



**COMMERCIAL
REAL ESTATE**

the sign of a profitable property



NEWLY RENOVATED BOUTIQUE OFFICE BUILDING

7028 Owensmouth Avenue, Canoga Park, CA 91303



VIEW LISTING PAGE

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5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

OFFICE SPACES
CANOGA PARK, CA

EXCLUSIVELY LISTED BY

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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PROPERTY FEATURES

7028 Owensmouth Avenue, Canoga Park, CA 91303







APPROX. 100-1,200 SF

OFFICE SPACES AVAILABLE

- ✓ Recently renovated boutique office building
- ✓ Shared conference room available
- ✓ Internet provided
- ✓ Common areas have modern finishes
- ✓ Existing layout allows for easy customization and reconfiguration to suit your specific needs

AREA AMENITIES

- ✓ Conveniently situated two miles north of the 101 freeway
- ✓ Access to major highways and public transportation
- ✓ Conveniently located near restaurants and other services
- ✓ Heavily trafficked main street near the Westfield Shopping Center

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	46,467	223,300	424,465
 Avg. HH Income	\$83,804	\$107,080	\$110,781
 Daytime Pop	37,401	182,736	349,635
 Traffic Count	± 9,565 CPD ON OWENSMOUTH AVE		

OFFICE SPACES
CANOGA PARK, CA

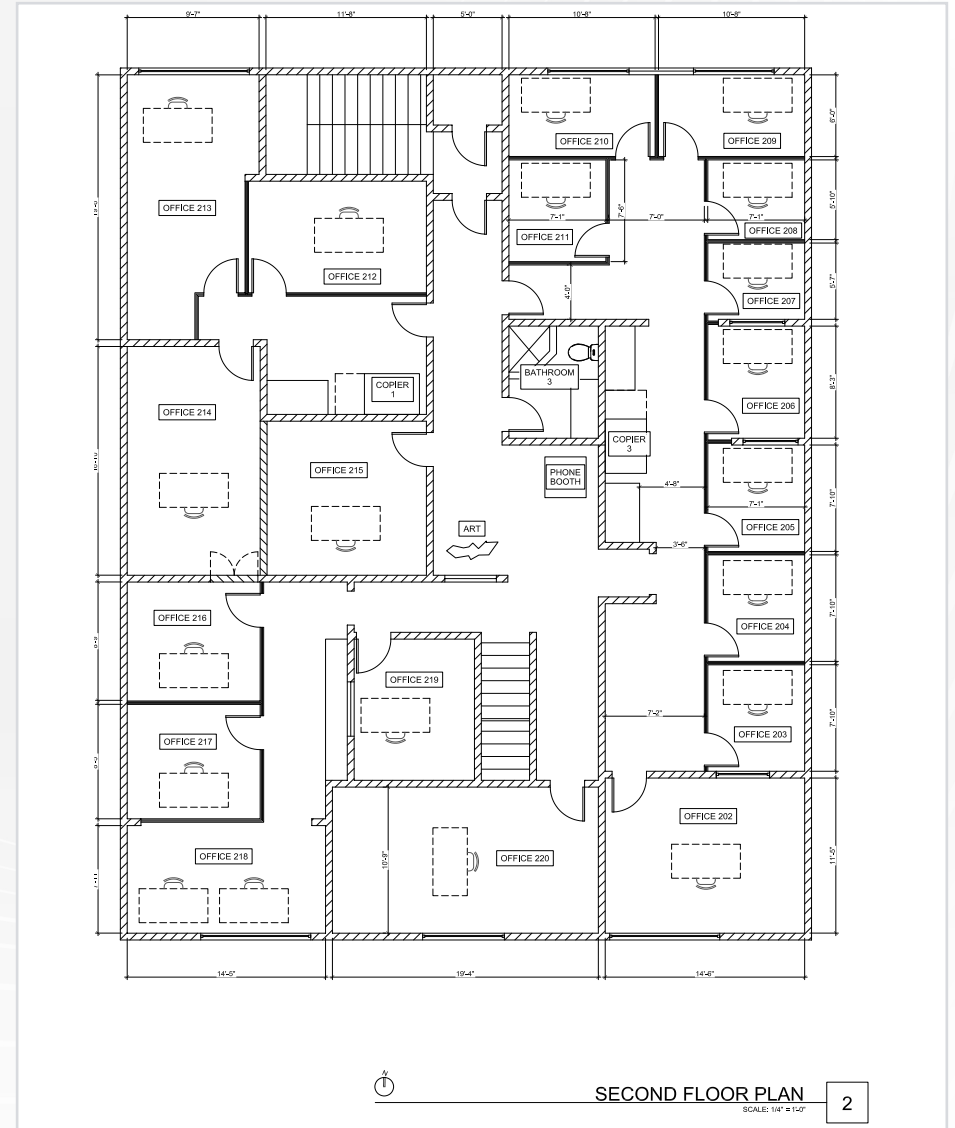
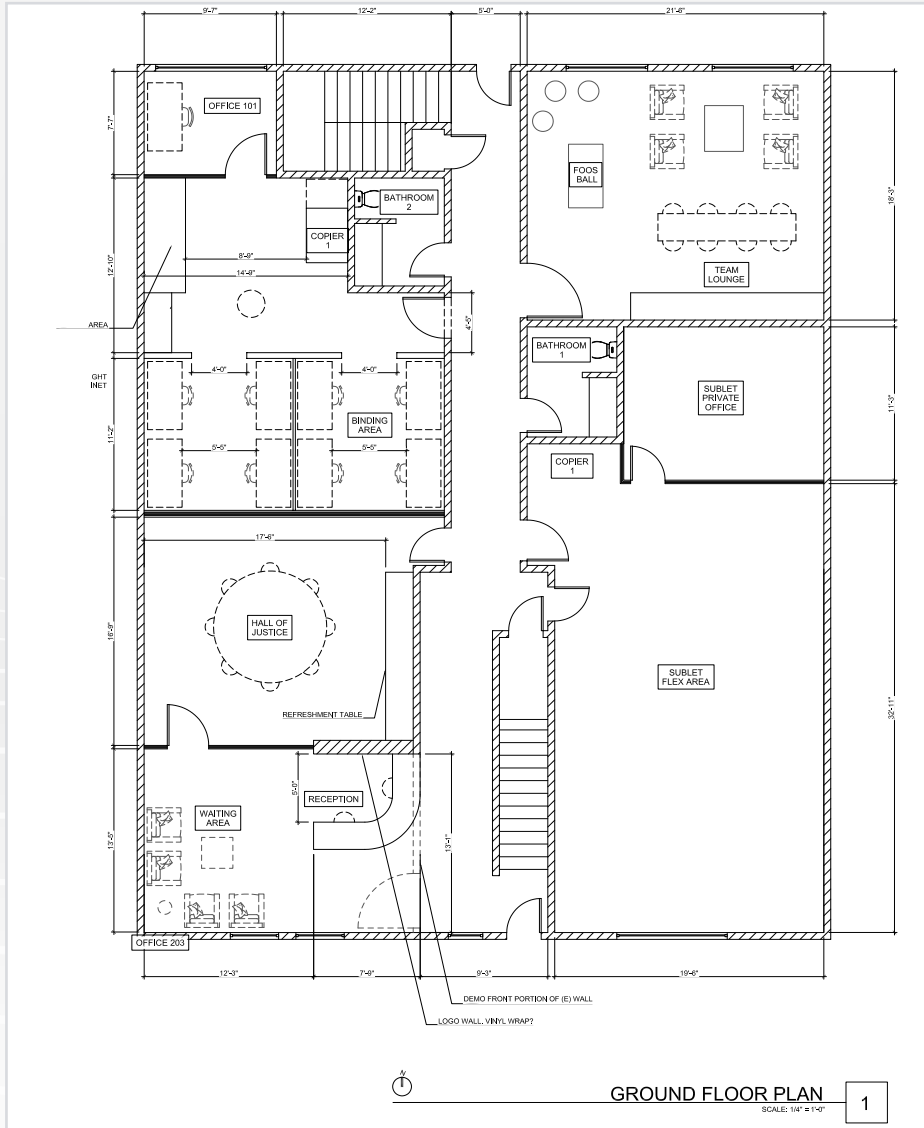
INTERIOR PHOTOS

7028 Owensmouth Avenue, Canoga Park, CA 91303



FLOOR PLAN

7028 Owensmouth Avenue, Canoga Park, CA 91303



Measurement are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AVAILABLE
±100-1,200 SF

amazon
fresh

Crate & Barrel

The Cheesecake Factory

Westfield | TOPANGA
amc THEATRES | Apple | H&M | TARGET | macy's
bloomingdale's | MICHAEL KORS | EXPRESS | HOLLISTER

BEST BUY

PET SMART

AT&T

ups

McDonald's

COSTCO
WHOLESALE

Starbucks

CHIPOTLE
MEXICAN GRILL

Bath & Body Works

Staples

NORDSTROM
rack

THE HOME
DEPOT

Sleep

CHIPOTLE
MEXICAN GRILL

THE HOME
DEPOT

SUBWAY

BEST BUY

Staples

Ralphs

IN-N-OUT
BURGER

Starbucks

citi

petco

NORDSTROM
rack

Neiman Marcus

CHASE

AT&T

KAISER
PERMANENTE

CVS
pharmacy

target

99c
only
STORES

ups

PET SMART

Polo
Lacoste

McDonald's

amazon
fresh

TRADER JOE'S

AERIAL MAP



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