

Canoga Building

21822 Sherman Way, Canoga Park CA 91303



FOR LEASE

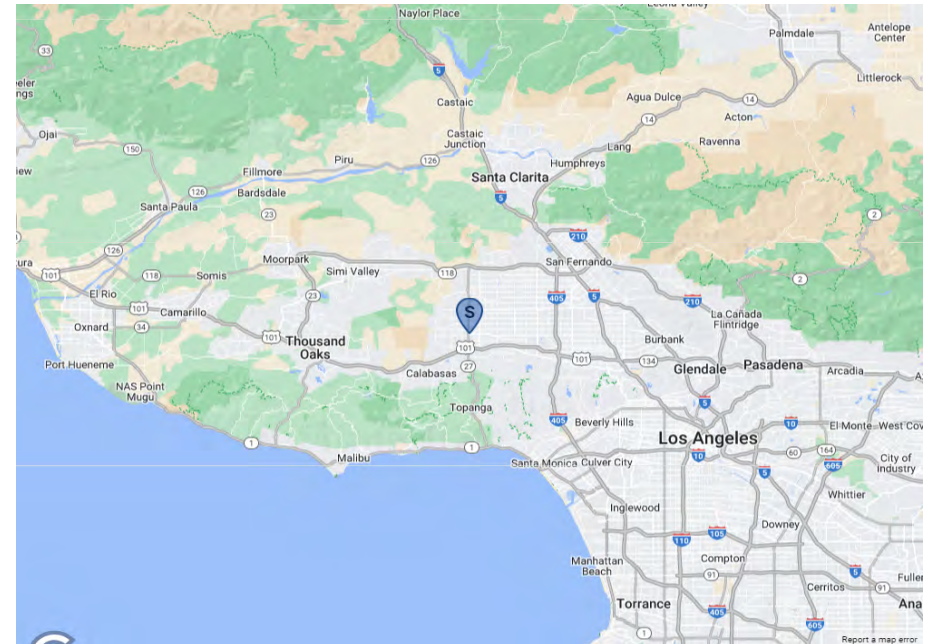
Suite	Tenant	Floor	Square Feet	Rent Per SF (Monthly)	Lease Type	Notes
200	Vacant	2	900	\$2.05	FSG	Unit Has 5 Private Offices, Reception, Kitchen & Own A/C

PROPERTY FEATURES

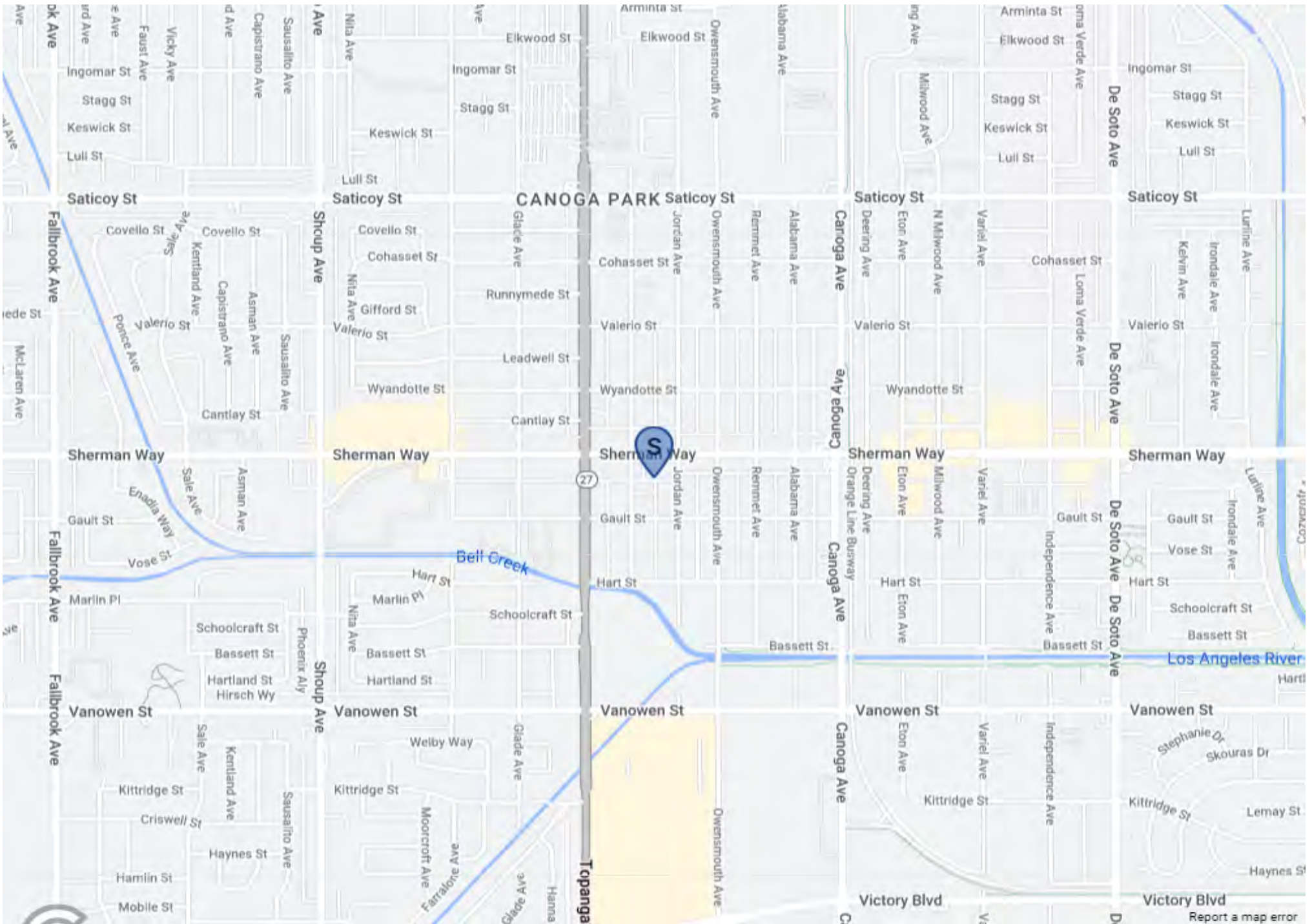
BUILDING SF	9,587
GLA (SF)	4,793
LAND SF	10,454
LAND ACRES	0.92
YEAR BUILT	1930
ZONING TYPE	C2
BUILDING CLASS	C
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
PARKING RATIO	3/1,000 SF

