

FOR SALE

7234 OWENSMOUTH AVENUE

CANOGA PARK, CA | ±3,360 SF FREESTANDING BUILDING

OFFERING MEMORANDUM

PEAK COMMERCIAL

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INVESTMENT SUMMARY

Freestanding Owner-User Building in Downtown Canoga Park

Peak Commercial is pleased to present the opportunity to acquire 7234 Owensmouth Avenue, a single-story, freestanding commercial building in the heart of Canoga Park in the City of Los Angeles. The property consists of approximately 3,360 square feet of improvements on a ±5,625-square-foot lot with roughly 37.5 feet of frontage along Owensmouth Avenue, just north of Sherman Way.

The building offers a functional mix of office and storage space, including three open office areas, a private office, a conference room, two restrooms, and approximately 1,171 square feet of warehouse/storage with an 8' x 7' roll-up door, two skylights, and 12'–13' ceilings. Office areas feature laminate wood flooring, drop ceilings, and central HVAC.

The rear of the site provides a gated, concrete-paved yard with approximately four on-site parking spaces accessed from the alley. The property is zoned [Q]C2-1VL-CDO, which permits a broad range of commercial uses, and is located within a designated Opportunity Zone. The current occupant has no formal lease and is expected to vacate upon sale, making the building well suited for an owner-user.

At an asking price of $999,900 ($297.59 per square foot), the offering is priced $90,100 below the September 2026 appraised market value of $1,090,000 and below the appraiser's adjusted comparable sales range of $306.87 to $346.01 per square foot.

This offering provides an owner-user the opportunity to acquire a well-located office, contractor, or service-business headquarters with secured yard space in the West San Fernando Valley.

OFFERING SUMMARY

Address	**7234 Owensmouth Ave, Canoga Park**
County	Los Angeles
Building SF	±3,360 SF
Land SF	±5,625 SF
Land Acres	0.13
Zoning	[Q]C2-1VL-CDO
Year Built	1956
APN	2111-019-007
Ownership Type	Fee Simple

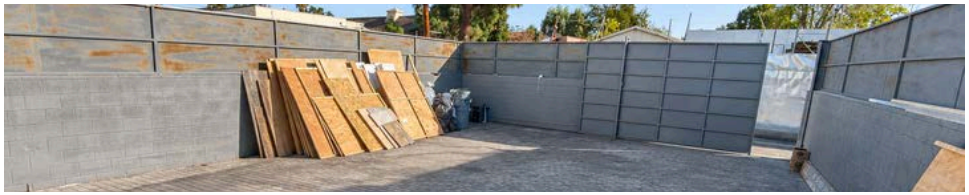
AT A GLANCE

$999,900
ASKING PRICE

$298 / SF
PRICE PER SQUARE FOOT

±3,360 SF
BUILDING SIZE

±5,625 SF
LAND AREA



PROPERTY HIGHLIGHTS

01 OWNER-USER OPPORTUNITY

Current occupant has no formal lease and is expected to vacate upon sale.

02 ±3,360 SF FREESTANDING BUILDING

Single-story building on a ±5,625 SF lot with 37.5' of Owensmouth Avenue frontage.

03 FLEXIBLE OFFICE + WAREHOUSE LAYOUT

Open offices, private office, conference room, two restrooms, and ±1,171 SF of storage.

04 ROLL-UP DOOR & SECURED YARD

8' x 7' roll-up door, gated paved rear yard, and ±4 on-site parking spaces off the alley.

05 PRICED BELOW APPRAISED VALUE

Asking $999,900 vs. a September 2026 appraised value of $1,090,000.

06 $298 PER SQUARE FOOT

Below the appraisal's adjusted comparable-sale average of $327.36/SF.

07 OPPORTUNITY ZONE

Located within a designated Qualified Opportunity Zone.

