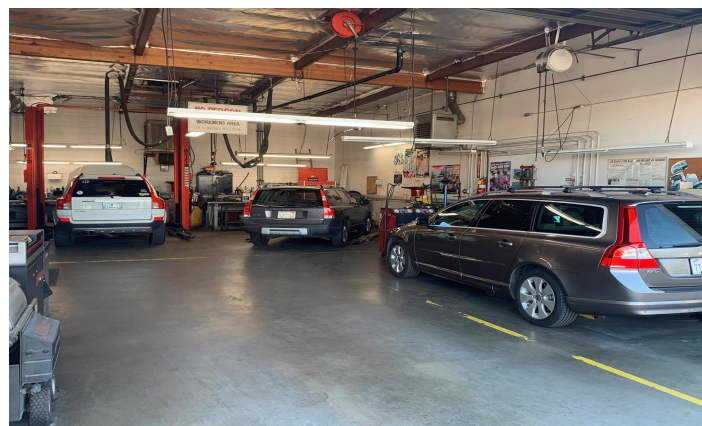
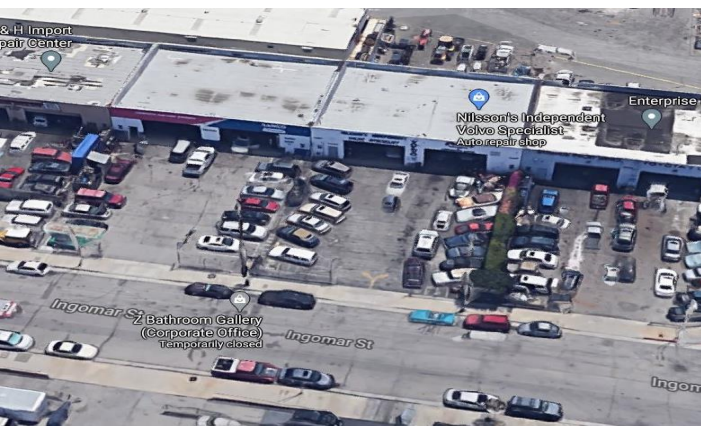




Industrial Owner User | 21436 Ingomar St, Canoga Park, CA, 91304



Industrial Owner User

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Exclusively Marketed by:

Charlie Romanak
(818) 466-6443
Lic: 02076851
CharlieR@peakcommercial.com



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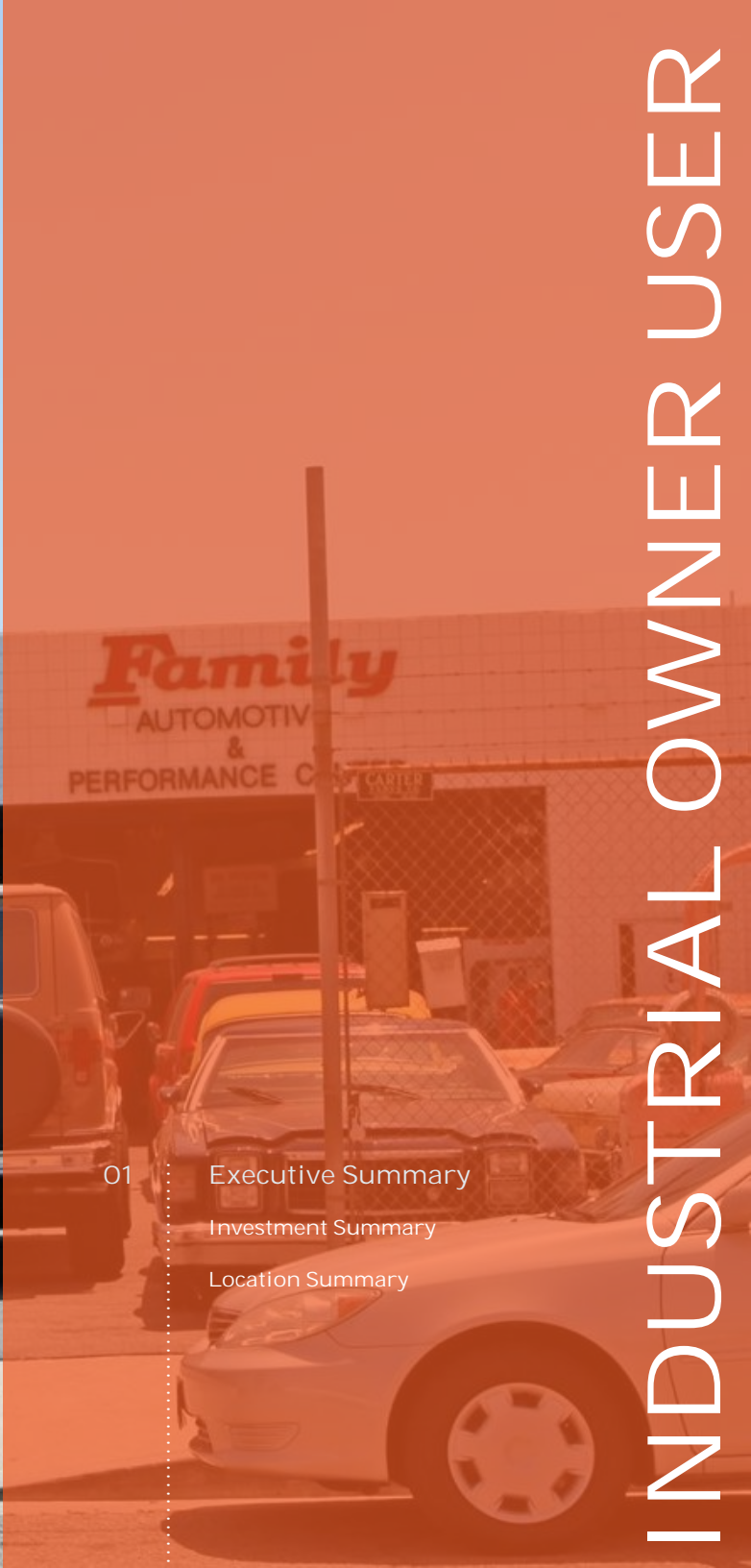
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- 01
- Executive Summary
 - Investment Summary
 - Location Summary

