

# 4,000 - 8,000 SF Industrial Space Available For Lease 21316 SHERMAN WAY

Canoga Park, CA 91303







## PROPERTY INFORMATION

- Recently Renovated Property (2021)
- Furniture Included, If Interested
- Ability to Lease 4,000 - 8,000 SF
- Excellent Freeway Access (101, 118 & 405)
- Located in an Opportunity Zone, Enterprise Zone & JEDI Zone
- Exceptional Showroom
- Major Street Frontage
- New A/C, Roll Up Doors & Security System
- Excellent Parking
- Pole Signage

**ASKING RATE - \$2.25 SF + NNN**

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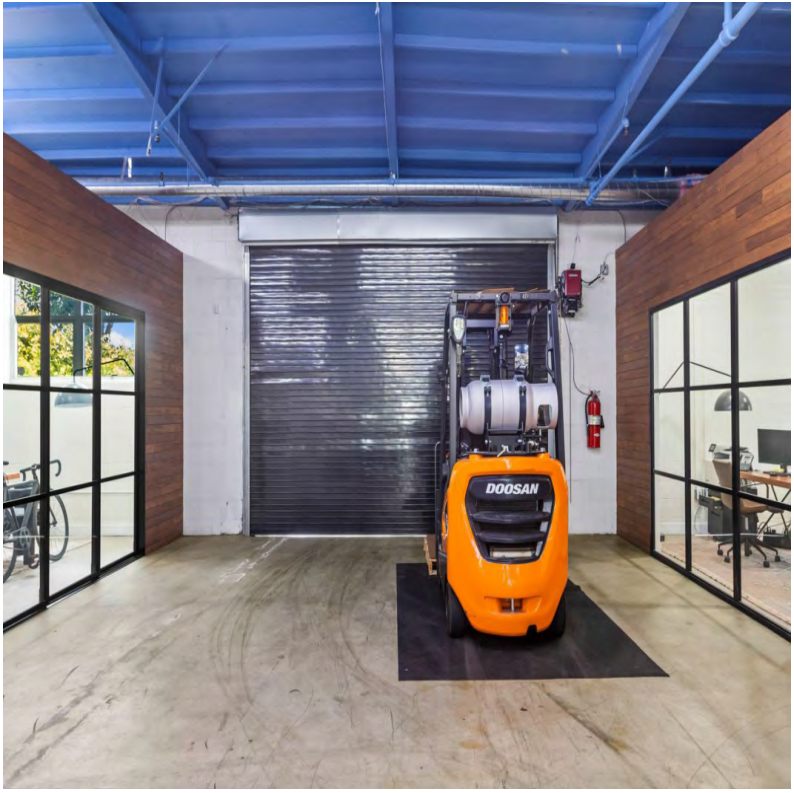
21316 Sherman Way  
Canoga Park, CA 91303

### Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..