08 COMMERCIAL C2 ZONING

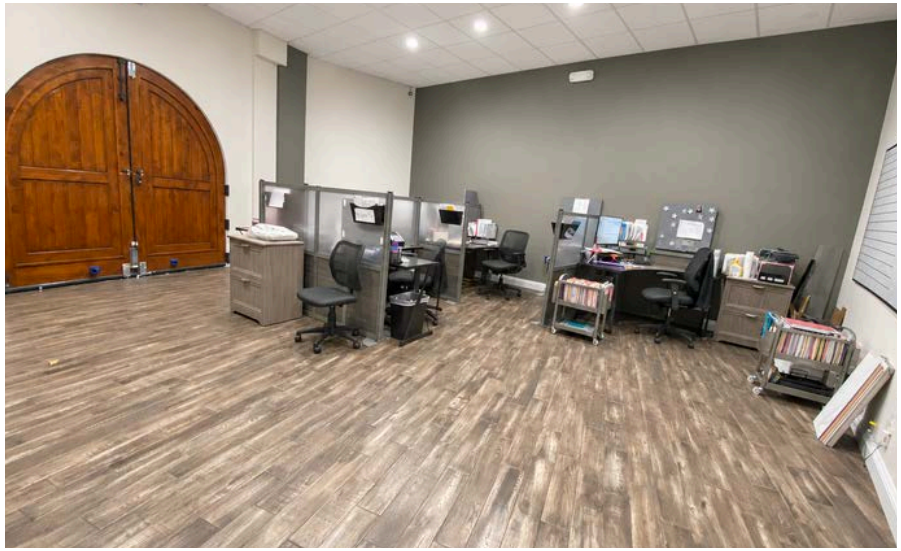
[Q]C2-1VL-CDO zoning allows a broad range of commercial uses.

PROPERTY DESCRIPTION

7234 Owensmouth Avenue is a one-story, freestanding commercial building constructed in 1956 on a rectangular ±5,625 SF interior lot in downtown Canoga Park. The building totals approximately 3,360 square feet.

The interior includes three open office areas, a private office, a conference room, and two restrooms, along with approximately 1,171 SF of storage/warehouse space with exposed wood truss ceilings, two skylights, and an 8' x 7' roll-up door. Ceiling heights are approximately 11' in the office areas and 12'–13' in the storage area.

Additional features include central HVAC, an alarm system, and a concrete-paved, gated rear lot with alley access.



PRICING SUMMARY

OFFERING PRICE

Asking Price	$999,900
Price Per Building SF	$297.59
Price Per Land SF	$177.76
Building Size	±3,360 SF
Lot Size	±5,625 SF
September 2026 Appraised Value	$1,090,000
Appraisal Concluded Value / SF	$325.00
Annual Property Taxes (2025-26)	$11,977.46

*Taxes shown are 2025-26 actuals; the property will be reassessed upon sale (Prop. 13).

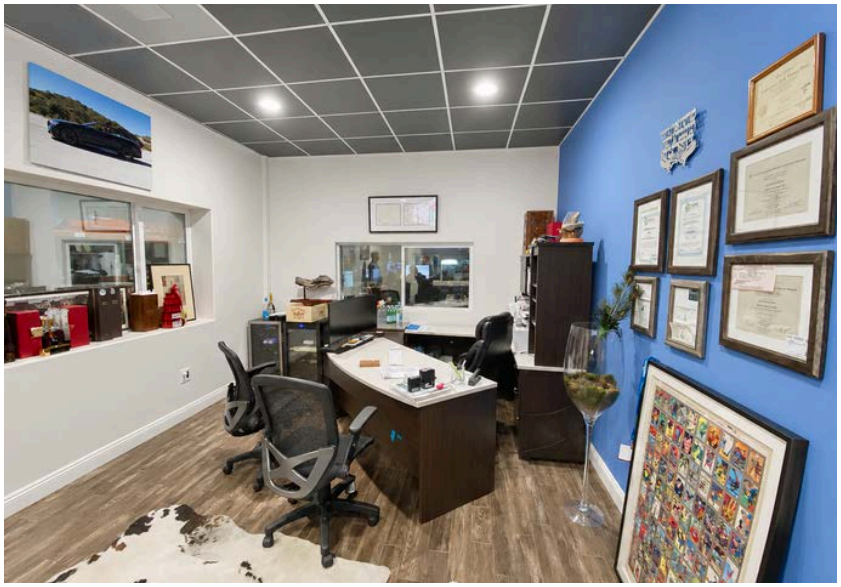
VALUE INDICATORS

Below Appraised Value: The asking price is $90,100 below the September 12, 2026 appraised fee simple market value of $1,090,000.

Supported by Sales: Five comparable sales indicate an adjusted range of $306.87 to $346.01/SF, with an adjusted mean of $327.36/SF.

Submarket Pricing: CoStar reports a Western SFV market sale price of $377/SF, placing the subject at a discount to the submarket.

Owner-User Profile: The appraisal identifies an owner-user as the most probable buyer, with continued freestanding office use as highest and best use.





