

CANOGA PARK

FOR LEASE



21301 - 21315 SATICOY ST. | CANOGA PARK, CALIFORNIA

OFFERING SUMMARY

Lease Rate:	\$1.35 - 2.00 SF/month (MG)
Building Size:	32,365 SF
Available SF:	1,287 - 2,208 SF
Lot Size:	1.31 Acres

PROPERTY HIGHLIGHTS

- FLEXIBLE UNIT SIZES (RETAIL / OFFICE / WAREHOUSE)
- Warehouse & Office Units Available with Roll-Up Doors (10' H; 8' W)
- LAMR1 Zoned!
- Ample Parking
- 150 - 8,000 SF
- Flexible Uses
- Ask about Free Rent!
- Privately Gated & Secured

Marcos Villagomez

Senior Associate
818.815.2411 Direct
mvillagomez@naicapital.com
CA DRE #02071771

Jesse Paster

Vice President
818.742.1624 Direct
jpaster@naicapital.com
CA DRE #01316106

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

ADDITIONAL PHOTOS



Marcos Villagomez

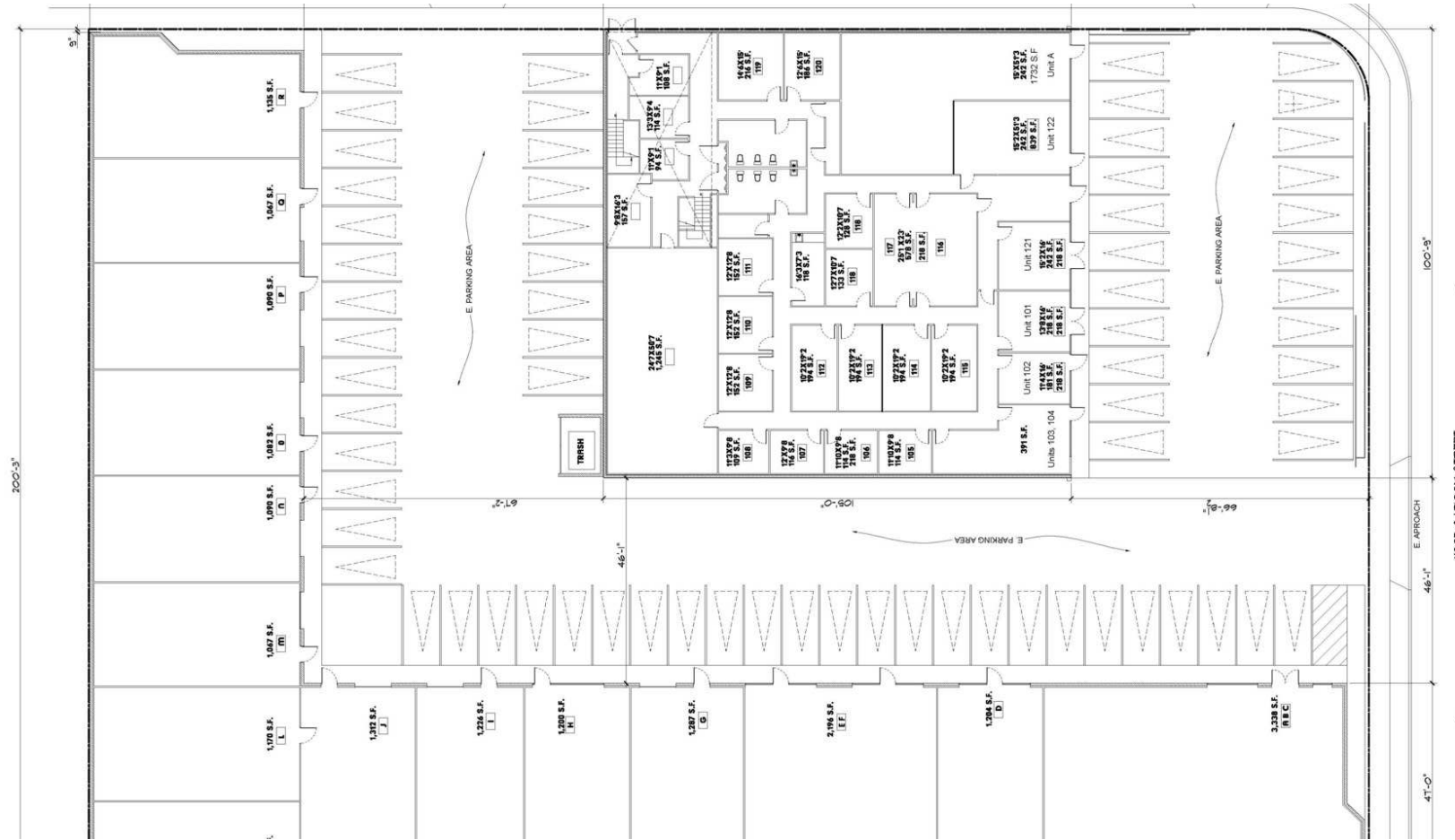
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SITE PLAN



