



**COLDWELL BANKER
COMMERCIAL**

**QUALITY
PROPERTIES**

DRE License No: 01527289

FOR LEASE: 21101 OSBORNE STREET

CANOGA PARK, CA 91304

[VIEW VIDEO OF PROPERTY HERE](#)

THE ABOVE INFORMATION HAS BEEN OBTAINED FROM SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER, WE DO NOT TAKE RESPONSIBILITY FOR ITS CORRECTNESS.

PROPERTY SUMMARY

21101 OSBORNE STREET

CANOGA PARK, CA 91304

\$1.62/SF/MONTH-MG

Coldwell Banker Commercial is pleased to present 21101 Osborne Street, a 17,081 sq.ft. high image industrial building with excellent office distribution. The property is on approximately 0.78 AC and includes 33 parking spaces. This space includes HVAC in offices as well as a dedicated service room and a kitchen/lunch room.

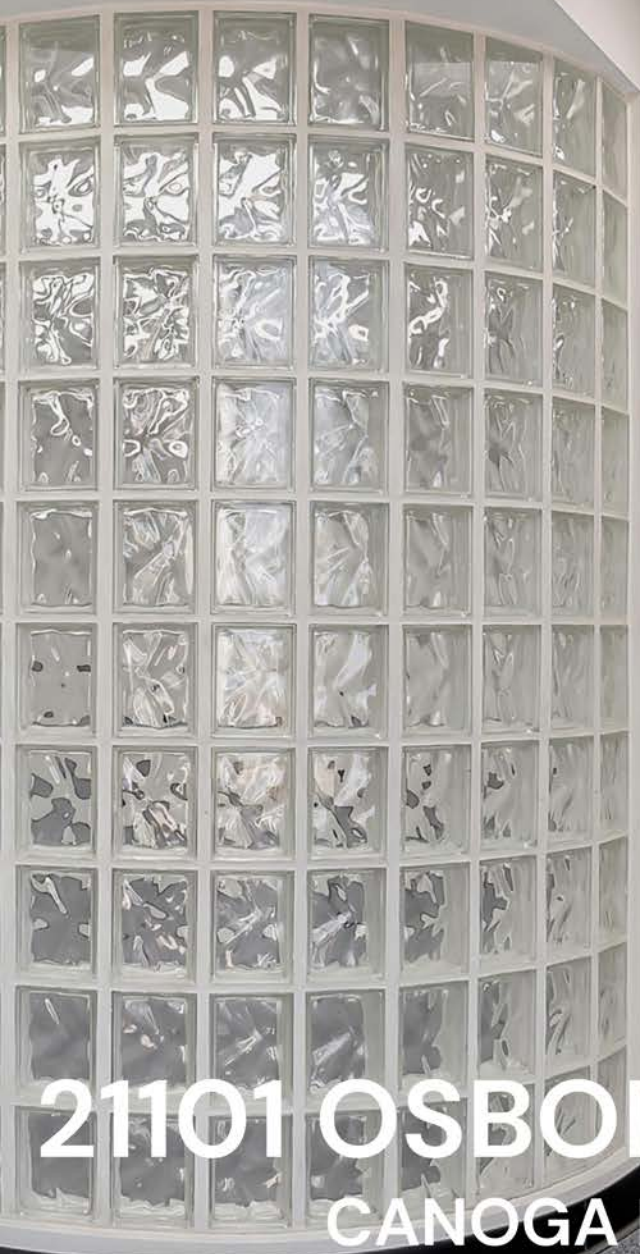


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21101 OSBORNE STREET

CANOGA PARK, CA

PROPERTY OVERVIEW

ADDRESS	21101 OSBORNE STREET, CANOGA PARK, CA 91304
ZONING	LAMR2
TENANCY	SINGLE
UTILITIES	GAS - NATURAL, HEATING - GAS, LIGHTING, SEWER - CITY, WATER - CITY
TOTAL BUILDING SIZE	17,081 SF
CLEAR HEIGHT	15' - 17'
PARKING	33
GL DOORS	1 / 12' X 12'
HVAC	IN OFFICES



