

**FOR SALE** | 45,320 SF  
ON LARGE PARCEL

**SINGLE TENANT NNN INDUSTRIAL LEASED INVESTMENT**



NORDHOFF STREET

CANOGA AVENUE

**PURCHASE PRICE**

**\$14,000,000**

**PRIME STREET VISIBILITY | ADJACENT TO CANOGA & NORDHOFF INTERSECTION**

9035 CANOGA AVENUE | CANOGA PARK, CA 91304

**STAN GERSON**  
Executive Vice President  
818.489.2180  
sgerson@spectrumcre.com  
CA DRE Lic. #00797484

**JOSHUA GERSON**  
Executive Vice President  
818.439.1157  
jgerson@spectrumcre.com  
CA DRE Lic. #01214941

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805

**SPECTRUM**  
COMMERCIAL REAL ESTATE, INC.  
spectrumcre.com | 818.252.9900

## BUILDING FEATURES



Excellent Single Tenant  
NNN Leased Investment



Freestanding Industrial Building



45,320 SF Building



72,619 SF Parcel



Well-Designed Layout



17' Warehouse Clearance



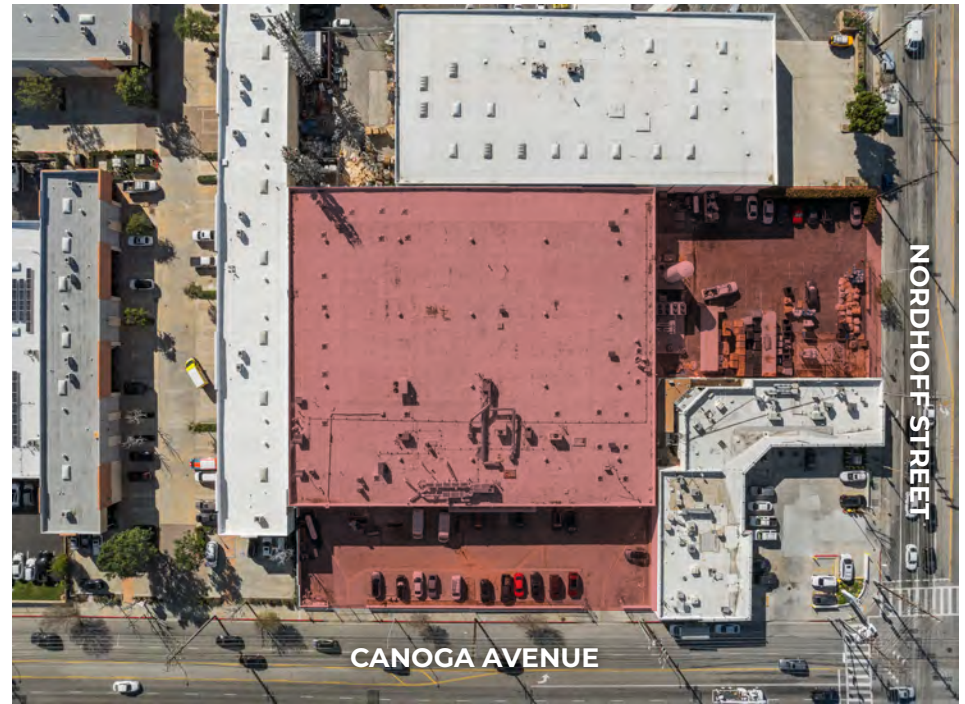
3 Ground Level Loading Doors



4,000 Amps of Power



MR2 Zoning



## INVESTMENT OVERVIEW

- Purchase Price: \$14,000,000.00
- NOI: \$907,764.00
- Cap Rate: 6.48%
- Single Tenant NNN Lease
- Remaining Lease Term: 5.4 Years
- 3% Annual Increases – Next Increase 8/1/2026 (Cap Rate to Adjust to 6.68%)
- Tenant has Options to Extend
- Major Investment & \$30M FF&E's Installed by Tenant

Contact Broker for Additional Information\*

### STAN GERSON

Executive Vice President  
818.489.2180  
sgerson@spectrumcre.com  
CA DRE Lic. #00797484





### JOSHUA GERSON

Executive Vice President  
818.439.1157  
jgerson@spectrumcre.com  
CA DRE Lic. #01214941

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805

**SPECTRUM**  
COMMERCIAL REAL ESTATE, INC.  
spectrumcre.com | 818.252.9900

## LOCATION HIGHLIGHTS

-  Located in the Heart of the San Fernando Valley
-  Close Proximity to Warner Center, Westfield Topanga, the Orange Line, Metrolink, the Rams Training Center, Local Amenities, Restaurants, and Public Transportation
-  Strong Demographics & Workforce
-  Easy Access to Freeway Onramps