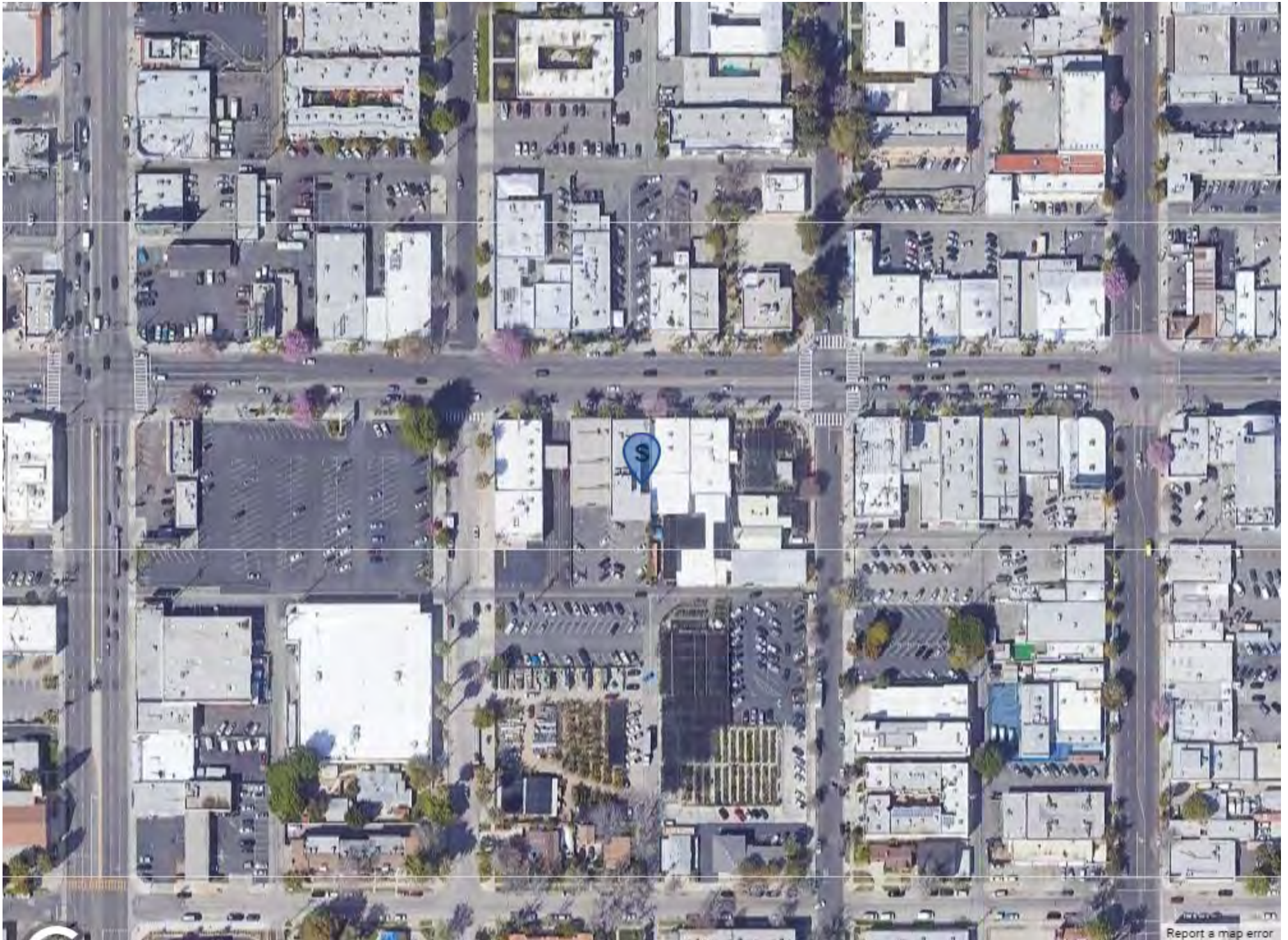
Highlights

- Multiple Office Suites Available
- Elevator Served
- Abundant Parking in Rear of Building