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PROPERTY HIGHLIGHTS:

7 OFFICES AND 4 RESTROOMS APPROXIMATELY 2,154 SF.

- High Image Building With Good Office Distribution Corporate Headquarters
- Great Loading Dock, Truck Well, Plus At Grade Roll Up Door (14' x 44')
- Coffee Bar / Kitchen
- HVAC in Offices
- Like New Parking Lot
- Lots of Power (see attached)



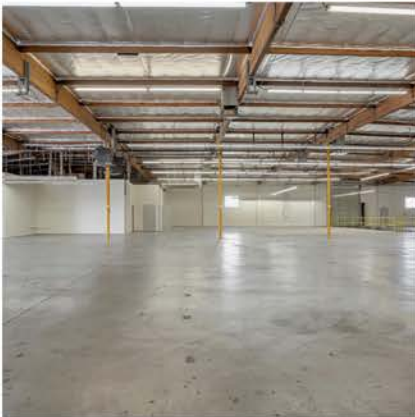
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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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AERIAL PHOTOS





21101 OSBORNE STREET, ETON "D"

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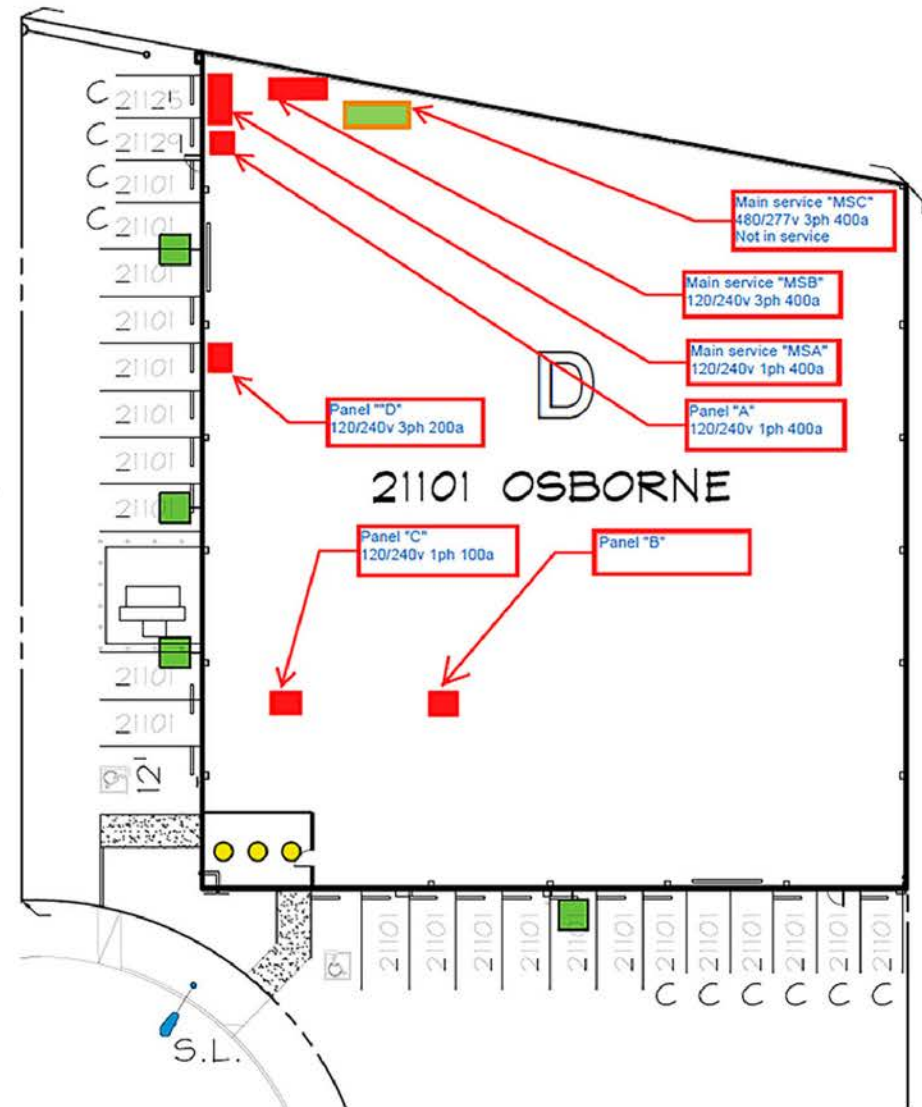
21101 OSBORNE STREET ELECTRICAL PLAN

