

FOR LEASE

CANOGA PARK/CHATSWORTH BUSINESS PARK 9025 ETON AVENUE, SUITE B CANOGA PARK, CA

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

\$1.55/SF/MO – MG

SUMMARY

Property Type: Modified Gross
Terms: Negotiable
Available SQ.FT.: Approx. 1,416
Total Building SQ.FT.: Approx. 7,070
Zoning: LAMR2
Year Built: 1974
Heat/Cool: Heating and AC Ventilation
Specific Use: Light Industrial
Restrooms: 1
Parking: 2
Electrical: A: 200 V: 120/240 Ø: 3 W:3
Min. Clear Height: 15'
Ground Level Doors: 1 / 12' x 12' Rear
Offices #/SF: 1 Offices + 1 Reception
 Approx. SF 300 SF

FEATURES

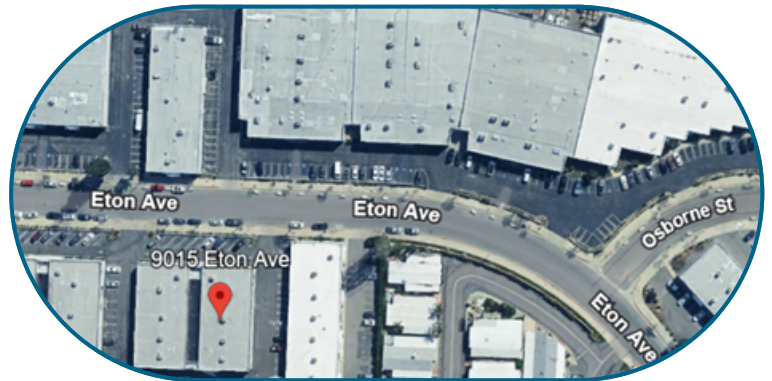
- Prestigious Space In a Most Desired Canoga Park/Chatsworth Business Park
- 100% HVAC
- Coffee Bar
- Rear Loading Door
- Priced to Attract a Quality Tenant



WALK SCORE
62



TRANSIT SCORE
50



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

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

TRAFFIC COUNT - 2025

From	To	Count	Rate
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

FOR MORE DETAILS:

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 EXECUTIVE VICE PRESIDENT
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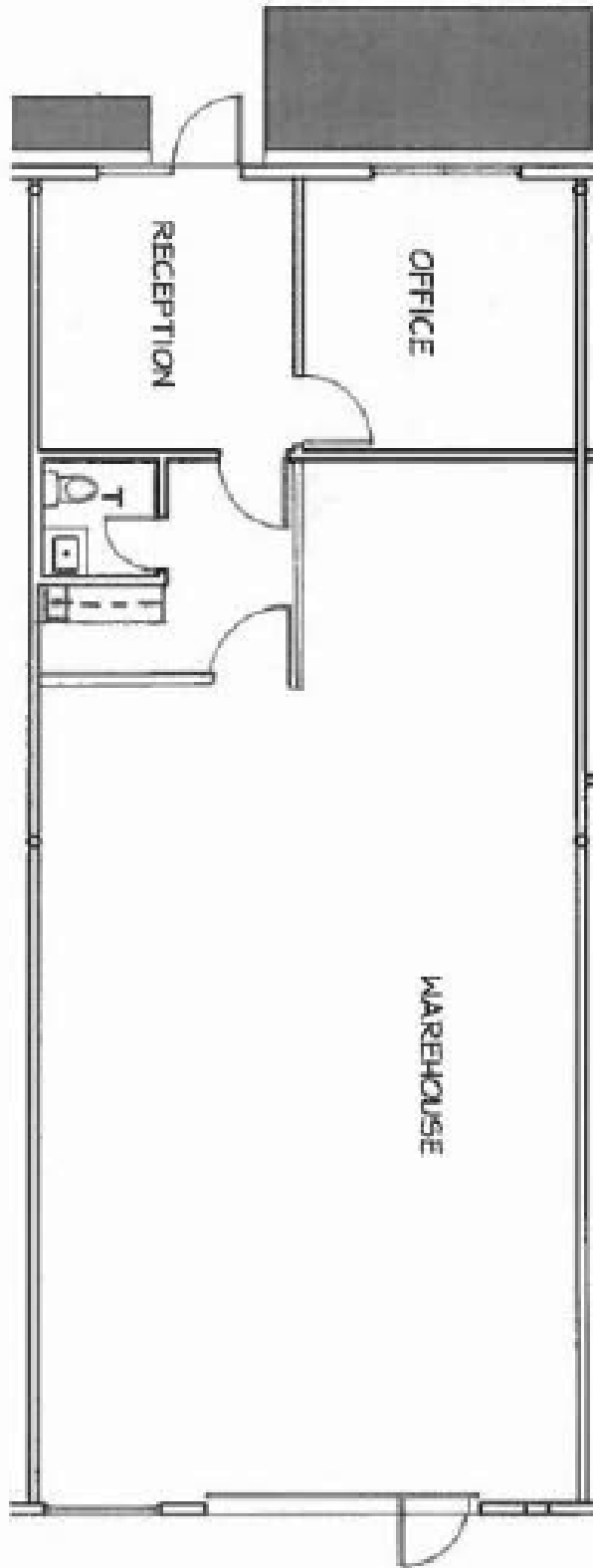


COLDWELL BANKER COMMERCIAL
 QUALITY PROPERTIES
 DRE License No: 01527289



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CANOGA PARK, CA



NOT TO SCALE