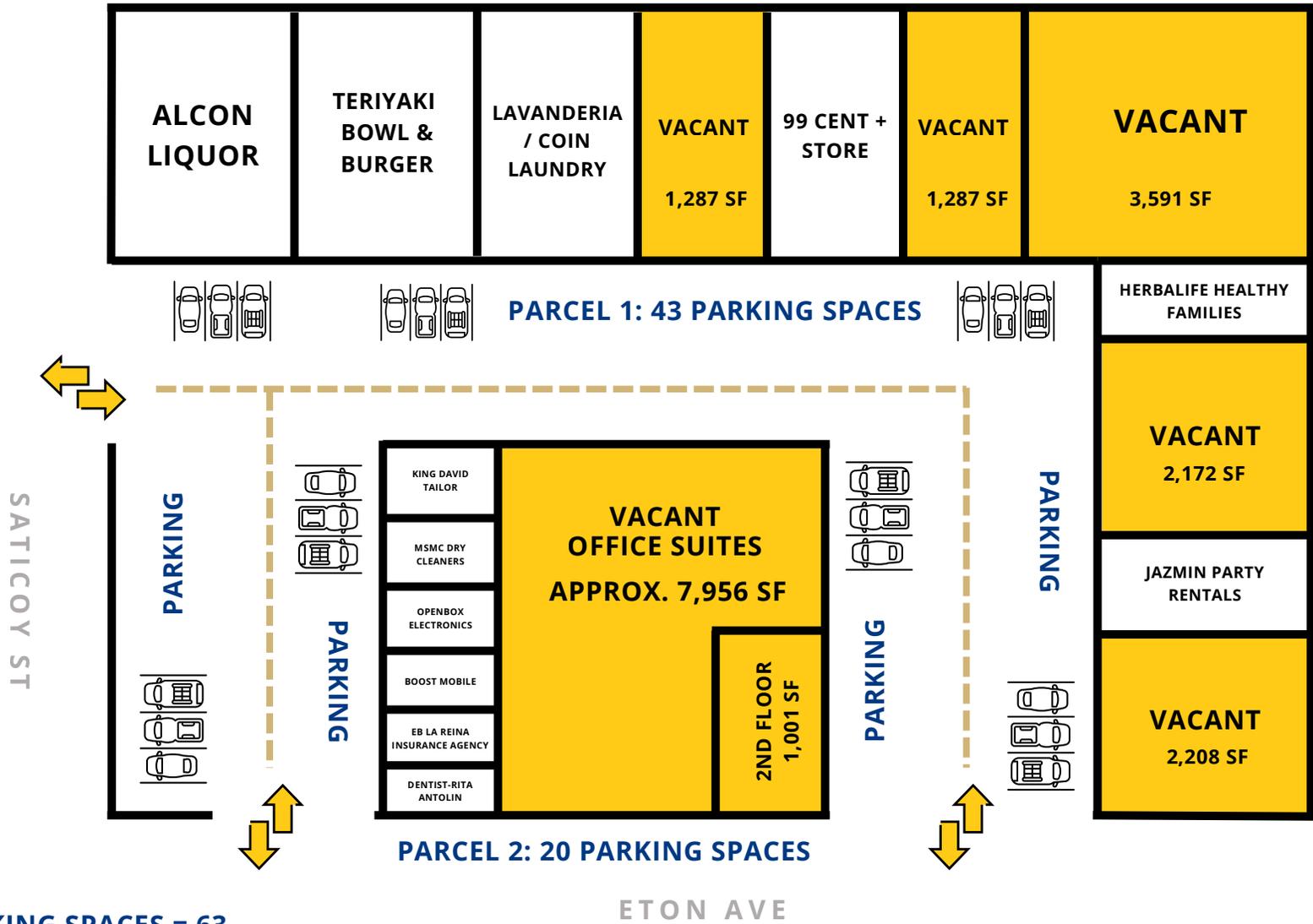
PARCELS INFORMATION



PARCEL 1
Building: 21,940 SF
Lot: 40,031 SF
Zoning: LAMR1

PARCEL 2
Building: 11,852 SF
Lot: 17,193 SF
Zoning: LAMR1

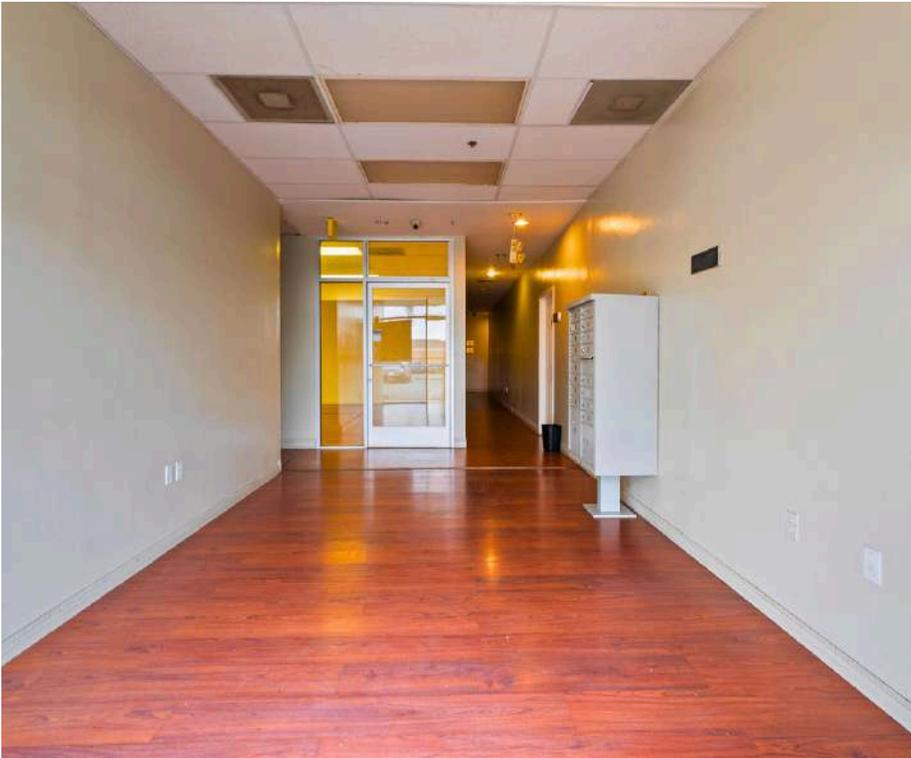
SITE PLAN



PROPERTY PHOTOS



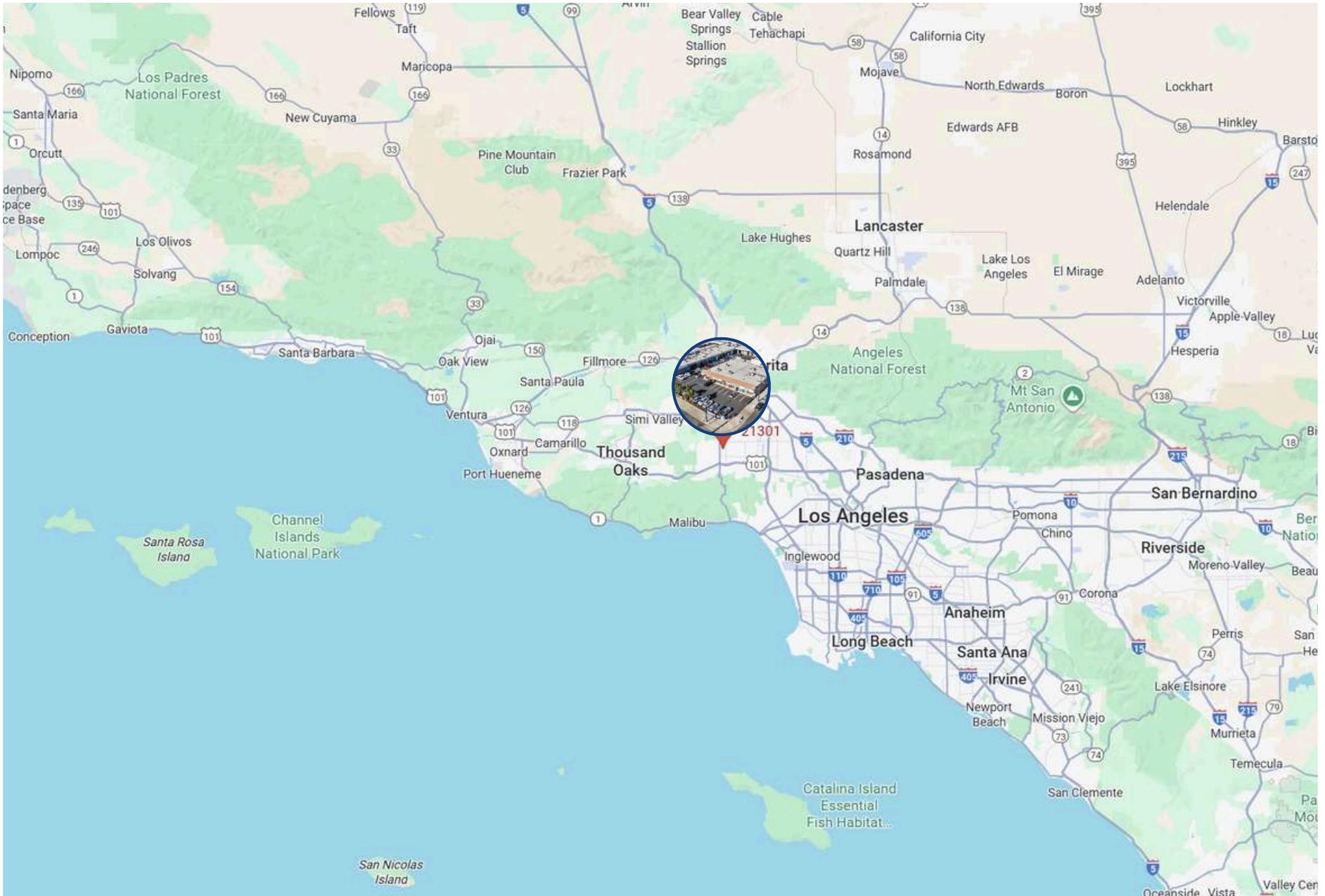
PROPERTY PHOTOS



RETAIL MAP



LOCATION MAP





Category	1 Mile	3 Mile	5 Mile
2024 Total Population	41,699	225,243	446,505
2029 Population	40,718	220,437	435,418
Pop Growth 2024-2029	-2.35%	-2.13%	-2.48%
Average Age	37.00	40.00	40.90
2024 Total Households	12,394	78,296	155,717
HH Growth 2024-2029	-2.54%	-2.15%	-2.61%
Median Household Income	\$60,718	\$83,966	\$90,125
Avg Household Size	3.20	2.80	2.80
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$690,970	\$736,938	\$798,095
Median Year Built	1972	1972	1970



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