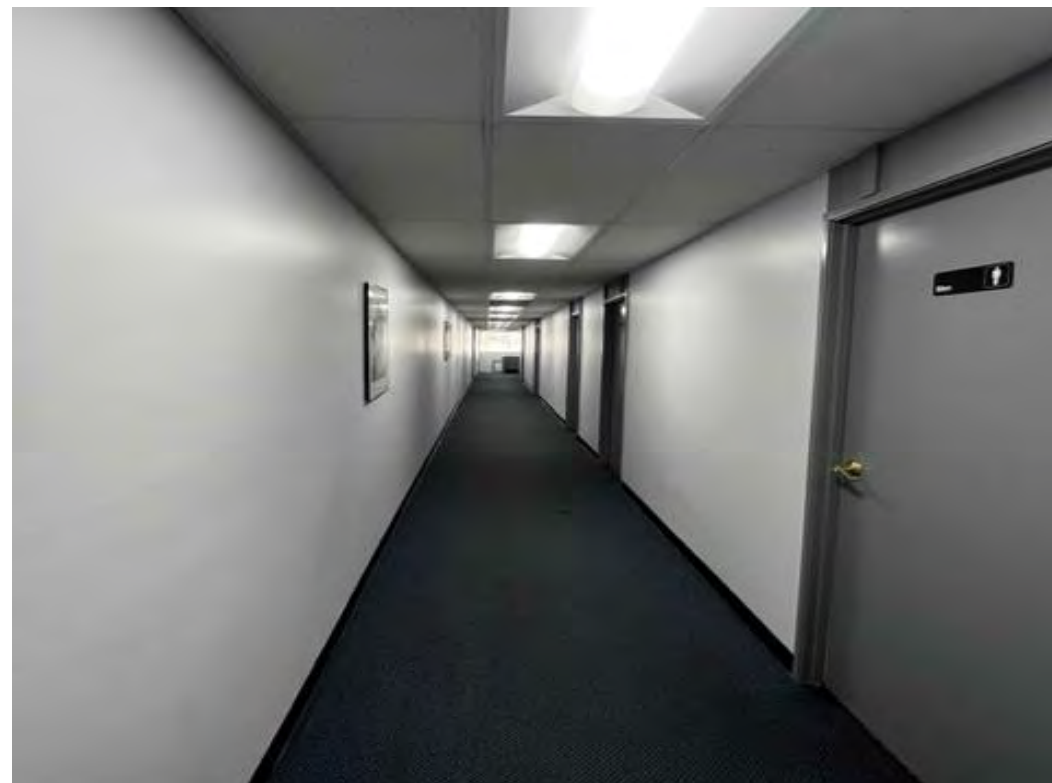


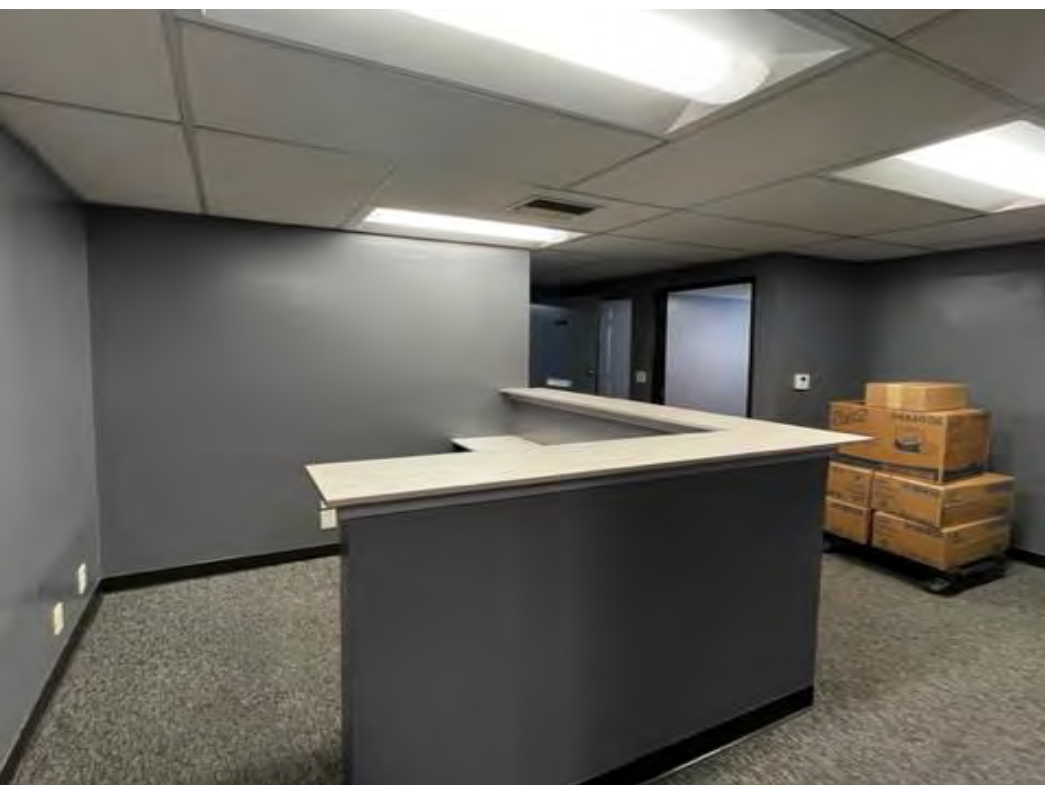
