

FOR LEASE

CANOGA PARK/CHATSWORTH BUSINESS PARK

9005 ETON AVENUE SUITE A CANOGA PARK, CA 91304

AVAILABLE APPROX.

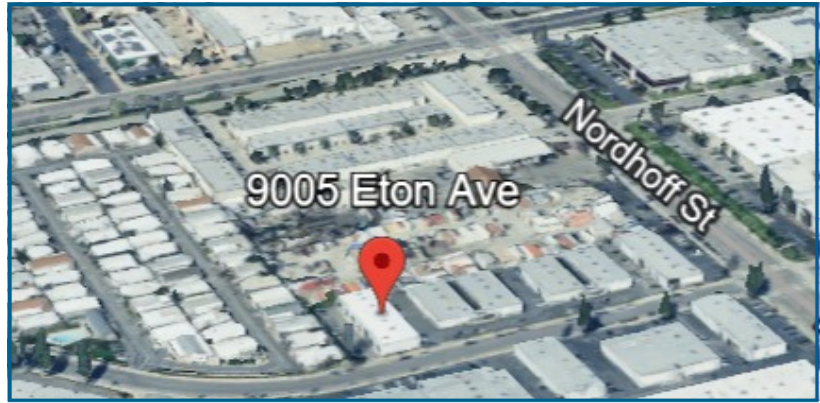
3,054 SQ FT

**GREAT
BROKER BONUS
FOR DEALS SIGNED BY
5/31/2026
CONTACT BROKER
FOR DETAILS**

\$1.50/SF/MO – MG

SUMMARY

Property Type:	Modified Gross
Terms:	Negotiable
Available SQ.FT.:	Approx. 3,054
Total Building SQ.FT.:	Approx. 48,550
Zoning:	LAMR2
Year Built:	1974
Heat/Cool:	Heating and AC Ventilation
Specific Use:	Light Industrial
Restrooms:	2
Parking:	6
Electrical:	Panel 1: A:200 V:120/240 O:3 W:4 Panel 2: A:50 V:120/240 Single Phase
Min. Clear Height:	14'
Ground Level Doors:	1 / 12' x 12'
Offices #/SF:	2 Offices + Reception Approx. 500 SF



FEATURES

- Prestigious Space
- In a Most Desired Canoga Park/Chatsworth Business Park
- Unit is Most Affordable in the Park
- 100% HVAC Coffee Bar
- Lots of Power
- Rear Loading Door
- Priced to Attract a Quality Tenant



WALK SCORE
62



TRANSIT SCORE
50

Notes: Estimated CAM Fees \$0.15/SF/MO
Lessee to verify power and all information contained on brochure.

TRAFFIC COUNT - 2025

From	To	Count	Distance
De Soto Ave	Nordhoff St S	38,153	0.35 mi
De Soto Ave	Osborne St S	34,308	0.34 mi
Nordhoff St	De Soto Ave E	27,017	0.29 mi
Canoga Ave	Parthenia St S	22,134	0.34 mi

Airport	Drive	Distance
Bop Hope	27 min	19.2 mi
LAX	43 min	29.4 mi

Commuter Rail	Drive	Distance
Chatsworth	5 min	1.9 mi
northridge	7 min	3.5 mi

FOR MORE DETAILS:

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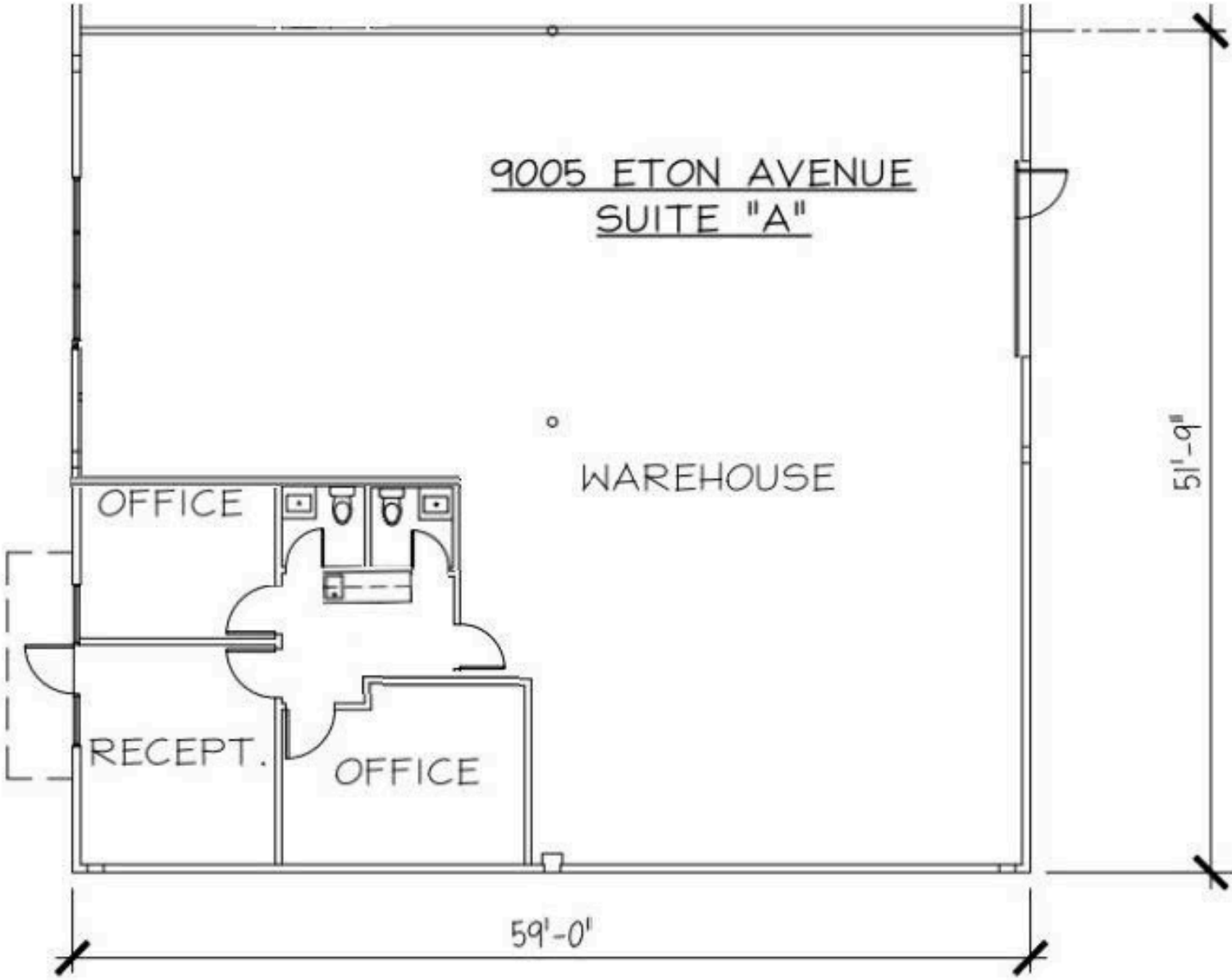


DRE License No: 01527289



FLOOR PLAN

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CANOGA PARK, CA 91304



NOT TO SCALE

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