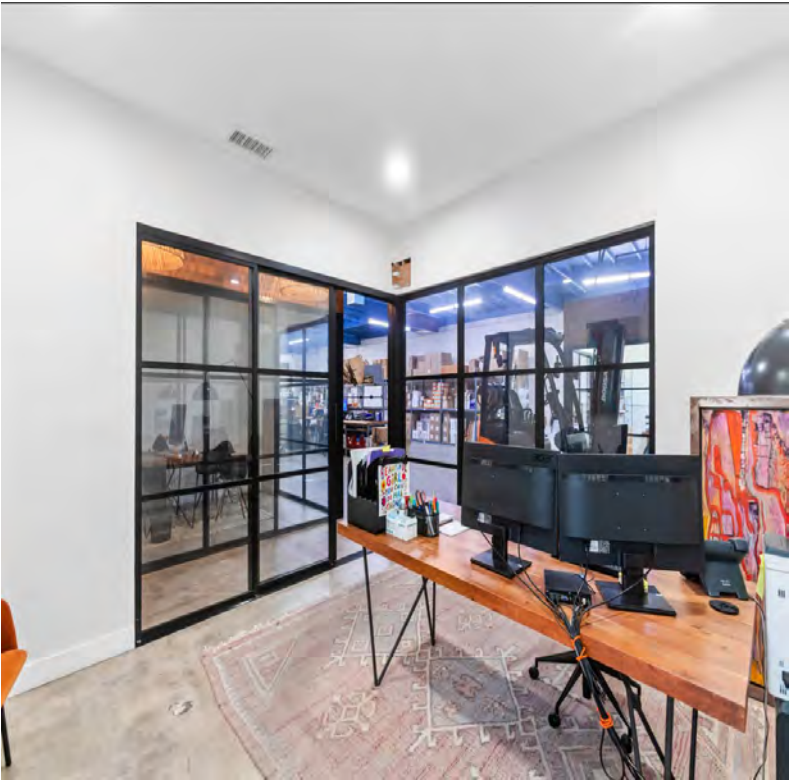
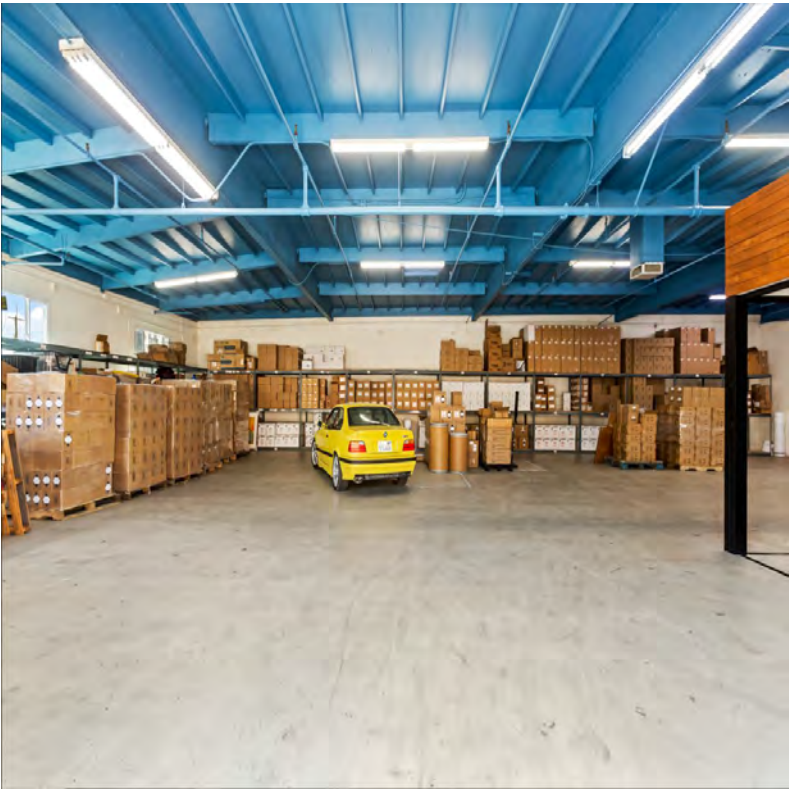


