

# CANOGA PARK/CHATSWORTH BUSINESS PARK

9045 ETON AVENUE SUITE B  
CANOGA PARK, CA 91304

**FOR LEASE**

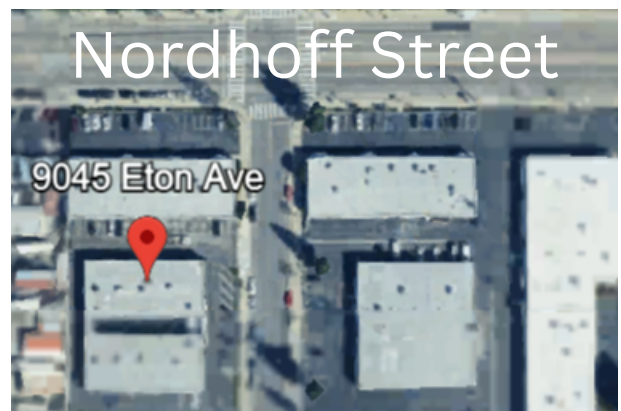
**GREAT  
BROKER BONUS  
FOR DEALS SIGNED BY  
5/31/2026  
CONTACT BROKER  
FOR DETAILS**

[VIDEO TOUR](#)

**\$1.55/SF/MO – MG**

## SUMMARY

<b>Property Type:</b>	Modified Gross
<b>Terms:</b>	Negotiable
<b>Available SQ.FT.:</b>	Approx. 1,416
<b>Total Building SQ.FT.:</b>	Approx. 48,550
<b>Zoning:</b>	LAMR2
<b>Year Built:</b>	1974
<b>Heat/Cool:</b>	Heating and AC Ventilation
<b>Specific Use:</b>	Light Industrial
<b>Restrooms:</b>	1
<b>Parking:</b>	2
<b>Electrical:</b>	A: 100 V: 240 Ø: 3 W: 4
<b>Min. Clear Height:</b>	15'
<b>Ground Level Doors:</b>	1 / 12' x 12'
<b>Offices #/SF:</b>	1 Office + Reception Approx. 300 SF



## FEATURES

- Prestigious Space
- In a Most Desired Canoga Park/Chatsworth Business Park
- Unit Features Landscaped Courtyard
- Unit is Most Affordable in the Park
- 100% HVAC
- Rear Loading Door
- Space for Warehouse / Light Assembly / Distribution / Marketing Group
- 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	Commuter Rail	Drive	Distance
Bop Hope	27 min	19.2 mi	Chatsworth	5 min	1.9 mi
LAX	43 min	29.4 mi	northridge	7 min	3.5 mi

## FOR MORE DETAILS:

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**ICSC**  
MEMBER



# FLOOR PLAN

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NOT TO SCALE