# PROPERTY PHOTOS



**STAN GERSON**  
Executive Vice President  
818.489.2180  
sgerson@spectrumcre.com  
CA DRE Lic. #00797484

**JOSHUA GERSON**  
Executive Vice President  
818.439.1157  
jgerson@spectrumcre.com  
CA DRE Lic. #01214941

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805

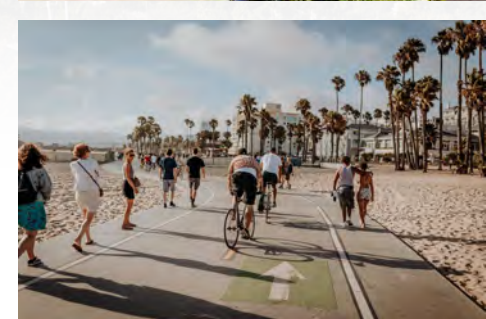
**SPECTRUM**  
COMMERCIAL REAL ESTATE, INC.  
spectrumcre.com | 818.252.9900

# CANOGA PARK OVERVIEW

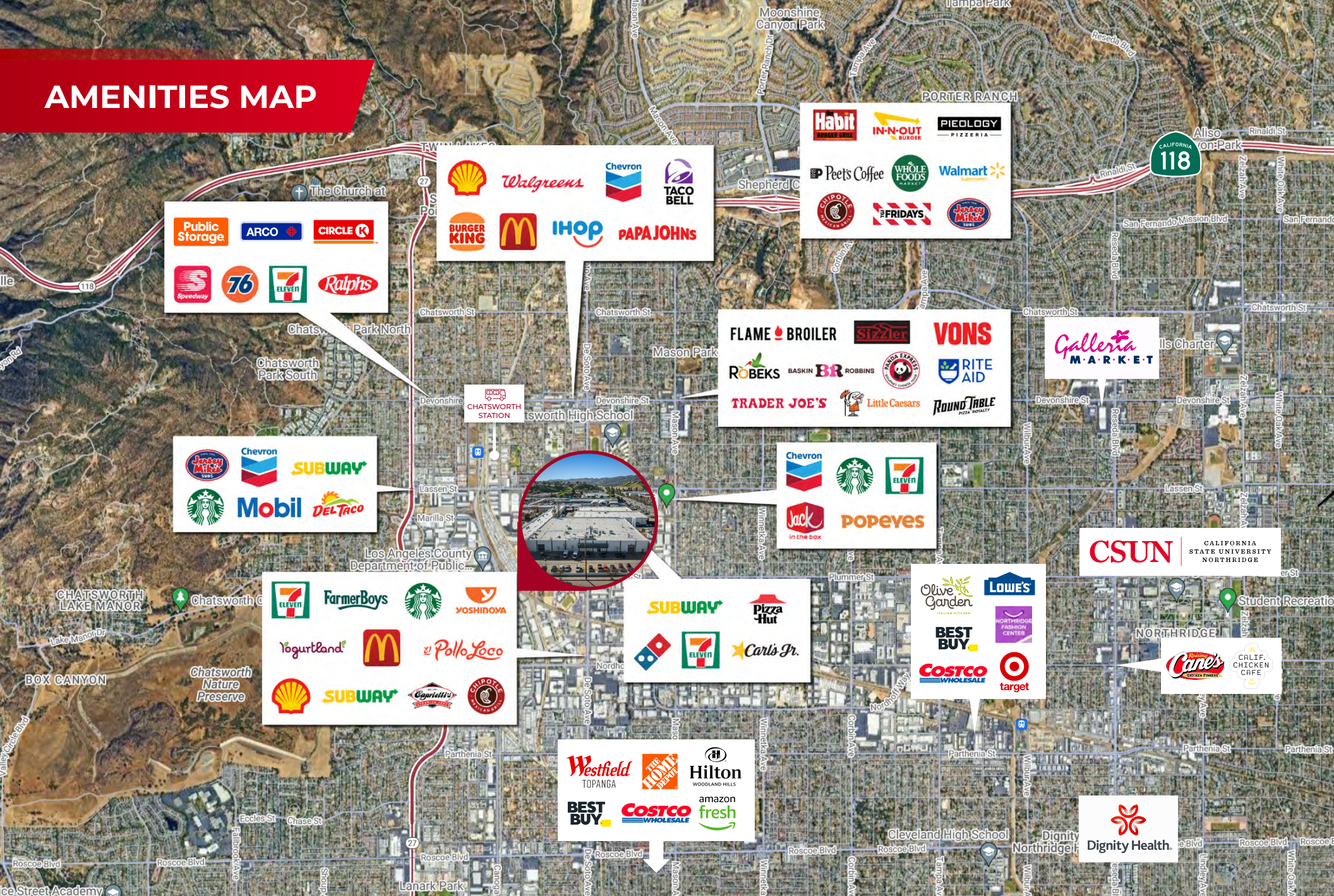
Known as the central business district of the San Fernando Valley, Warner Center is one of Los Angeles' largest urban developments, offering a sweeping complex of office parks, high-rise office towers, apartments, and shopping centers including Westfield Topanga and the Village at Westfield Topanga. The multi-billion-dollar submarket is home to substantial development, the \$3.5 billion Uptown at Warner Center. Uptown at Warner Center is a one-of-a kind development consisting of 47 acres creating a state of the art "live/work/play" environment.