OFFERING SUMMARY

ADDRESS	21436 Ingomar St Canoga Park CA 91304
COUNTY	Los Angeles
MARKET	SFV West
SUBMARKET	Canoga Park
LAND SF	9,954 SF
YEAR BUILT	1969
APN	2110-016-025
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$1,325,000
PRICE PSF	\$342.47

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2020 Population	42,657	211,996	429,039
2020 Median HH Income	\$58,714	\$77,689	\$82,660
2020 Average HH Income	\$78,459	\$101,614	\$114,330



Highlights

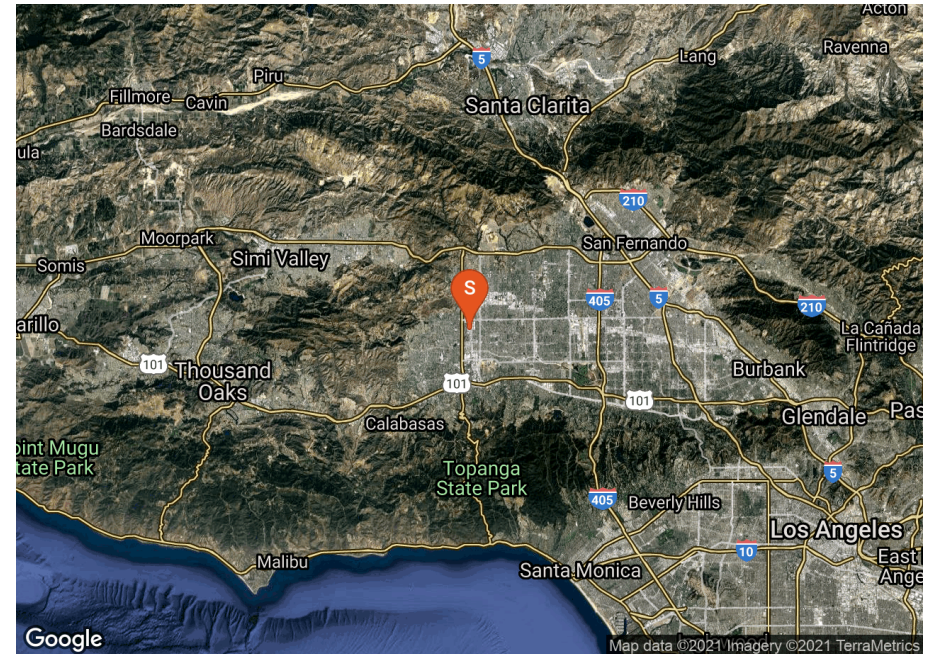
- Rare small West Valley freestanding industrial building with two tenant setup
- Zoning and setup allows for many industrial uses
- Large +/- 10,000 SF fenced lot
- Great West Valley location at Canoga and Ingomar St.
- Great owner user opportunity. Occupy one side and lease the other.
- Call broker for more information regarding current tenants

