



AVAILABLE 
COMMERCIAL
REAL ESTATE

FORMER BODY SHOP WITH PAINT BOOTH AVAILABLE

21414 Parthenia St, Canoga Park, CA 91304



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PROPERTY FEATURES

21414 Parthenia St, Canoga Park, CA 91304







APPROX. 6,150 SF

RETAIL SPACE AVAILABLE

- ✓ Industrial/automotive shop space available with paint booth
- ✓ Existing paint booth in premises
- ✓ Four-unit industrial center located along the Metro Transit Line at the gateway to the Chatsworth Industrial Area
- ✓ 14' clear height, front roll-up door, and 400 AMPs" to "12' roll-up door, and 400 AMPs of 3-Phase power
- ✓ Exclusive parking lot directly in front of the property
- ✓ Approx. 13' clear height to the joists
- ✓ Approx. 15' ceiling height to the deck

AREA AMENITIES

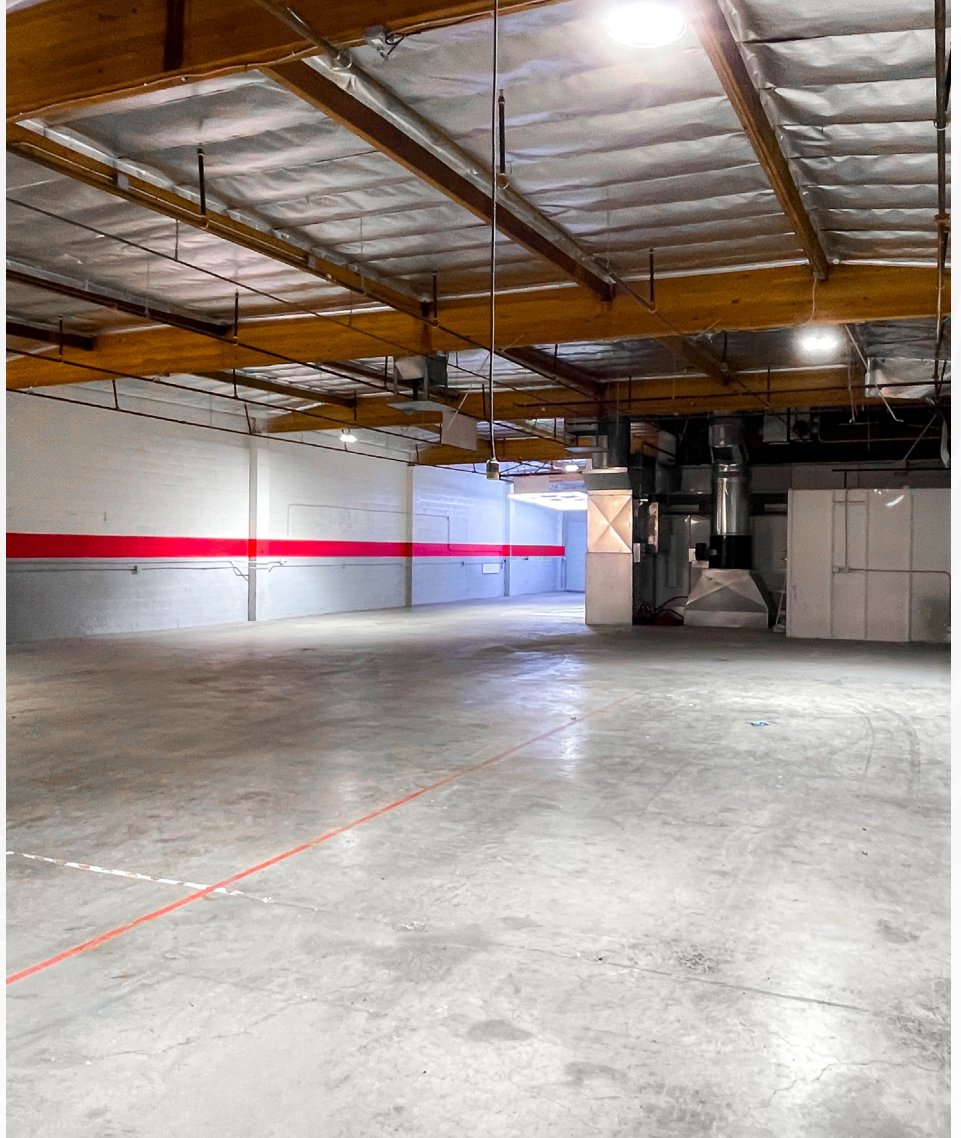
- ✓ Easy access to the 101, 118, and 405 Freeways in a prime Central West Valley location
- ✓ Huge employment base in immediate area, including Aerojet Rocketdyne, RPI Dental, Solar City, Worxshaks, DNJ Engine Components, LA Dept of Social Services, and LA DWP
- ✓ Nearby retailers include Home Depot, LA Fitness, Starbucks, and McDonald's