The walkable community will feature a combination of retail and residential uses including retail, office, hotel, research & development, assisted living and community center and a 5-acre open park. Significant growth is projected in the immediate area, with 37 million square feet of business and residential buildings, 14 million square feet of non-residential building area, 200,000 residential units, and 80,000 new jobs projected by 2037.

Thousands of new residential units are coming online, joined by millions square feet of existing and proposed retail and class A office, as well as creative office space. This dense immediate sub-market benefits from over 465,000 people within five miles of the subject property. There is significant growth projected over the upcoming five years with a significant amount of residential development slated for the immediate area. There are over 160,000 households within five miles of the subject property, and over 15,000 households within one mile. The average household income ranges between \$80,000 - \$110,000 within one to five miles.



# AMENITIES MAP



**STAN GERSON**  
 Executive Vice President  
 818.489.2180  
 sgerson@spectrumcre.com  
 CA DRE Lic. #00797484

**JOSHUA GERSON**  
 Executive Vice President  
 818.439.1157  
 jgerson@spectrumcre.com  
 CA DRE Lic. #01214941

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805

**SPECTRUM**  
 COMMERCIAL REAL ESTATE, INC.  
 spectrumcre.com | 818.252.9900

# DEMOGRAPHIC DATA



## POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	21,867	174,366	418,310
Estimated Households	7,644	59,189	147,342
Median Age	38.2	39.9	40.3