Canoga Park 2.5 Miles form The Warner Center

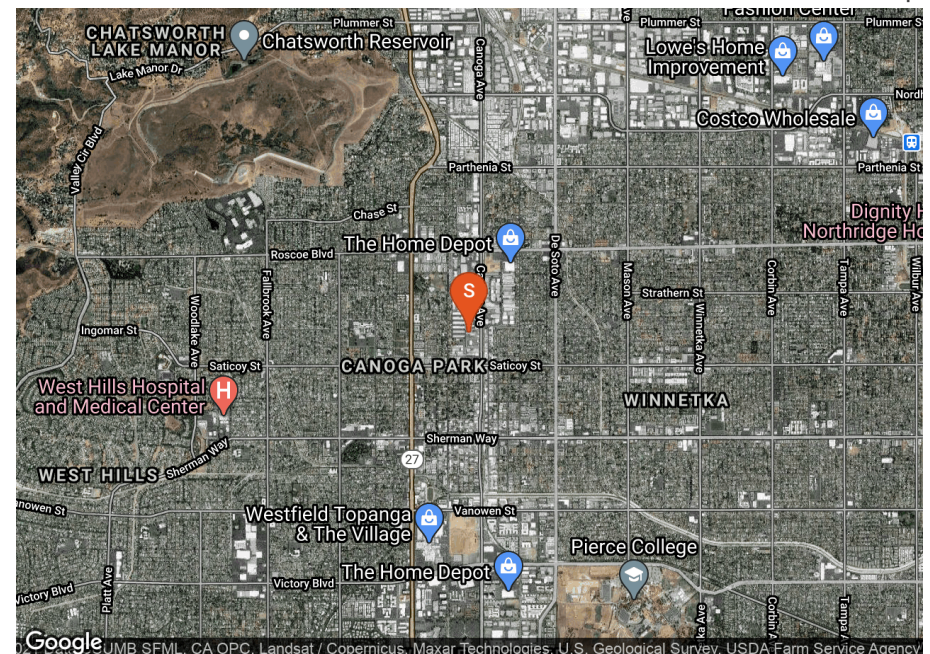
- Warner Center is one of Los Angeles' largest urban developments, offering a sweeping complex of office parks, high-rises, apartments, and shopping centers. It is home to approximately 20,000 residents and employs more than 50,000 people. Known as the central business district of the San Fernando Valley, the district combines a mix of office buildings, hotels, world class restaurants, shopping centers, and business parks.

The former Rocketdyne site, named Uptown at Warner Center, located at Vanowen Street and Owensmouth Avenue is slated for a \$4 billion, six million square foot development by United Technologies Corporation and Boston Global. The six million square feet project will include 3.95 million square feet of residential space and 1.1 million square feet of Class A office space. The project will also include 310,000 square feet of cultural and public space, 240,000 square feet of assisted living space, 200,000 square feet of high-end retail, and 155,000 square feet of hotel space. Warner Center is poised to undergo profound changes as commercial development expands over the next two decades. With the advent of the Warner Center 2035 Plan, Warner Center is quickly becoming one of the fastest growing sub-markets in the country