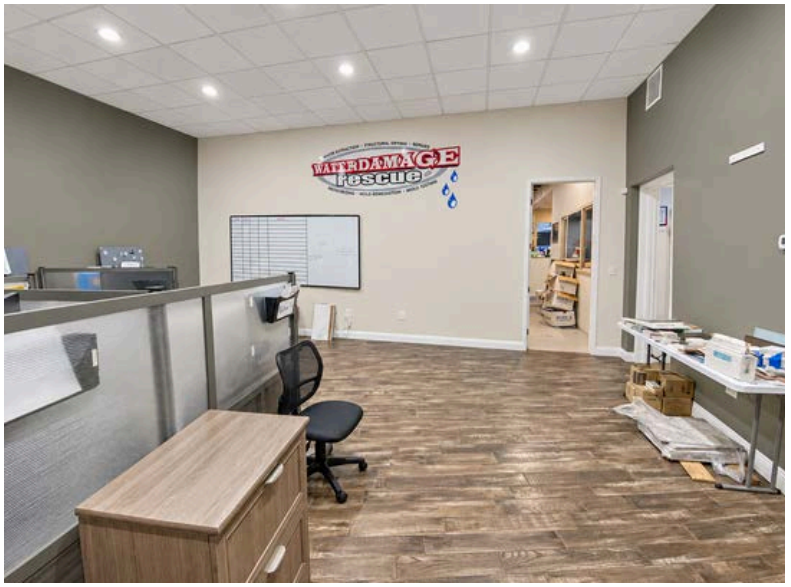
SALE COMPARABLES

COMPARABLE SALES (PRICE | $/SF)

1. 5301 Comercio Ln, Woodland Hills	$775,000 | $363.68
2. 21606 Sherman Way, Canoga Park	$1,550,000 | $344.44
3. 7011 Reseda Blvd, Reseda	$850,000 | $382.54
4. 7437 Reseda Blvd, Reseda	$1,275,000 | $345.53
5. 7120 Topanga Canyon Blvd, Canoga Park	$1,640,000 | $332.32
Average Unadjusted $/SF	$353.70
Adjusted $/SF Range: $306.87 – $346.01	
Appraisal Concluded $/SF	$325.00
Subject at Asking Price	$999,900 | $297.59

COMPARABLE SALES SUMMARY

The September 2026 appraisal analyzed five freestanding retail, office, and mixed-use sales within four miles of the subject that closed between January 2025 and July 2026, ranging from 2,131 to 4,935 square feet. Unadjusted prices ranged from $332.32 to $382.54 per square foot. After adjustments for location, size, condition, and parking, the indicated range was $306.87 to $346.01 per square foot, and the appraiser concluded a value of $325/SF, or $1,090,000. At $297.59/SF, the subject is offered below both the concluded value and the low end of the adjusted range.





LOCATION OVERVIEW

Canoga Park is an established community in the West San Fernando Valley within the City of Los Angeles, bordered by Woodland Hills, West Hills, Winnetka, and Chatsworth. The subject sits just north of Sherman Way in the community's walkable downtown corridor, surrounded by storefront retail, restaurants, offices, and residential neighborhoods.

The site is approximately 2.2 miles north of the US-101 (Ventura Freeway) and close to Topanga Canyon Boulevard, providing convenient access to Warner Center, the greater San Fernando Valley, and the Los Angeles basin. Hollywood Burbank Airport is roughly 16 miles away.

LOCATION HIGHLIGHTS

01 DOWNTOWN CANOGA PARK

Steps from Sherman Way's retail, dining, and services.

02 EXCEPTIONAL WALKABILITY

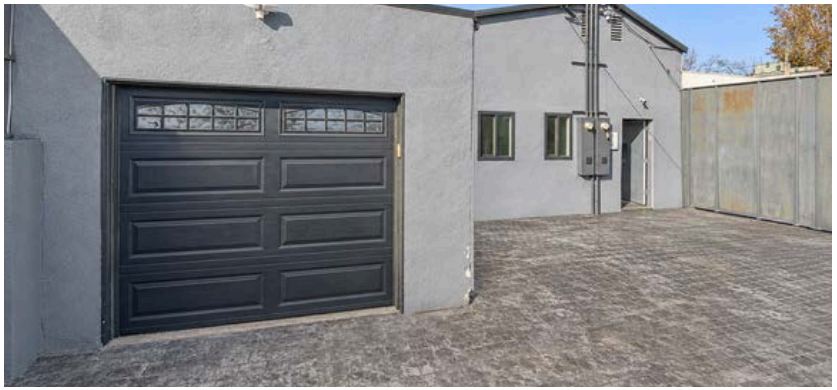
Pedestrian-friendly location with a Walk Score of 90 (CoStar).