REMBYON
SITE PLAN
SCALE 1/8" = 1'-0"



SUMMARY OF F.L.R. AREA:
1ST F.L.R. AREA = 103,840 SQ. FT.
2ND F.L.R. AREA = 114,464 SQ. FT.
TOTAL F.L.R. AREA = 218,304 SQ. FT.

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RETAILER MAP



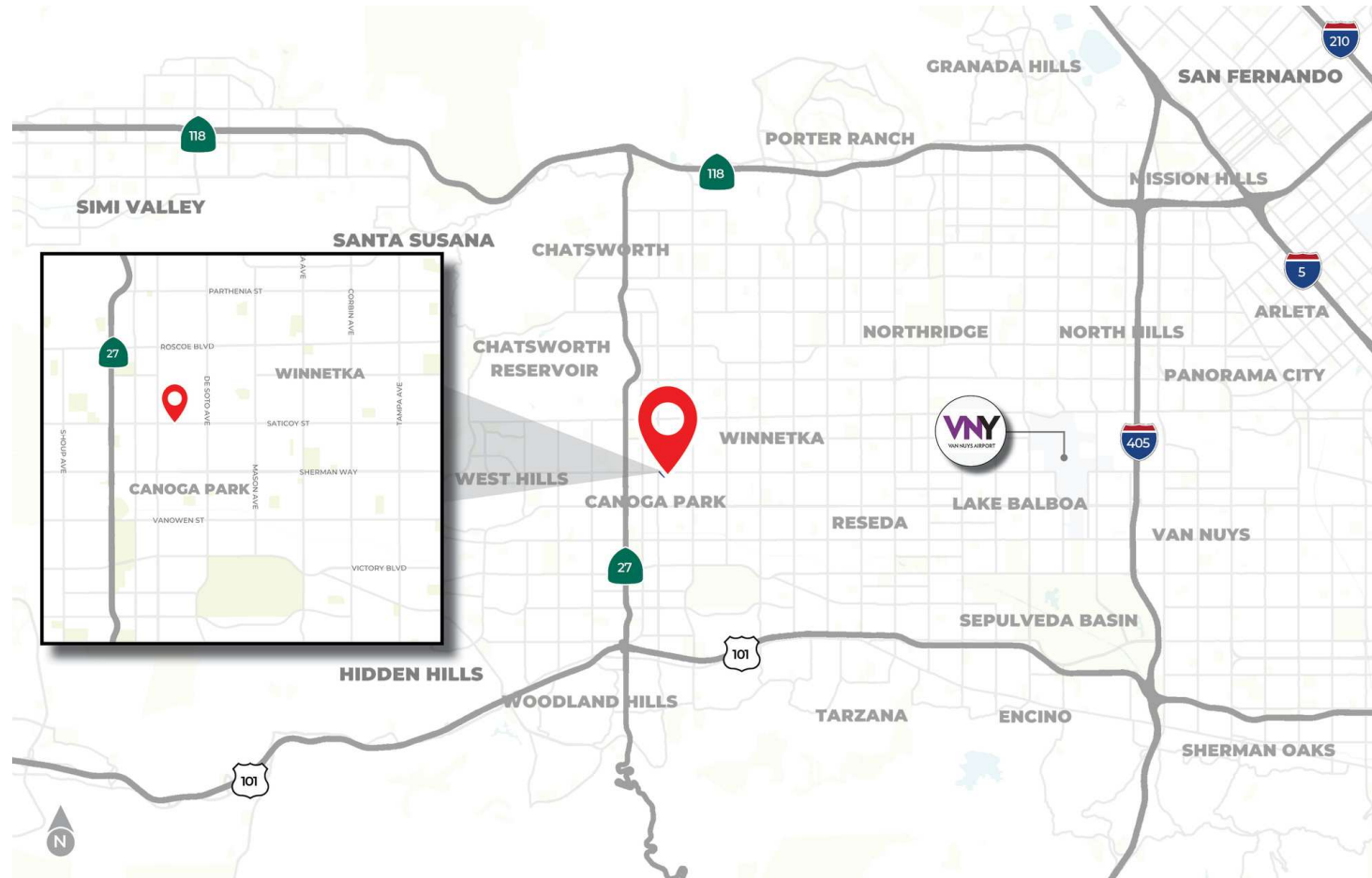
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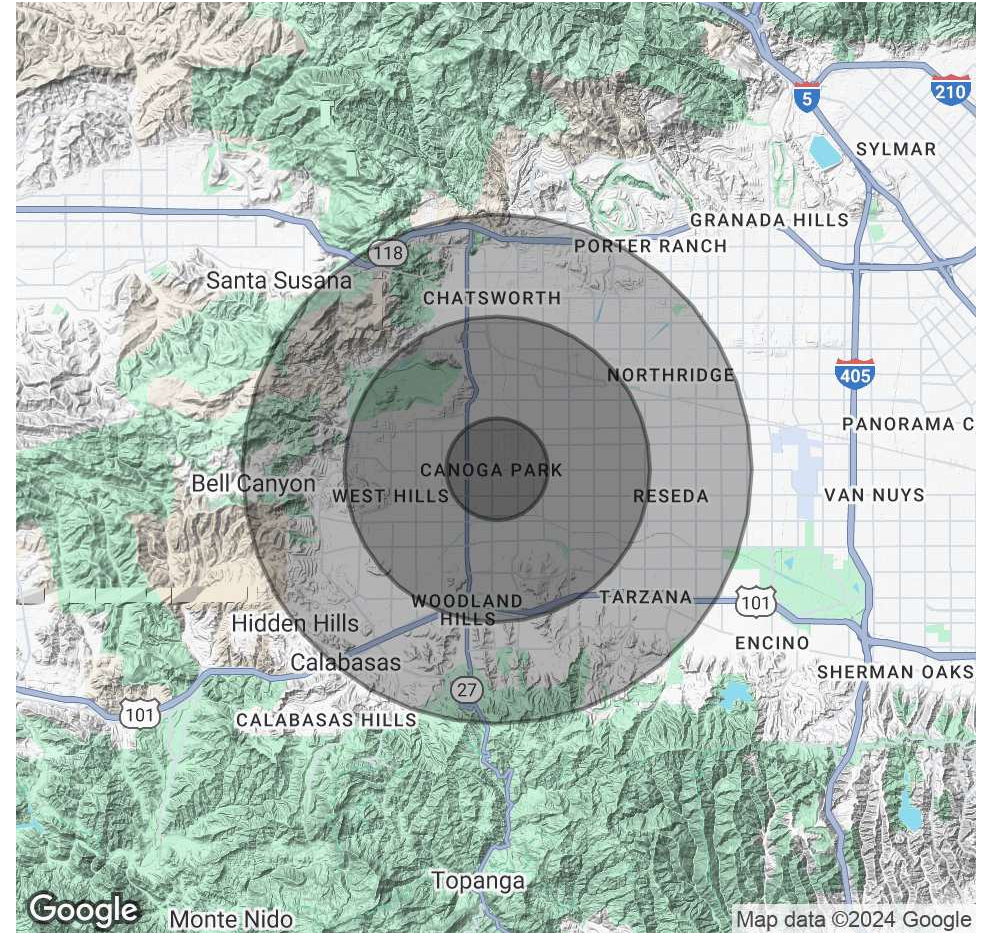
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	42,960	218,328	443,105
Average Age	38	41	42
Average Age (Male)	37	40	41
Average Age (Female)	38	42	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	12,986	76,655	156,199
# of Persons per HH	3.3	2.8	2.8
Average HH Income	\$89,702	\$121,409	\$132,309
Average House Value	\$735,113	\$814,760	\$922,002

Demographics data derived from AlphaMap



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