Regional Map



Locator Map





02

Property Description

Property Features

Aerial Map

Parcel Map

Additional Maps

Pictures with Captions

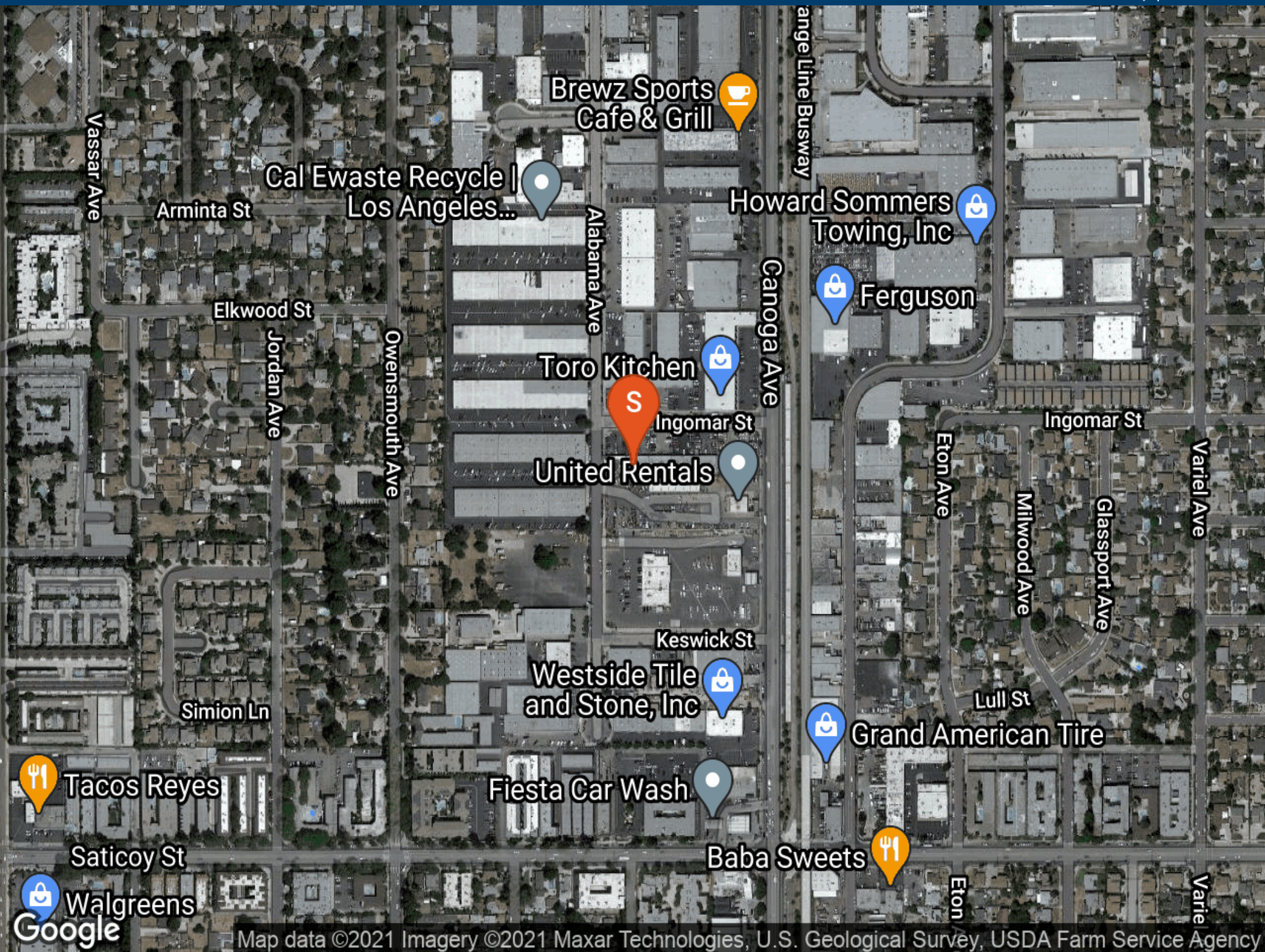
PROPERTY FEATURES

NUMBER OF UNITS	2
NET RENTABLE AREA (SF)	3,869
LAND SF	9,954
LAND ACRES	.23
YEAR BUILT	1969
# OF PARCELS	1
ZONING TYPE	LAMR1
BUILDING CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	10 Surface
PARKING RATIO	2.6/1,000 SF
CEILING HEIGHT	14'
DRIVE INS	2 tot./12' w x 14' h
CONSTRUCTION	Reinforced Concrete

MECHANICAL

ELECTRICAL / POWER	To be confirmed by Buyer
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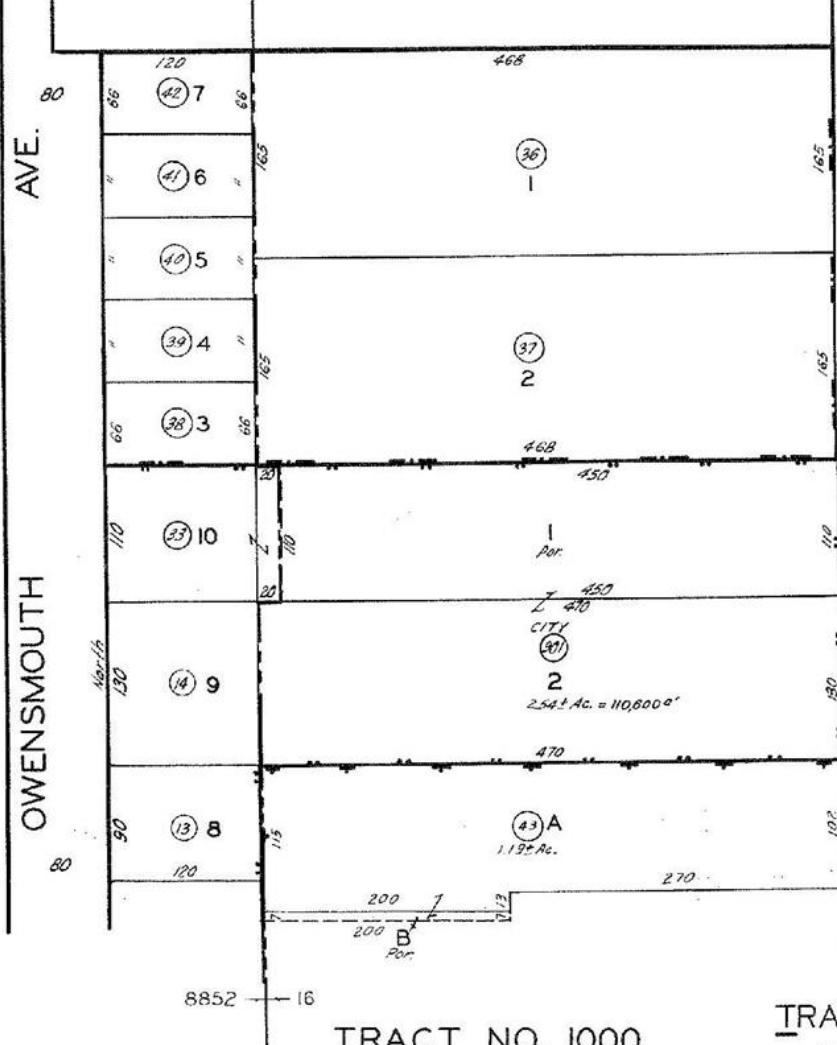




2110 16
SCALE 1" = 100'