## HOUSEHOLD INCOME

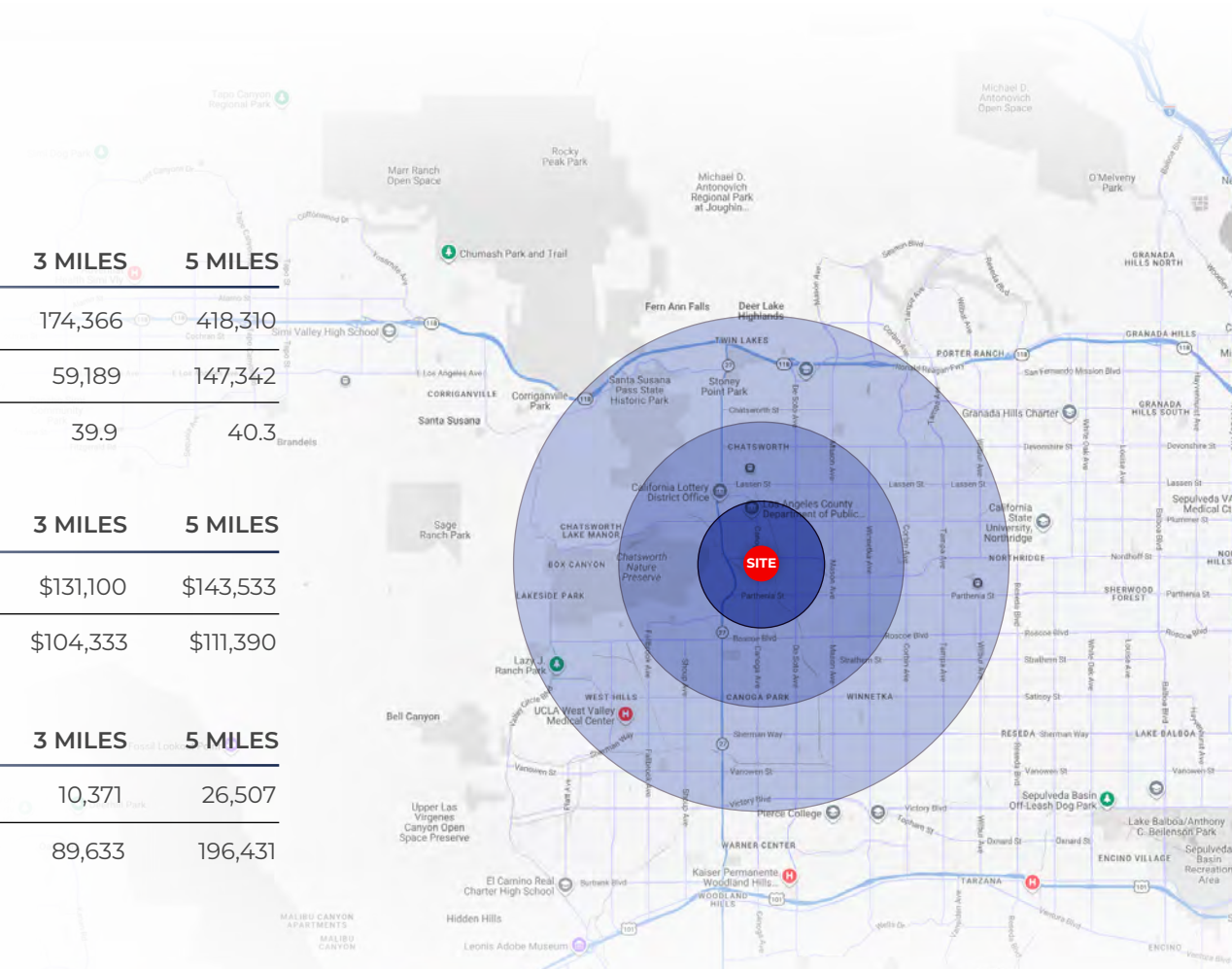
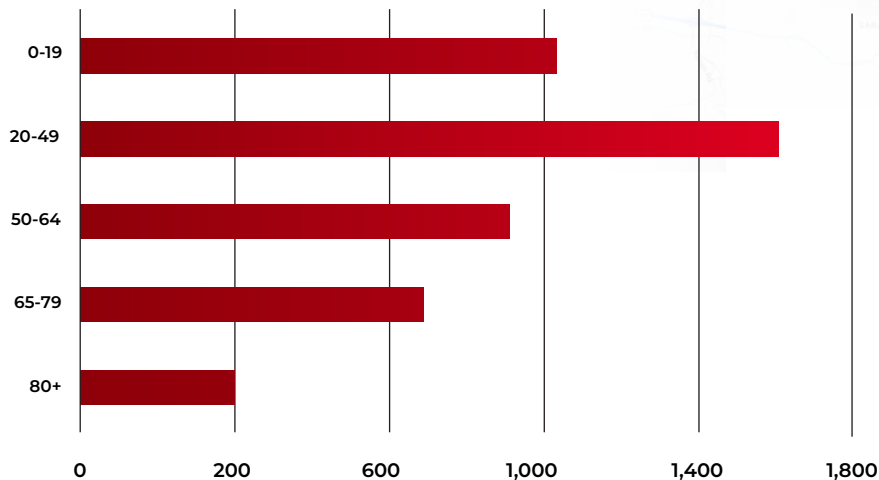
	1 MILE	3 MILES	5 MILES
Average Household Income	\$113,570	\$131,100	\$143,533
Median Household Income	\$90,204	\$104,333	\$111,390



## DAYTIME POPULATION

	1 MILE	3 MILES	5 MILES
Total Businesses	1,931	10,371	26,507
Total Employees	21,293	89,633	196,431

## AGE DISTRIBUTION



**418,310\***  
TOTAL POPULATION



**\$143,533\***  
AVERAGE INCOME



**196,431\***  
DAYTIME EMPLOYMENT



**26,507\***  
TOTAL BUSINESSES

\*5 MILE RADIUS

# FOR SALE

9035

## CANOGA AVENUE

CANOGA PARK, CA



**STAN GERSON**

Executive Vice President

818.489.2180

[sgerson@spectrumcre.com](mailto:sgerson@spectrumcre.com)

CA DRE Lic. #00797484



**JOSHUA GERSON**

Executive Vice President

818.439.1157

[jgerson@spectrumcre.com](mailto:jgerson@spectrumcre.com)

CA DRE Lic. #01214941

**SPECTRUM**  
COMMERCIAL REAL ESTATE, INC.

[spectrumcre.com](http://spectrumcre.com) | 818.252.9900

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805