03 DENSE POPULATION & WORKFORCE

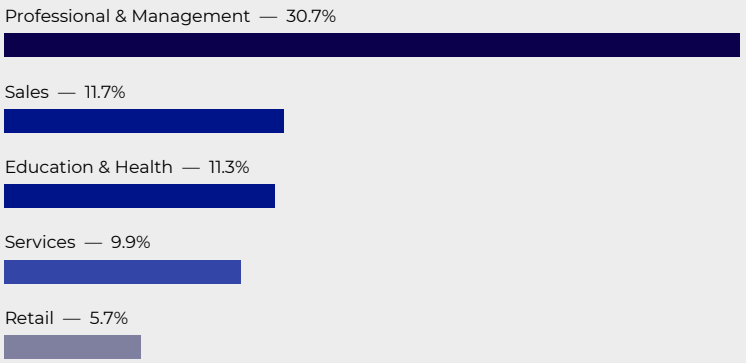
Over 221,000 residents and 114,000 daytime employees within a 3-mile radius.

04 REGIONAL ACCESS

±2.2 miles to the US-101 and ±4.1 miles to Chatsworth Metrolink.



TOP OCCUPATIONS – 3 MILE RADIUS



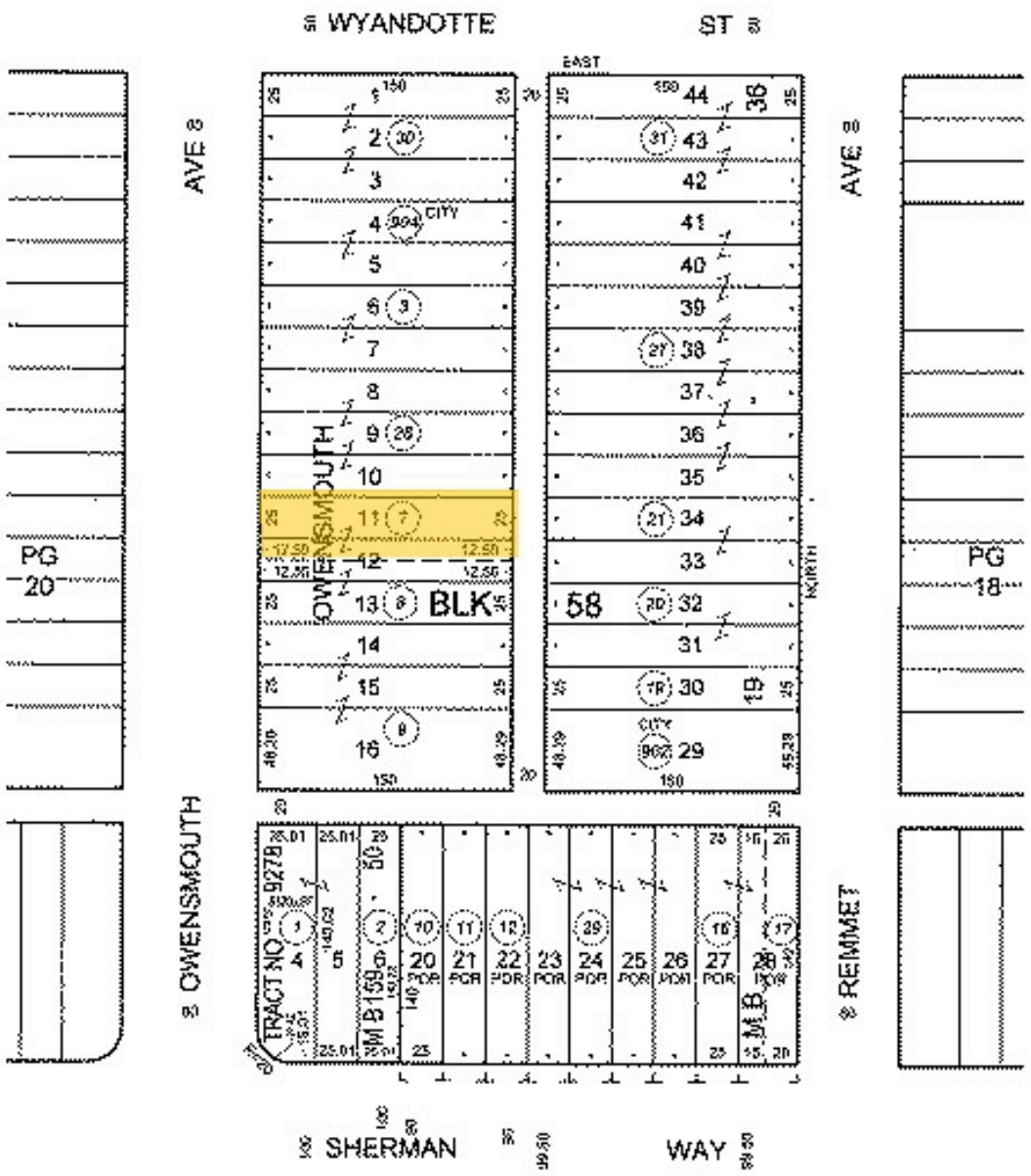
TRAFFIC COUNTS (VEHICLES PER DAY)