1995

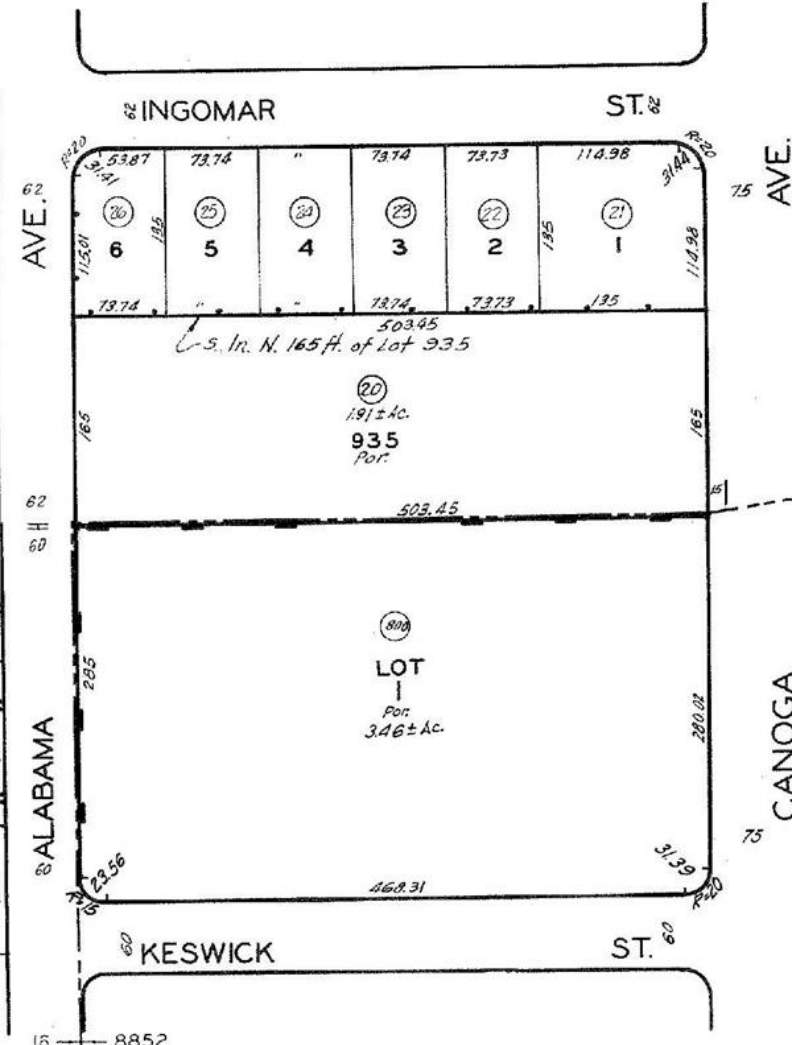
PARCEL MAP
P. M. 4 - 48



CODE
16
8852

TRACT NO. 1000
M. B. 19 - 1 - 34

TRACT NO. 19767
M. B. 758 - 21 - 22

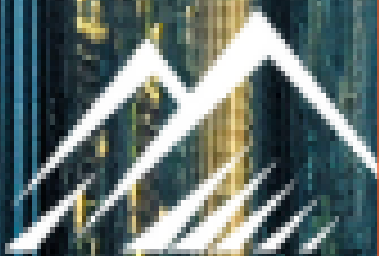


TRACT NO. 22787
M. B. 624 - 83 - 84

TRACT NO. 32838
M. B. 883 - 23 - 24

TRACT NO. 25205
M. B. 662 - 21 - 22

10-6-64
2-1-65
5-19-65
9-23-65
660818
670105
670221
REVISOR
4-22-60
12-20-60
1-5-61
1-14-64
7-28-64
630417
630501
630925302
631118506
710810603
71075564
720801112
730620401
740815003
750915608
77006103
88092008003001
950108



03

Demographics
Demographic Details
Demographic Charts

PEAK
COMMERCIAL

INDUSTRIAL OWNER USER

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	39,416	188,443	384,881
2010 Population	41,400	201,321	410,498
2020 Population	42,657	211,996	429,039
2025 Population	43,133	217,709	439,228
2020 African American	1,673	9,587	18,556
2020 American Indian	348	1,161	2,147
2020 Asian	5,714	34,929	65,820
2020 Hispanic	26,768	86,667	150,906
2020 Other Race	13,361	40,080	67,653
2020 White	19,273	113,996	249,754
2020 Multiracial	2,216	11,976	24,540
2020-2025: Population: Growth Rate	1.10 %	2.65 %	2.35 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,119	5,868	12,088
\$15,000-\$24,999	948	4,409	8,490
\$25,000-\$34,999	1,465	5,248	9,668
\$35,000-\$49,999	1,436	6,898	13,584
\$50,000-\$74,999	2,227	12,015	22,727
\$75,000-\$99,999	1,512	9,759	18,568
\$100,000-\$149,999	1,929	13,782	27,679
\$150,000-\$199,999	650	6,688	14,924
\$200,000 or greater	623	6,930	19,048
Median HH Income	\$58,714	\$77,689	\$82,660
Average HH Income	\$78,459	\$101,614	\$114,330

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	11,758	67,875	140,117
2010 Total Households	11,734	68,395	141,620
2020 Total Households	11,909	71,602	146,783
2025 Total Households	11,961	73,576	149,875
2020 Average Household Size	3.53	2.93	2.88
2000 Owner Occupied Housing	4,332	34,875	79,729
2000 Renter Occupied Housing	7,097	30,706	55,940
2020 Owner Occupied Housing	4,116	35,392	80,501
2020 Renter Occupied Housing	7,793	36,210	66,282
2020 Vacant Housing	996	5,480	10,007
2020 Total Housing	12,905	77,082	156,790
2025 Owner Occupied Housing	4,160	35,832	81,394
2025 Renter Occupied Housing	7,801	37,744	68,480
2025 Vacant Housing	1,099	5,777	10,666
2025 Total Housing	13,060	79,353	160,541
2020-2025: Households: Growth Rate	0.45 %	2.75 %	2.10 %