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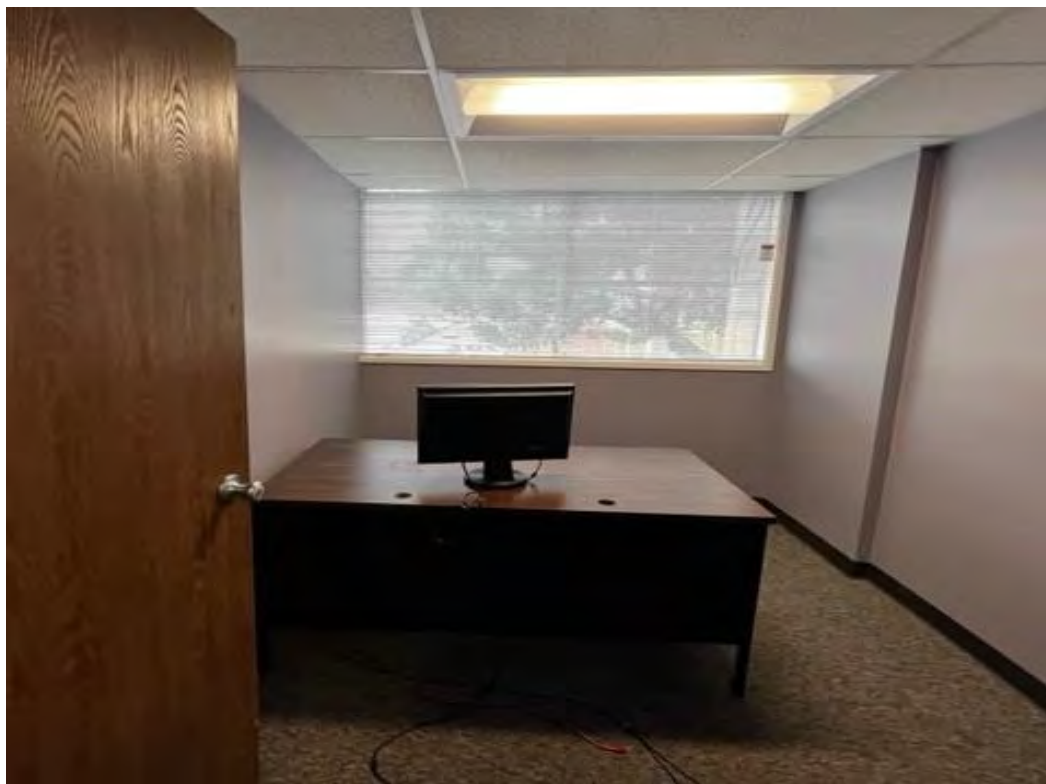