7 Panels – 6 Active

3 x 400A; 2 x 100A; 1 x 200A

5 x 3P; 1 x 1 P

6 x 120/240 V



DEMOGRAPHICS 5 MILE

21101 OSBORNE STREET CANOGA PARK, CA 91304

POPULATION

2010 Population	405,418
2023 Population	418,345
2028 Population Projection	412,472
Annual Growth 2010-2023	0.2%
Annual Growth 2023-2028	-0.3%
U.S. Armed Forces	171

POPULATION BY RACE

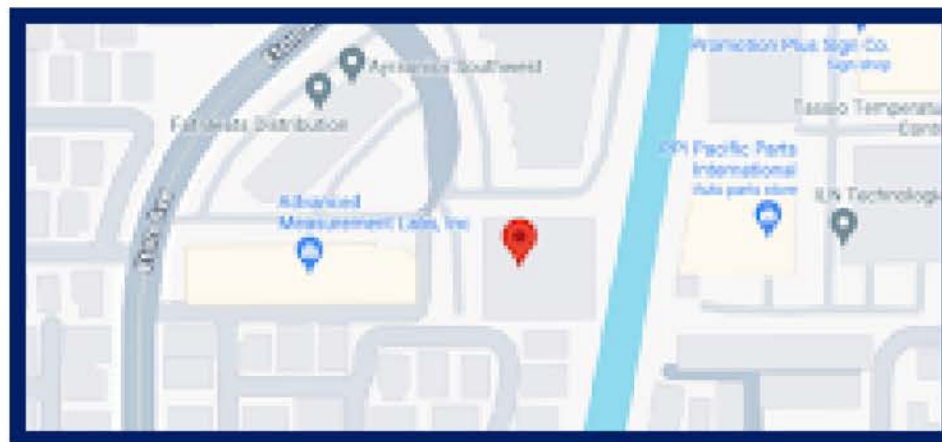
White	296,079
Black	20,990
American Indian & Alaskan	4,481
Asian	78,285
Hawaiian & Pacific Islander	931
Two or More Races	17,579
Hispanic Origin	151,942

HOUSEHOLDS

2010 Households	138,218
2023 Households	142,635
2028 Household Projection	140,492
Annual Growth 2010-2023	0.8%
Annual Growth 2023-2028	-0.3%
Owner Occupied Households	75,669
Renter Occupied Households	64,824

INCOME

Avg Household Income	\$110,092
Med Household Income	\$85,942
<\$25,000	20,107
\$25,000 - 50,000	21,699
\$50,000 - 75,000	21,824
\$75,000 - 100,000	17,563
\$100,000 - 125,000	16,411
\$125,000 - 150,000	11,733