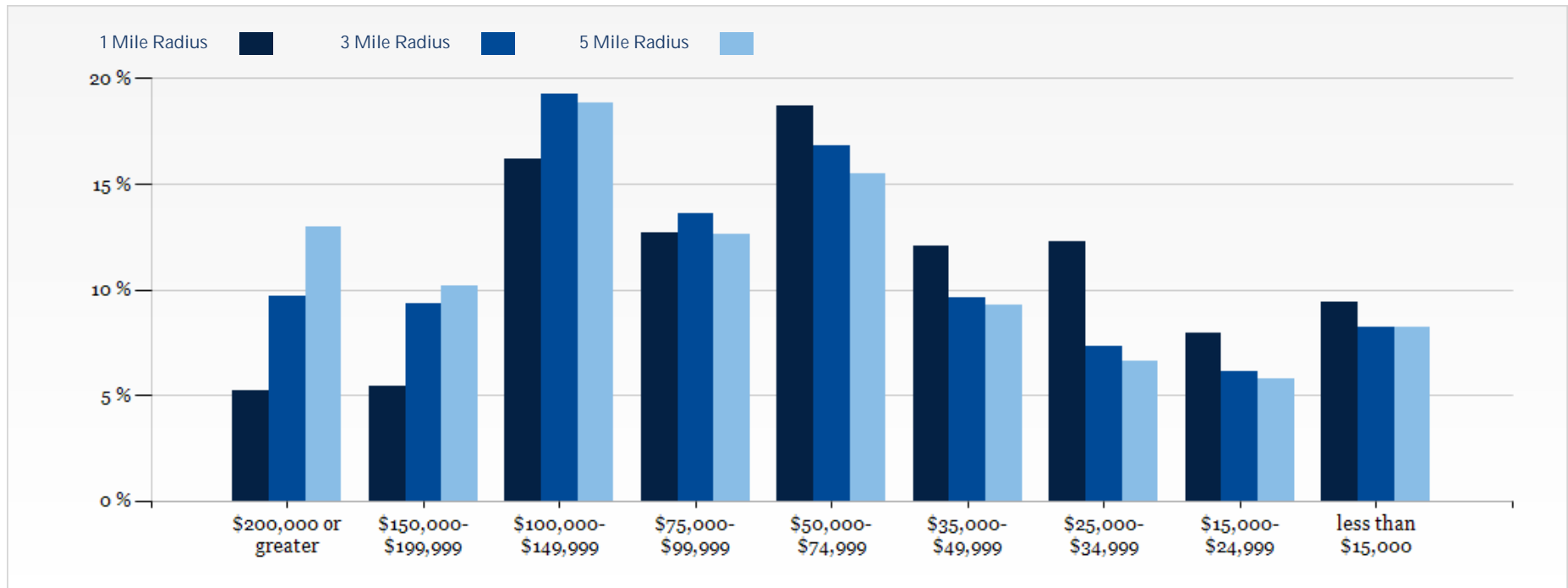
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	3,281	16,360	31,966
2020 Population Age 35-39	3,127	15,867	30,129
2020 Population Age 40-44	2,900	13,914	26,654
2020 Population Age 45-49	2,862	14,260	28,199
2020 Population Age 50-54	2,615	14,122	29,023
2020 Population Age 55-59	2,287	13,848	29,235
2020 Population Age 60-64	1,916	12,043	26,386
2020 Population Age 65-69	1,419	9,863	21,810
2020 Population Age 70-74	1,006	7,719	17,239
2020 Population Age 75-79	658	5,171	11,723
2020 Population Age 80-84	478	3,720	8,368
2020 Population Age 85+	599	4,445	10,082
2020 Population Age 18+	31,594	166,749	341,304
2020 Median Age	33	38	39

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$56,474	\$75,079	\$75,759
Average Household Income 25-34	\$72,086	\$89,901	\$91,615
Median Household Income 35-44	\$59,542	\$87,527	\$94,504
Average Household Income 35-44	\$81,377	\$110,443	\$122,603
Median Household Income 45-54	\$75,621	\$101,375	\$109,998
Average Household Income 45-54	\$92,832	\$124,808	\$145,832
Median Household Income 55-64	\$65,306	\$88,426	\$100,096
Average Household Income 55-64	\$83,941	\$113,656	\$135,244
Median Household Income 65-74	\$52,921	\$65,153	\$72,845
Average Household Income 65-74	\$72,947	\$88,251	\$99,965
Average Household Income 75+	\$48,963	\$61,212	\$67,879