Topanga Canyon Blvd @ Wyandotte St	40,440
Topanga Canyon Blvd @ Sherman Way	38,082
Canoga Ave @ Gault St	30,225
Sherman Way (east of site)	27,475
Sherman Way (west of site)	26,624
Sherman Way @ Owensmouth Ave	25,120
Owensmouth Ave @ Gault St	12,100
Owensmouth Ave @ Sherman Way	10,590

WESTERN SFV RETAIL SUBMARKET SNAPSHOT

Retail Vacancy Rate (1-3 Star Submarket): 4.6%
Market Asking Rent: $2.61/SF/Mo
Market Sale Price: $377/SF | 12-Mo Sales Volume: $82.88M

PLAT MAP


WYANDOTTE
ST
EAST
AVE
AVE
OWENSMOUTH
OWENSMOUTH
PG
20
PG
18
BLK
58
NORTH
CITY
TRACT NO 9278
M B 159
M B
REMMET
SHERMAN
WAY

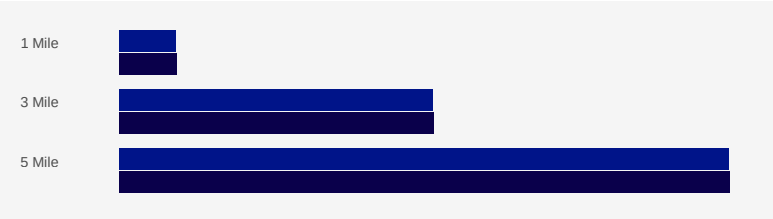
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2020 Census Population	39,062	217,775	427,842
2025 Population Estimate	40,305	221,976	432,001
2030 Population Projection	40,556	222,746	432,564
Population Growth 2020-25	3.18%	1.93%	0.97%
Population Growth 2025-30	0.62%	0.35%	0.13%

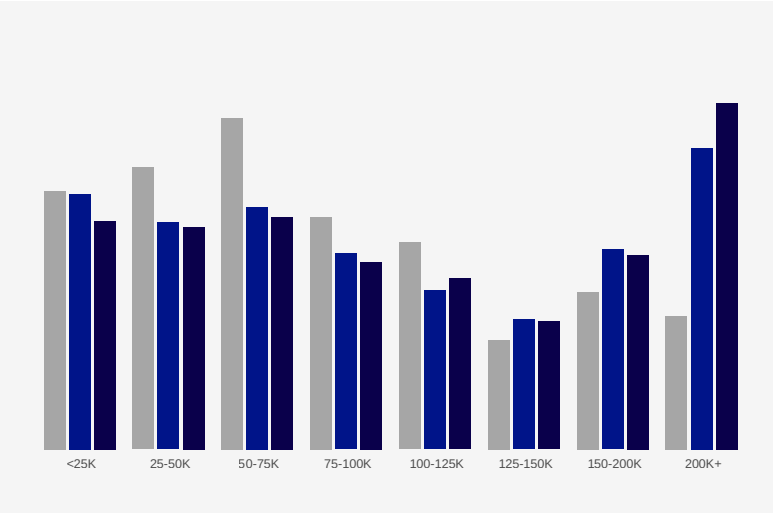
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
Less than $25,000	2,042	11,621	20,228
$25,000-$49,999	2,227	10,332	19,656
$50,000-$74,999	2,617	11,033	20,550
$75,000-$99,999	1,835	8,908	16,571
$100,000-$124,999	1,633	7,227	15,124
$125,000-$149,999	864	5,899	11,321
$150,000-$199,999	1,242	9,103	17,175
$200,000 or greater	1,051	13,728	30,648
Total Households	13,511	77,851	151,273
Median HH Income	$73,698	$91,668	$97,934
Average HH Income	$94,621	$121,790	$128,960

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Census Households	13,002	76,149	150,187
2025 Estimate	13,512	77,850	151,271
2030 Projection	13,616	78,169	151,376
Owner-Occupied Housing	30.0%	47.0%	52.0%
2025 Average Household Size	2.90	2.80	2.80
Household Growth 2025-2030	0.77%	0.41%	0.07%