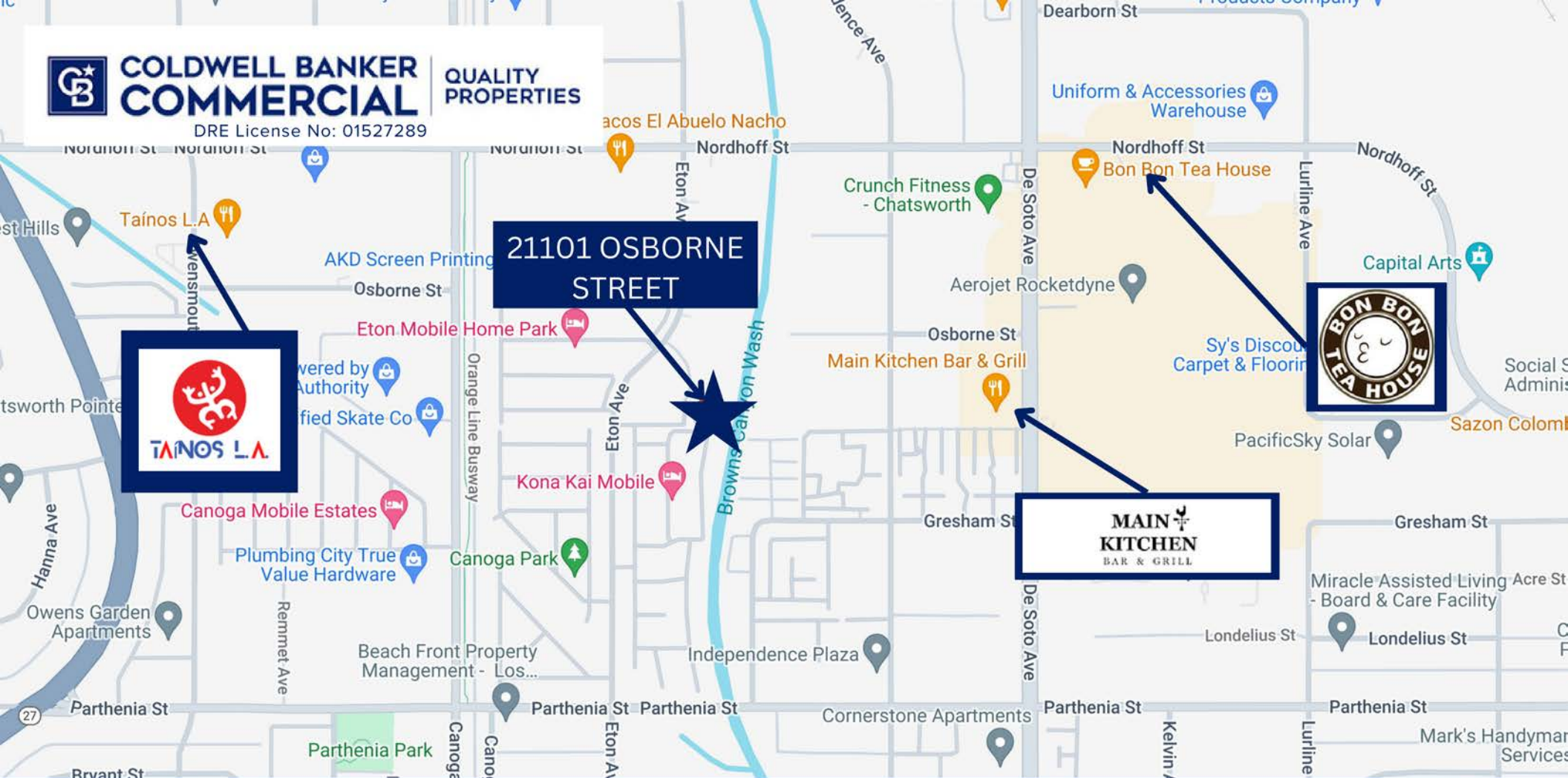


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STREET



LOCATION HIGHLIGHTS:

- 27 MINUTE DRIVE FROM BOB HOPE AIRPORT
- 1 MINUTE DRIVE FROM NORDHOFF TRANSIT STOP
- 5 MINUTE DRIVE FROM CHATSWORTH COMMUTER RAIL

21101 OSBORNE STREET

CANOGA PARK, CA 91304

ARTHUR PFEFFERMAN

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