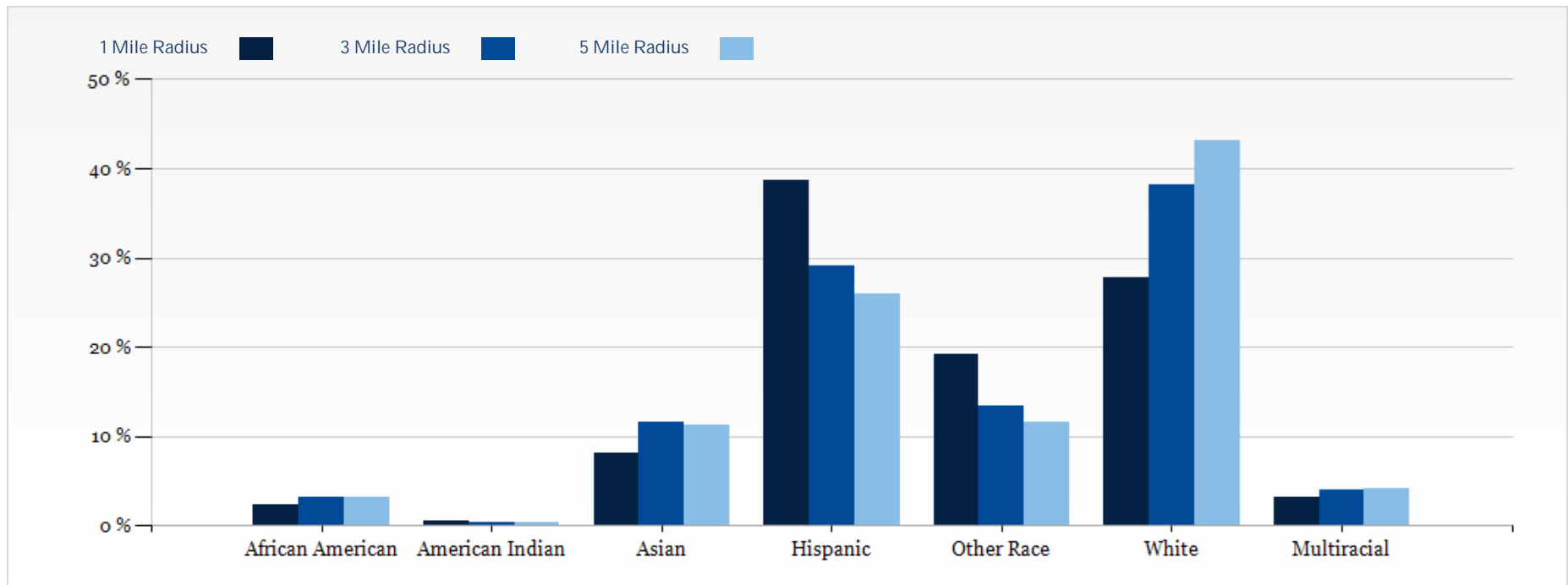
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	3,544	17,069	32,889
2025 Population Age 35-39	3,104	16,535	33,143
2025 Population Age 40-44	2,963	15,625	30,652
2025 Population Age 45-49	2,730	13,690	26,819
2025 Population Age 50-54	2,660	13,910	27,902
2025 Population Age 55-59	2,406	13,524	28,132
2025 Population Age 60-64	2,059	12,774	27,339
2025 Population Age 65-69	1,649	11,019	24,102
2025 Population Age 70-74	1,183	8,847	19,630
2025 Population Age 75-79	845	6,679	15,064
2025 Population Age 80-84	547	4,316	9,662
2025 Population Age 85+	592	4,638	10,535
2025 Population Age 18+	32,563	173,496	353,629
2025 Median Age	34	39	40

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$60,797	\$80,836	\$82,500
Average Household Income 25-34	\$79,640	\$101,378	\$103,544
Median Household Income 35-44	\$71,348	\$100,665	\$107,035
Average Household Income 35-44	\$93,718	\$128,319	\$143,126
Median Household Income 45-54	\$83,115	\$108,919	\$119,686
Average Household Income 45-54	\$105,333	\$140,995	\$163,572
Median Household Income 55-64	\$71,415	\$99,236	\$108,527
Average Household Income 55-64	\$93,865	\$128,976	\$151,837
Median Household Income 65-74	\$57,004	\$72,991	\$80,290
Average Household Income 65-74	\$83,808	\$102,754	\$115,340
Average Household Income 75+	\$55,442	\$70,921	\$78,625