POPULATION (1 / 3 / 5 MILE)



2025 HH INCOME % GRAY 1 MI | BLUE 3 MI | NAVY 5 MI



2025 OWNER VS. RENTER OCCUPIED HOUSING

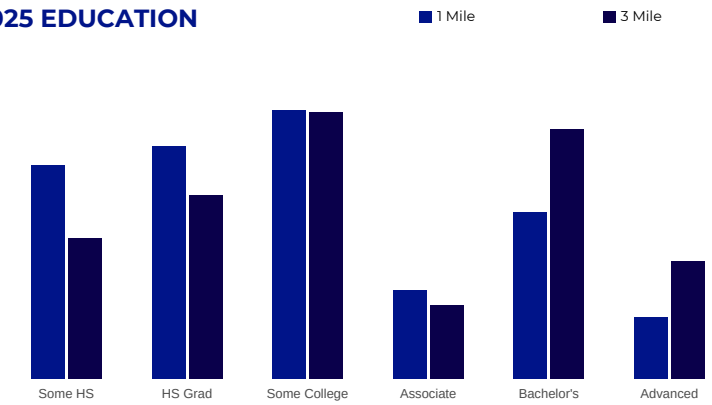


DEMOGRAPHICS

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Total Population	40,305	221,976	432,001
Age 0-9	4,664	23,656	44,523
Age 10-19	4,884	25,085	48,453
Age 20-29	5,452	27,073	52,557
Age 30-39	6,740	32,732	60,633
Age 40-49	5,847	30,837	57,929
Age 50-59	5,018	28,756	56,474
Age 60-69	4,091	26,234	53,023
Age 70-79	2,374	17,388	36,641
Age 80+	1,236	10,216	21,769
Age 65+	5,493	40,087	83,887
Median Age	37.6	40.8	41.7
Average Age	38.1	40.8	41.5
Median Age, Male	37.1	39.6	40.4
Median Age, Female	38.3	42.0	43.0

2025 EDUCATION & WORKFORCE	1 MILE	3 MILE	5 MILE
Some High School, No Diploma	20.75%	13.64%	12.55%
High School Graduate	22.56%	17.81%	17.08%
Some College, No Degree	26.01%	25.85%	26.31%
Associate Degree	8.58%	7.13%	6.64%
Bachelor's Degree	16.18%	24.16%	24.35%
Advanced Degree	5.92%	11.43%	13.07%
Civilian Employed	67.77%	63.17%	62.55%
Civilian Unemployed	4.80%	4.53%	3.94%
Commute Under 30 Minutes	51.76%	51.24%	50.79%
2025 Median Home Value	$710,067	$812,203	$868,635
Median Year Housing Built	1980	1972	1971