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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	32,048	190,106	373,829
2010 Population	34,913	202,890	395,556
2022 Population	37,872	218,536	420,635
2027 Population	37,826	215,413	413,964
2022 African American	1,861	11,025	19,756
2022 American Indian	856	2,988	5,229
2022 Asian	5,026	34,356	61,151
2022 Hispanic	20,610	82,488	149,538
2022 Other Race	13,262	49,171	88,164
2022 White	11,140	91,050	190,270
2022 Multiracial	5,683	29,645	55,561
2022-2027: Population: Growth Rate	-0.10 %	-1.45 %	-1.60 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	914	4,758	9,456
\$15,000-\$24,999	706	3,655	6,918
\$25,000-\$34,999	1,156	4,578	8,070
\$35,000-\$49,999	1,305	6,220	11,845
\$50,000-\$74,999	2,177	11,925	21,878
\$75,000-\$99,999	1,873	9,978	18,213
\$100,000-\$149,999	2,700	15,907	29,429
\$150,000-\$199,999	1,123	9,085	17,876
\$200,000 or greater	974	11,071	24,125
Median HH Income	\$77,082	\$92,338	\$95,777
Average HH Income	\$98,856	\$125,687	\$134,705

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	10,312	69,146	136,448
2010 Total Households	11,111	69,856	137,170
2022 Total Households	12,928	77,179	147,817
2027 Total Households	13,050	76,483	145,978
2022 Average Household Size	2.89	2.80	2.81
2000 Owner Occupied Housing	3,867	36,924	77,569
2000 Renter Occupied Housing	6,141	30,012	54,538
2022 Owner Occupied Housing	4,184	38,754	79,598
2022 Renter Occupied Housing	8,744	38,426	68,219
2022 Vacant Housing	967	4,336	7,793
2022 Total Housing	13,895	81,515	155,610
2027 Owner Occupied Housing	4,147	38,202	78,438
2027 Renter Occupied Housing	8,903	38,280	67,540
2027 Vacant Housing	1,020	5,332	10,078
2027 Total Housing	14,070	81,815	156,056
2022-2027: Households: Growth Rate	0.95 %	-0.90 %	-1.25 %



