

FOR LEASE

9005 ETON AVENUE SUITE A CANOGA PARK, CA 91304

AVAILABLE APPROX.
3,054 SQ FT

**GREAT
BROKER BONUS
FOR DEALS SIGNED BY
12/31/2025
CONTACT BROKER
FOR DETAILS**

\$1.50/SF/MO – MG

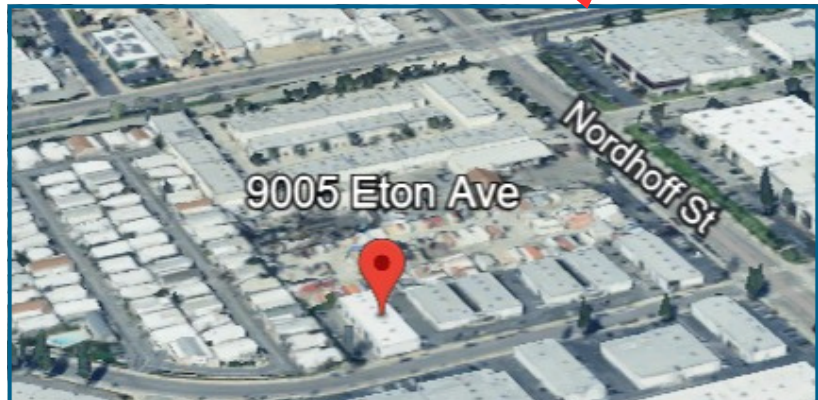
SUMMARY

Property Type:	Modified Gross
Terms:	Negotiable
Available SQ.FT.:	Approx. 3,054
Total Building SQ.FT.:	Approx. 48,550
Zoning:	LAMR2
Year Built:	1974
Heat/Cool:	Heating and AC Ventilation
Specific Use:	Light Industrial
Restrooms:	2
Parking:	6
Electrical:	Panel 1: A:200 V:120/240 O:3 W:4 Panel 2: A:50 V:120/240 Single Phase
Min. Clear Height:	14'
Ground Level Doors:	1 / 12' x 12'
Offices #/SF:	2 Offices + Reception Approx. 500 SF

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

TRAFFIC COUNT – 2022

Street	Cross Street	Traffic Volume	Miles from Subject Property
Nordhoff St.	Canoga Ave. W	19,823	0.18 mi
Canoga Ave.	Parthenia St. S	22,169	0.28 mi
Nordhoff St.	De Soto Ave E	26,325	0.30 mi



FEATURES

- Prestigious Space
- In a Most Desired Business Park in the SFV
- Unit is Most Affordable in the Park
- 100% HVAC
- Coffee Bar
- Lots of Power
- 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

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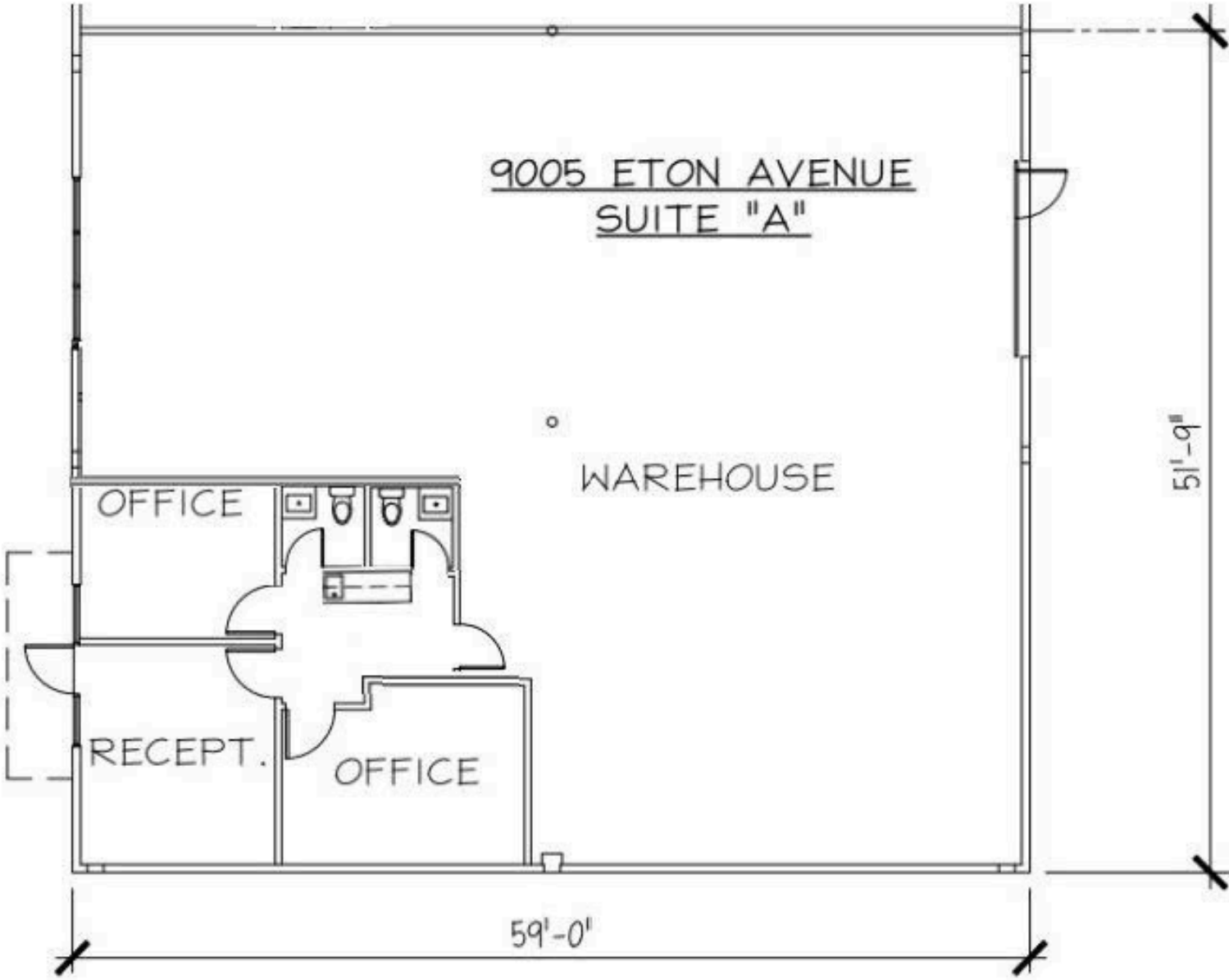
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FLOOR PLAN

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NOT TO SCALE

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