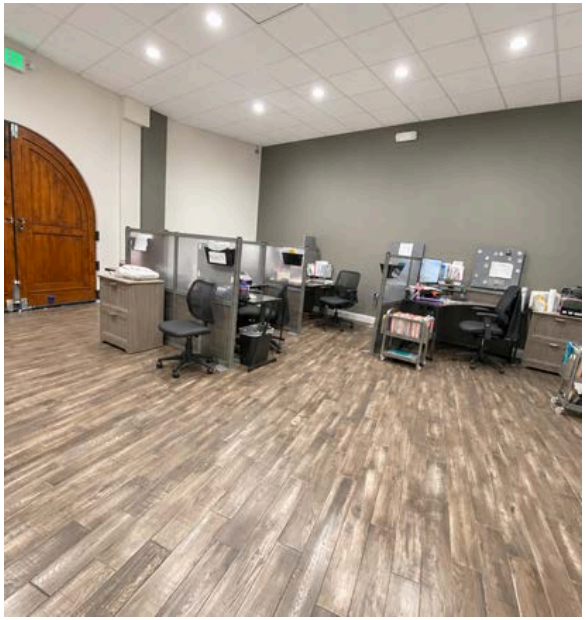
2025 EDUCATION

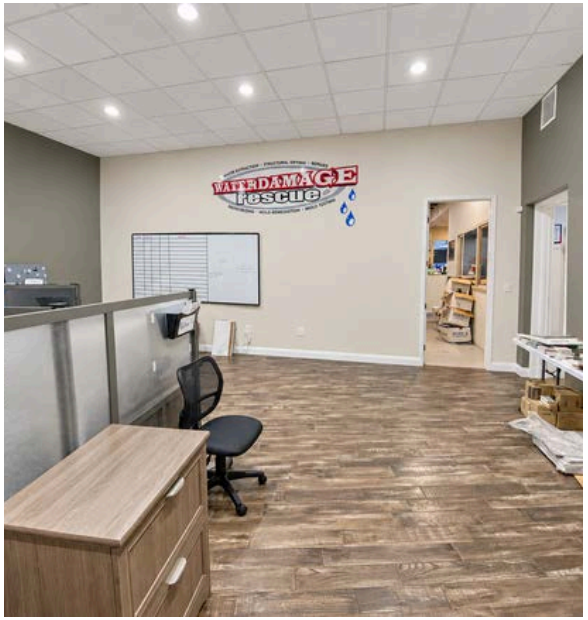


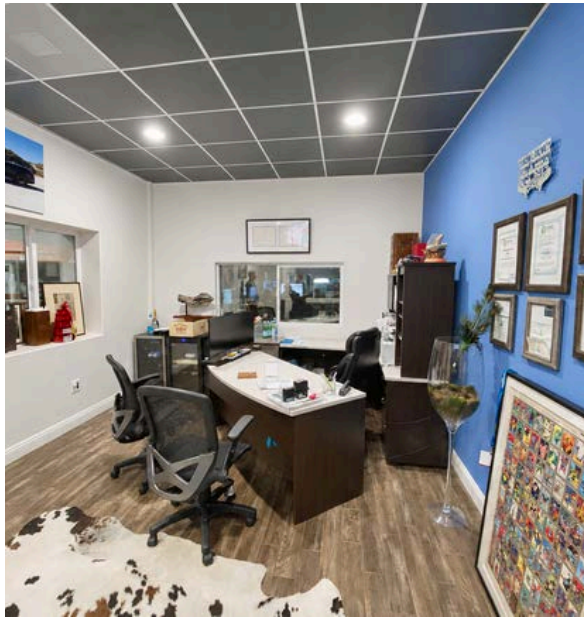
2025 POPULATION BY AGE (1 MILE)