Source: esri

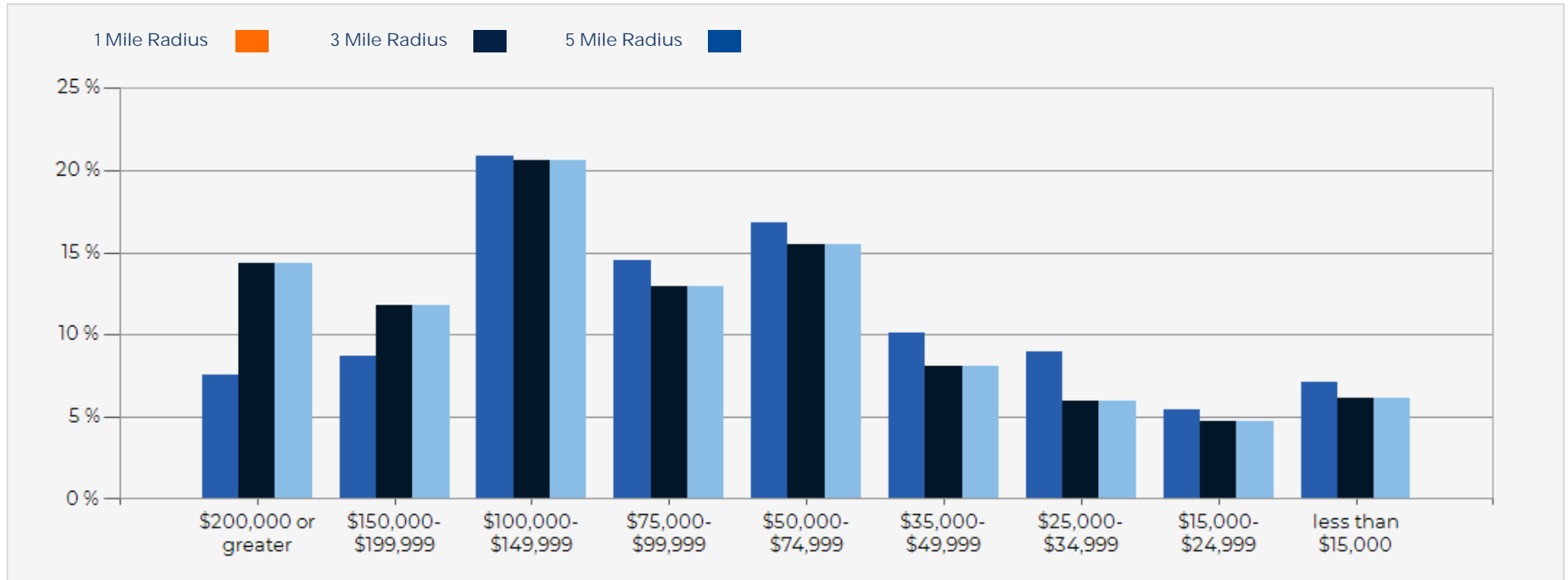
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	3,023	16,895	31,831
2022 Population Age 35-39	2,967	16,380	30,013
2022 Population Age 40-44	2,779	14,643	26,918
2022 Population Age 45-49	2,507	14,187	26,849
2022 Population Age 50-54	2,289	14,373	27,875
2022 Population Age 55-59	2,048	14,195	28,056
2022 Population Age 60-64	1,784	12,912	26,336
2022 Population Age 65-69	1,339	10,750	22,341
2022 Population Age 70-74	1,012	8,660	18,230
2022 Population Age 75-79	655	6,047	12,926
2022 Population Age 80-84	474	4,057	8,686
2022 Population Age 85+	550	4,543	9,702
2022 Population Age 18+	28,780	172,569	335,162
2022 Median Age	34	39	40

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$79,497	\$85,704	\$85,897
Average Household Income 25-34	\$95,471	\$110,867	\$112,049
Median Household Income 35-44	\$83,548	\$102,526	\$105,726
Average Household Income 35-44	\$106,139	\$134,832	\$142,920
Median Household Income 45-54	\$89,470	\$113,787	\$117,978
Average Household Income 45-54	\$113,027	\$150,646	\$162,503
Median Household Income 55-64	\$82,416	\$108,660	\$113,296
Average Household Income 55-64	\$105,836	\$145,283	\$159,364
Median Household Income 65-74	\$61,633	\$81,892	\$87,544
Average Household Income 65-74	\$88,875	\$113,592	\$126,065
Average Household Income 75+	\$63,593	\$80,853	\$89,659