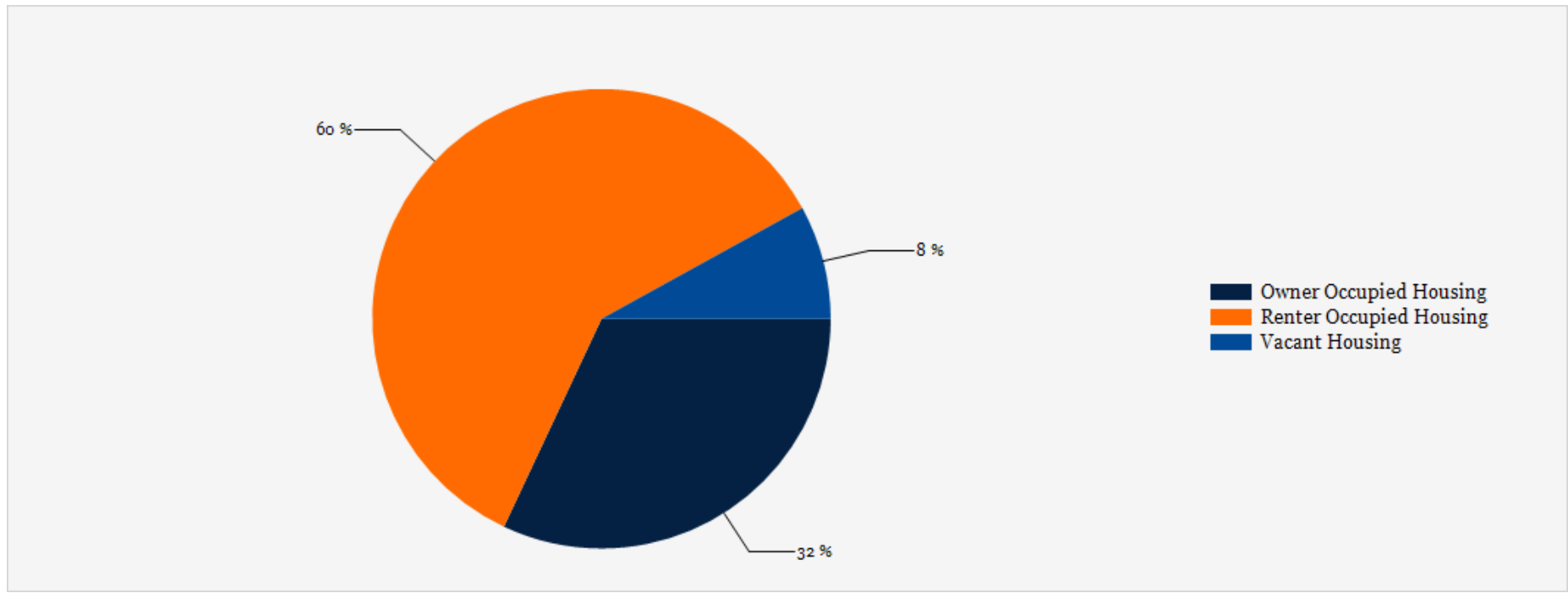
2020 Household Income



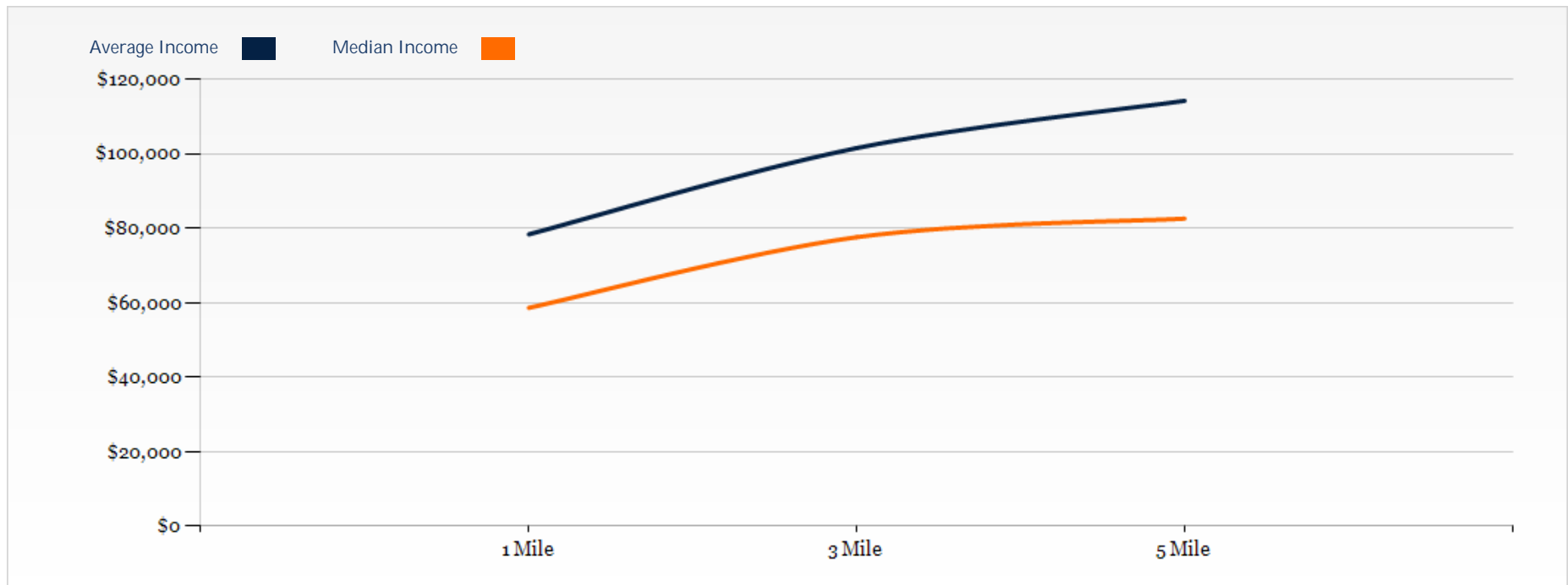
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



Industrial Owner User



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