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	32,215	200,219	435,670
 Avg. HH Income	\$98,474	\$116,921	\$127,946
 Daytime Pop	32,223	195,526	425,174
 Traffic Count	± 25,405 CPD ON PARTHENIA S & CANOGA AVE		

RETAIL SPACE
CANOGA PARK, CA

INTERIOR PHOTOS

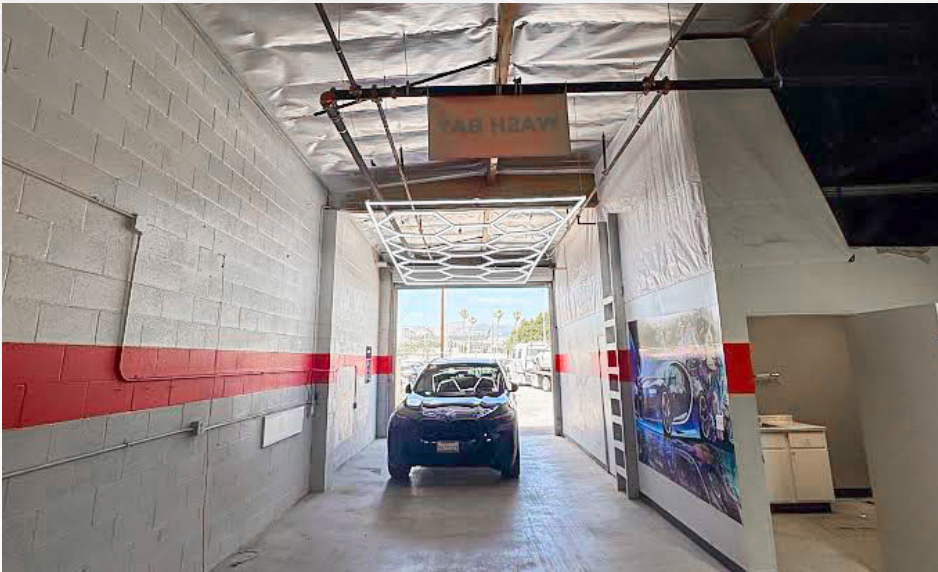
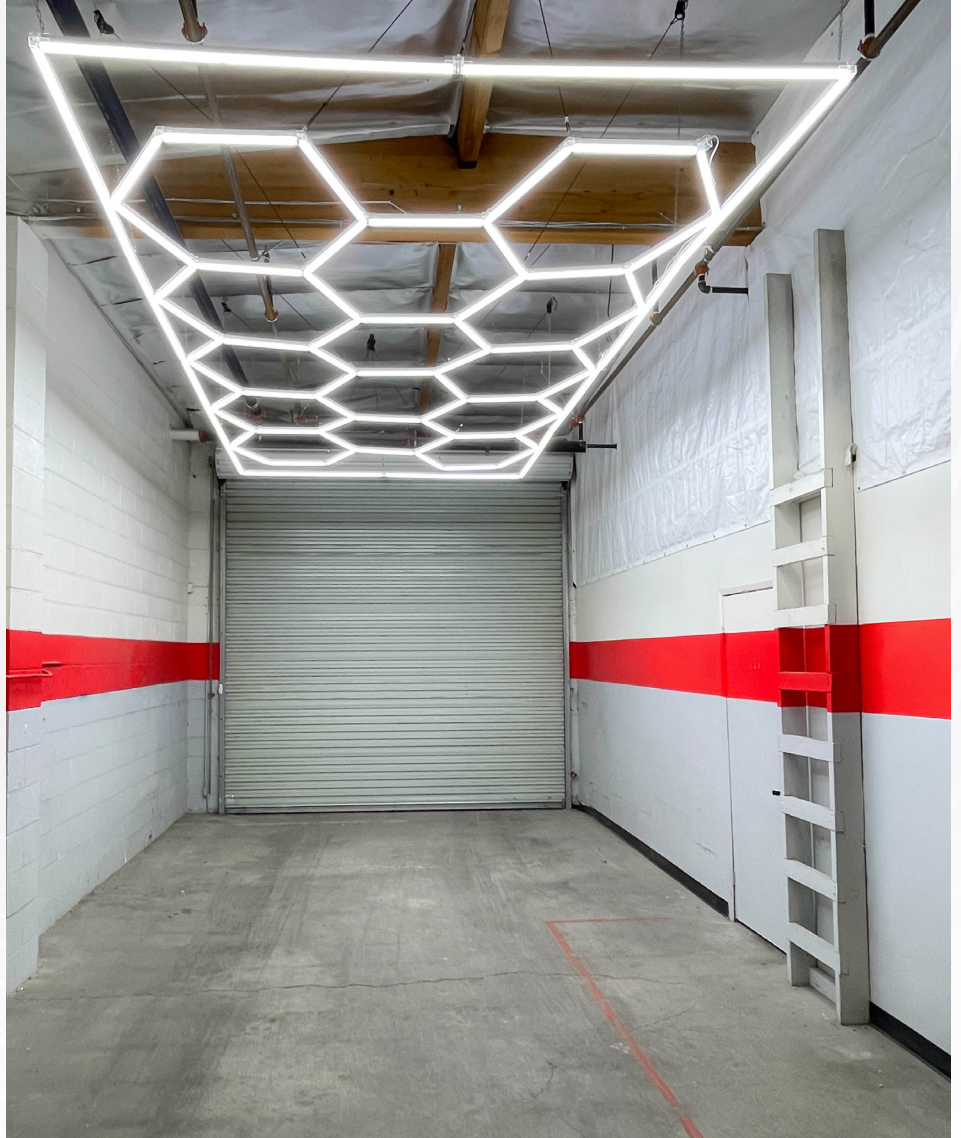
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CANOGA PARK, CA

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EXISTING PAINT BOOTH IN PREMISES



RETAIL SPACE
CANOGA PARK, CA

INTERIOR PHOTOS

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AVAILABLE



Walmart

HomeGoods

Ralphs

Walgreens

VALLARTA SUPERMARKETS

Pollo Loco

YOSHINOYA

IN-N-OUT BURGER

Pabst CAMPERO

Jack in the box

THE HOME DEPOT

DOLLAR TREE

Jack in the box

CHASE

target

AutoZone

CVS pharmacy

LAIFITNESS.

COSTCO WHOLESALE

BEST BUY

VALLARTA SUPERMARKETS

THE HOME DEPOT

McDonald's

WINGSTOP

Walgreens

Smart & Final

Food 4 Less

7 ELEVEN

AT&T

Starbucks

Sleep

CHIPOTLE MEXICAN BISTRO

CHASE

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Ralphs

IN-N-OUT BURGER

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AERIAL MAP



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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.