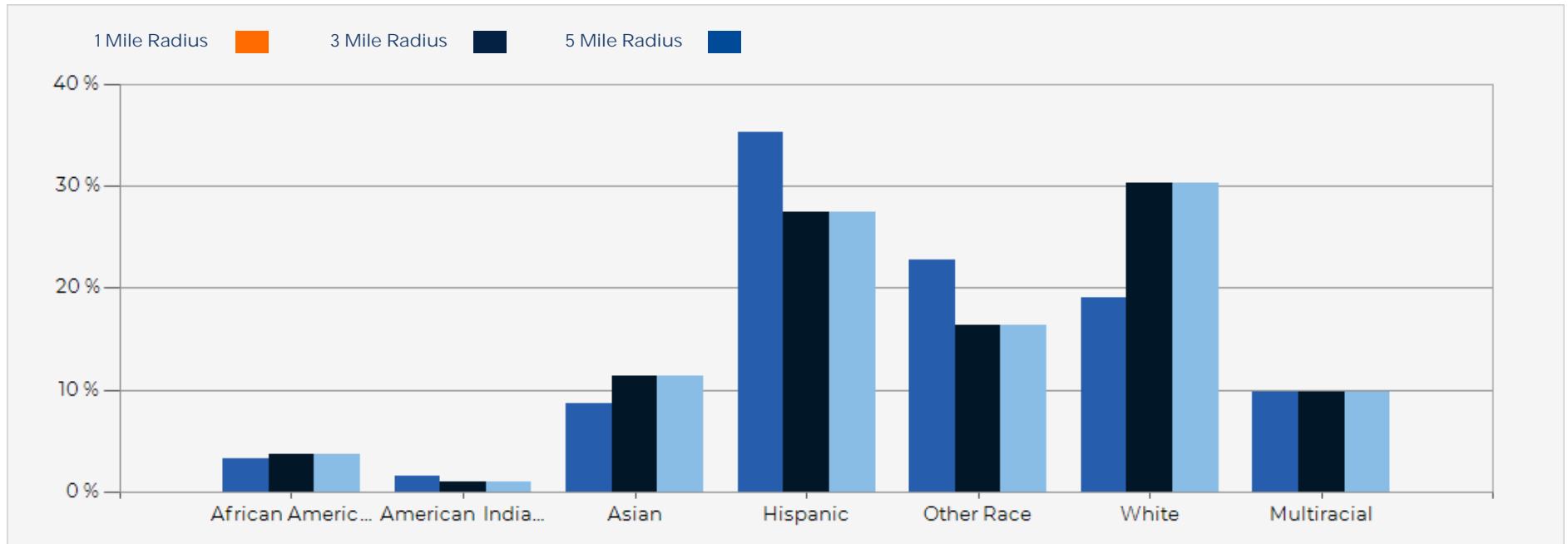
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	2,962	16,115	30,099
2027 Population Age 35-39	2,783	16,746	32,081
2027 Population Age 40-44	2,717	15,631	29,464
2027 Population Age 45-49	2,587	13,991	26,268
2027 Population Age 50-54	2,294	13,412	25,642
2027 Population Age 55-59	2,107	13,531	26,397
2027 Population Age 60-64	1,816	12,525	24,963
2027 Population Age 65-69	1,523	11,246	23,115
2027 Population Age 70-74	1,138	9,343	19,475
2027 Population Age 75-79	802	7,119	15,209
2027 Population Age 80-84	535	4,686	10,100
2027 Population Age 85+	575	4,658	10,107
2027 Population Age 18+	29,239	172,278	333,769
2027 Median Age	35	40	41

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$97,273	\$100,723	\$101,020
Average Household Income 25-34	\$117,874	\$134,386	\$135,107
Median Household Income 35-44	\$104,046	\$119,781	\$125,834
Average Household Income 35-44	\$133,469	\$164,104	\$173,987
Median Household Income 45-54	\$107,978	\$131,021	\$136,904
Average Household Income 45-54	\$138,618	\$176,490	\$188,185
Median Household Income 55-64	\$100,519	\$125,160	\$131,040
Average Household Income 55-64	\$126,010	\$171,110	\$184,401
Median Household Income 65-74	\$80,117	\$102,635	\$107,512
Average Household Income 65-74	\$110,910	\$142,363	\$156,159
Average Household Income 75+	\$82,967	\$110,502	\$121,642