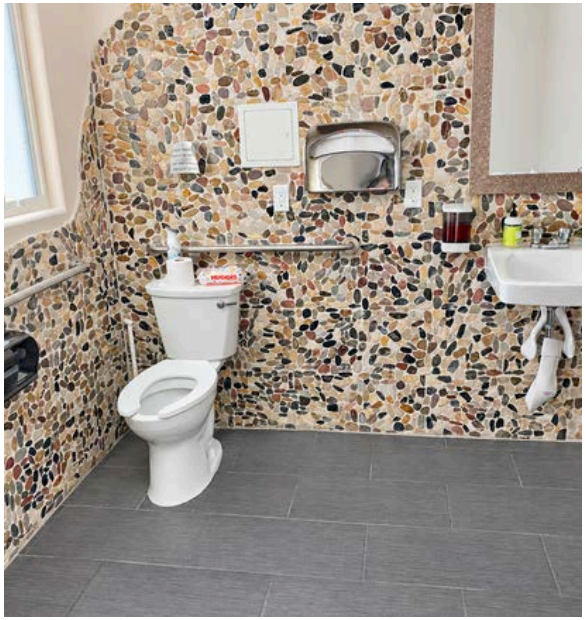


PROPERTY GALLERY

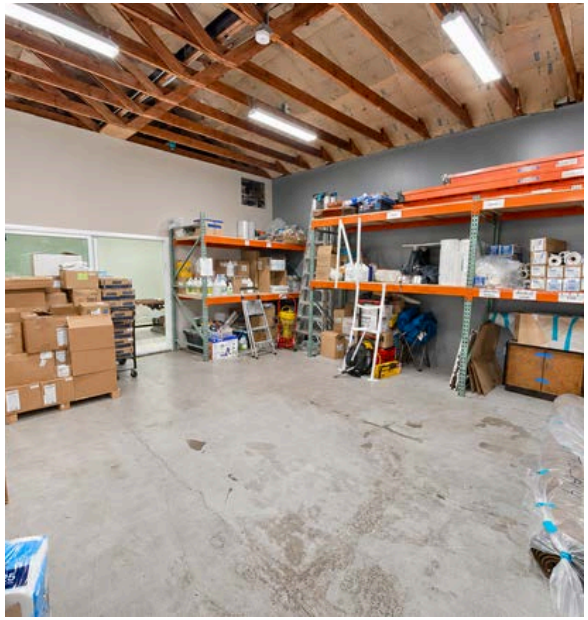








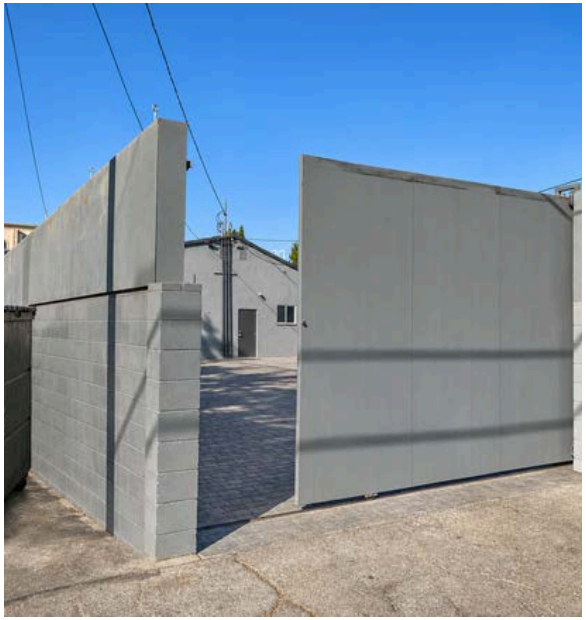


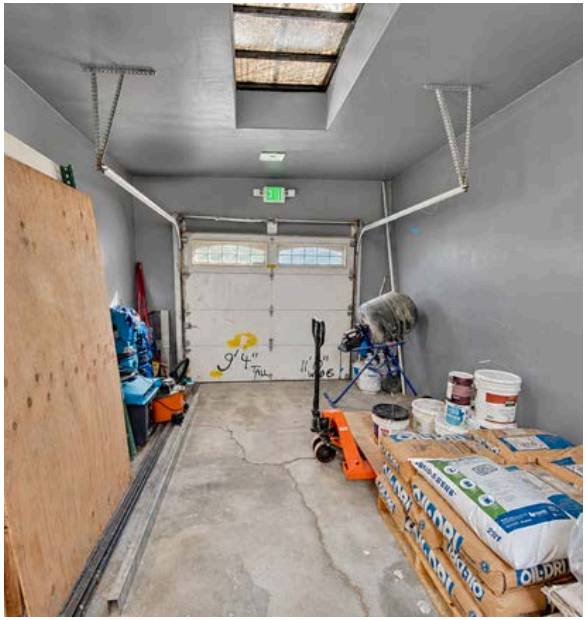


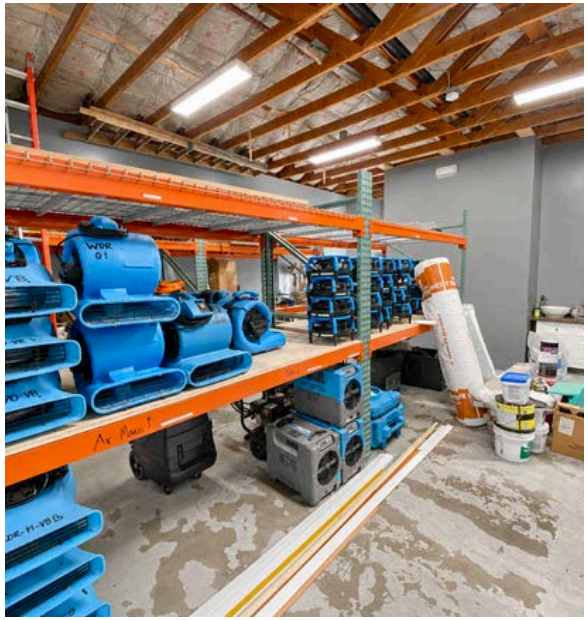
PROPERTY GALLERY











ABOUT PEAK COMMERCIAL

In 1991, two respected leaders in the Southern California real estate community established Peak Companies as an investment vehicle for real estate private equity opportunities. They realized the opportunity to offer their expertise, reserved for maintaining their own successful portfolio of business, to the rest of the real estate investment community.

In the years to follow, the organization assembled an unparalleled suite of real estate services that delivers innovative solutions to both real estate investors and consumers alike. Operating as the Peak Companies, this multi-entity brand is recognized in the market as a “one-stop-shop” for “Everything Real Estate.”

BROKERAGE

Peak Commercial, Inc. is a full-service, professionally dedicated real estate brokerage headquartered in Woodland Hills, California with three additional offices in Southern California. Peak Commercial’s management and agent team prides itself on a depth of experience spanning local, national, and international commercial markets. This includes a proven track record in successful closings for all property types.

What differentiates Peak Commercial from other commercial brokerages is its affiliation with the Peak Companies. It’s comprehensive service offerings comprised of commercial financing, insurance, escrow, and 1031 exchange services deliver an integrated set of resources for investors.



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PEAK
COMMERCIAL

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