



CANOGA PARK FOR LEASE

22337 Sherman Way | Canoga Park, CA 91303



INTERACTIVE MARKETING PACKAGE

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

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±898 – 1,500 SF
GLA



NOW
AVAILABILITY

PROPERTY HIGHLIGHTS

- **Current Condition:** (Redeveloped) former restaurant space + Inline retail space
- **Availability:** Now
- **Potential Use:** Restaurant (1,500 SF) + Retail (898 SF)
- **Asking Rent:** Inquire for pricing
- **Vent Shafting:** Hood can be installed
- **Grease Interceptor:** Stubbed, not installed
- **Parking:** Parking lot available



SITE PLAN



TENANT MAP



CANOGA PARK, CA

Market Overview

Canoga Park, located in the western San Fernando Valley region of Los Angeles, serves as a strategic submarket for a range of commercial real estate sectors including retail, industrial, and multifamily. Historically tied to aerospace and light manufacturing, the area has seen a transition into a more diversified economic base. The commercial corridor is supported by strong regional demand, with key thoroughfares such as Topanga Canyon Boulevard, Sherman Way, and Canoga Avenue connecting the area to neighboring business hubs like Warner Center and Woodland Hills. The retail sector is anchored by regional draws such as Westfield Topanga and The Village, which attract consistent foot traffic and support surrounding local businesses.

In recent years, Canoga Park has experienced notable growth in both multifamily and light industrial developments. Developers are actively pursuing projects aimed at middle-income renters, responding to regional housing shortages while also increasing daytime population density, which supports service-oriented and experiential retail. The industrial market remains active, benefiting from proximity to logistics corridors and consistent demand for last-mile distribution space.

Neighborhood Overview

The Canoga Park neighborhood features a mix of residential and commercial uses, creating a well-rounded community that supports local economic activity. Commercial zones along Sherman Way and Topanga Canyon Boulevard are characterized by a blend of legacy businesses, auto services, restaurants, and professional offices. Community development efforts led by the Canoga Park Business Improvement District have improved cleanliness, safety, and pedestrian access, enhancing the overall appeal of the area. The neighborhood benefits from strong transportation connectivity via the Metro G Line (Orange) busway and nearby access to the 101 and 118 freeways, making it convenient for both customers and employees. This accessibility, combined with ongoing investment and urban renewal, contributes to a steadily improving business climate.



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	27,554	198,254	375,417
2020 Census	26,643	190,260	364,094
Growth 2020-Current Year	3.42%	4.20%	3.11%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	9,527	71,738	133,867
2020 Census	9,388	69,521	131,232
Growth 2020-Current Year	1.47%	3.19%	2.01%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$135,247	\$139,626	\$150,111

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 22337 Sherman Way, Canoga Park, CA, 91303 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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