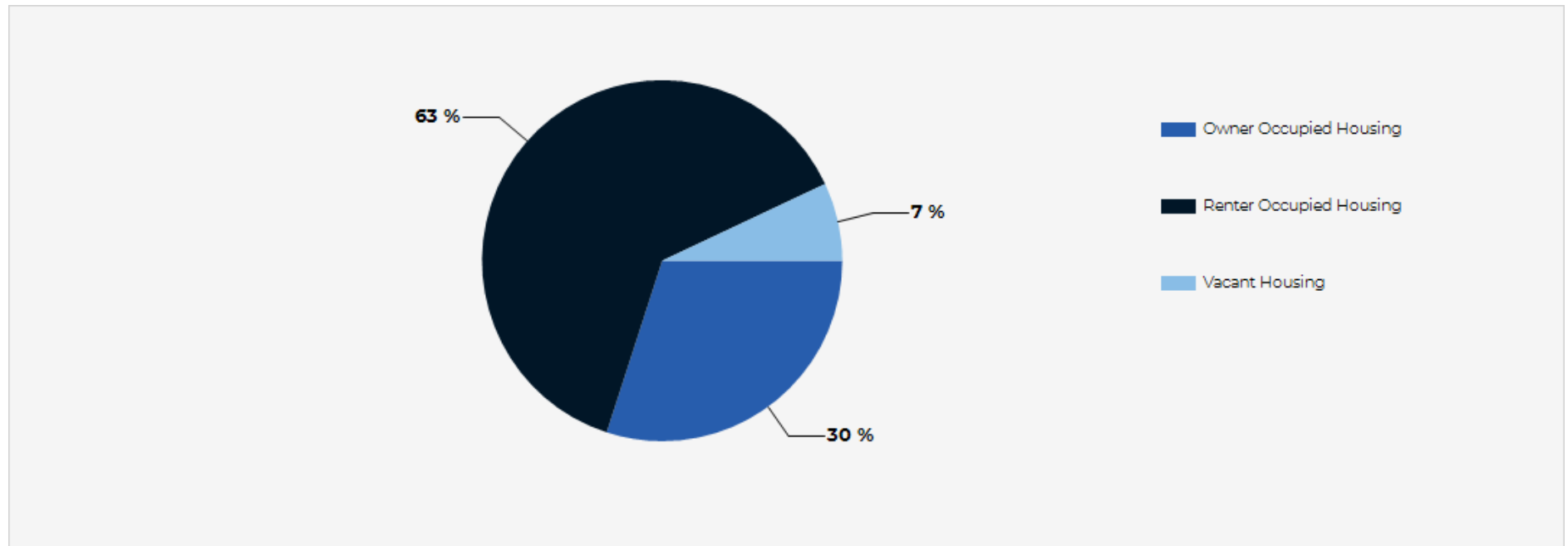
2022 Household Income



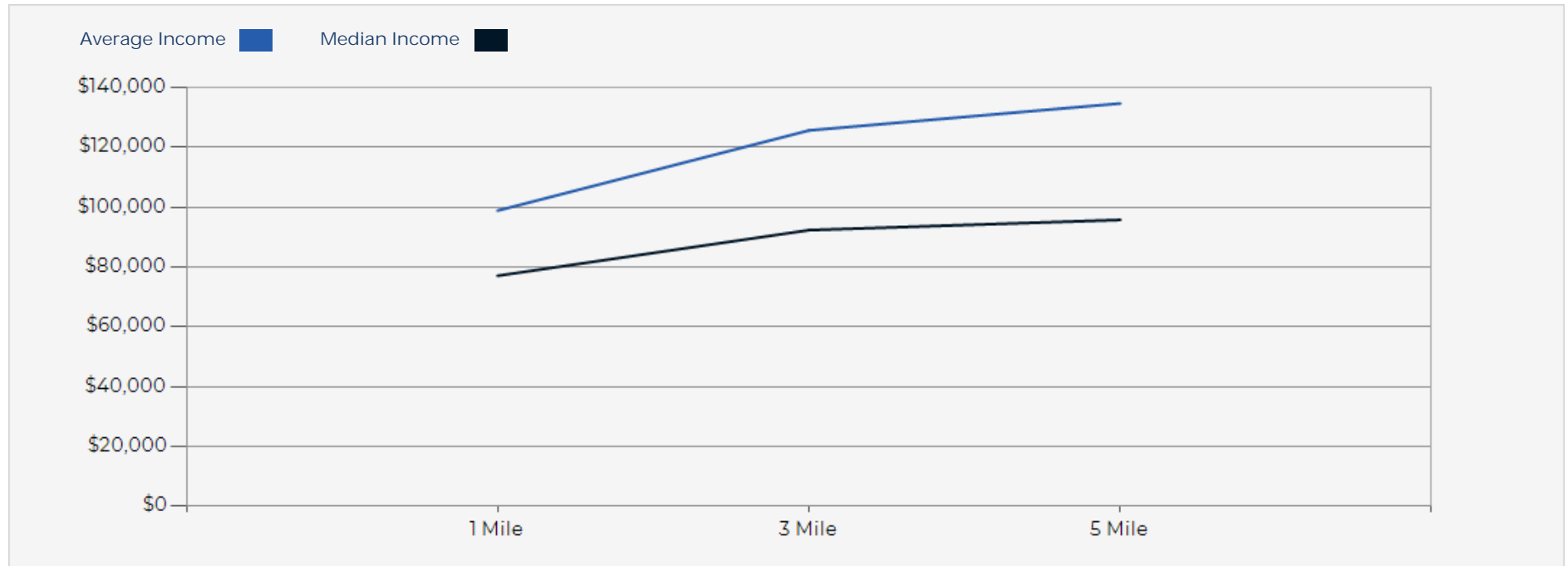
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



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