# PROPERTY PHOTOS



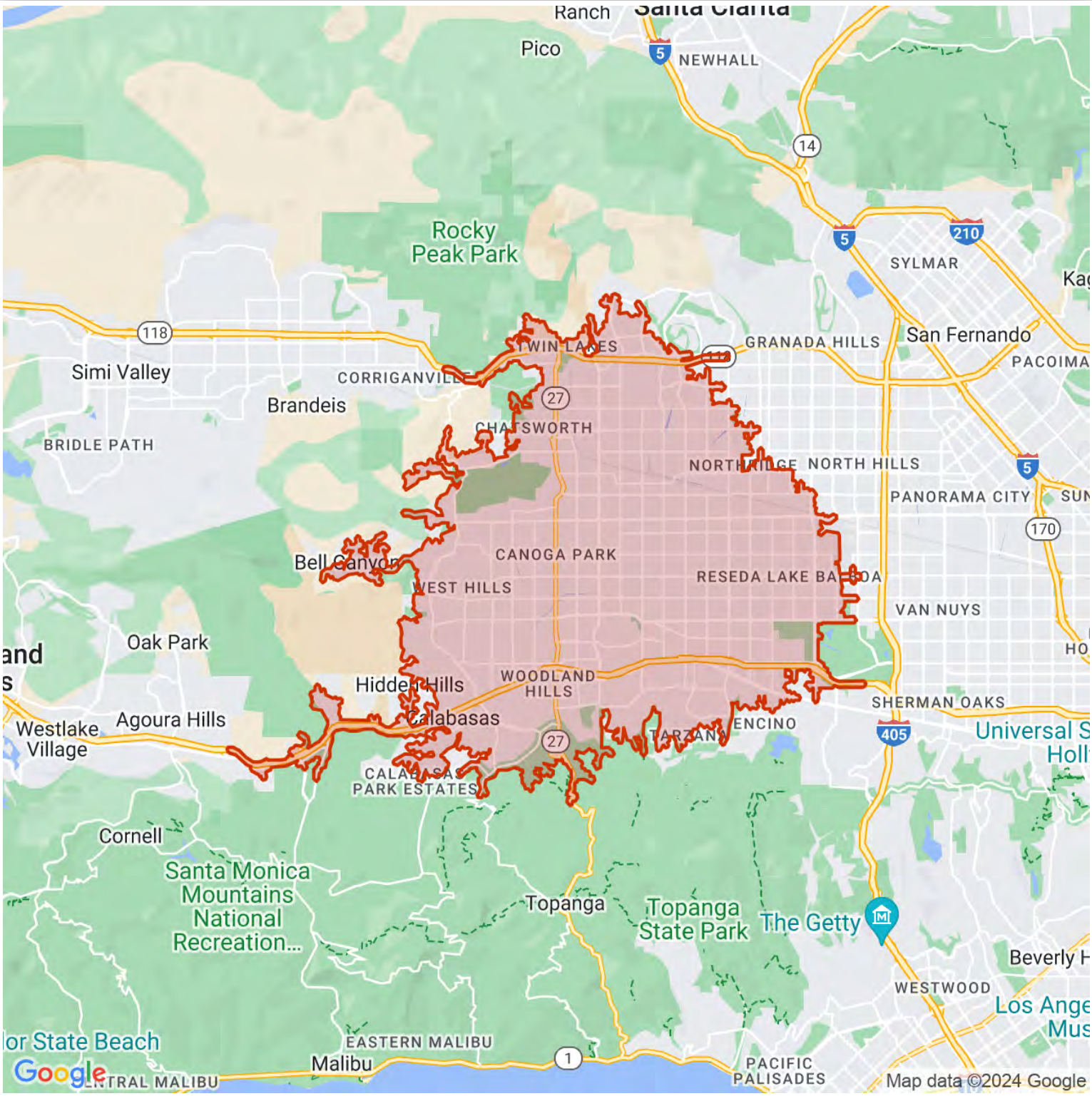


# PROPERTY PHOTOS





LOCATION/STUDY AREA MAP (DRIVE TIME: 15 MINUTES)



21316 SHERMAN WAY



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INFOGRAPHIC: KEY FACTS (DRIVE TIME: 15 MINUTES)

KEY FACTS

477,189

Population



Average Household Size

39.8

Median Age

\$86,328

Median Household Income

BUSINESS



29,404

Total Businesses



229,128

Total Employees

INCOME



\$86,328

Median Household Income



\$40,919

Per Capita Income



\$154,493

Median Net Worth

EDUCATION

13%

No High School Diploma



19%

High School Graduate



27%

Some College



41%

Bachelor's/Grad/Pr of Degree

EMPLOYMENT



73%

White Collar



16%

Blue Collar



11%

Services

9.0%

Unemployment Rate

Households By Income

The largest group: \$100,000 - \$149,999 (19.3%)

The smallest group: \$15,000 - \$24,999 (5.6%)

Indicator	Value	Difference	
<\$15,000	7.5%	-2.2%	
\$15,000 - \$24,999	5.6%	-1.8%	
\$25,000 - \$34,999	6.3%	-1.0%	
\$35,000 - \$49,999	8.7%	-1.4%	
\$50,000 - \$74,999	15.3%	-0.5%	
\$75,000 - \$99,999	12.6%	-0.1%	
\$100,000 - \$149,999	19.3%	+2.2%	
\$150,000 - \$199,999	10.8%	+2.2%	
\$200,000+	13.9%	+2.4%	

Bars show deviation from

06037 (Los Angeles County)

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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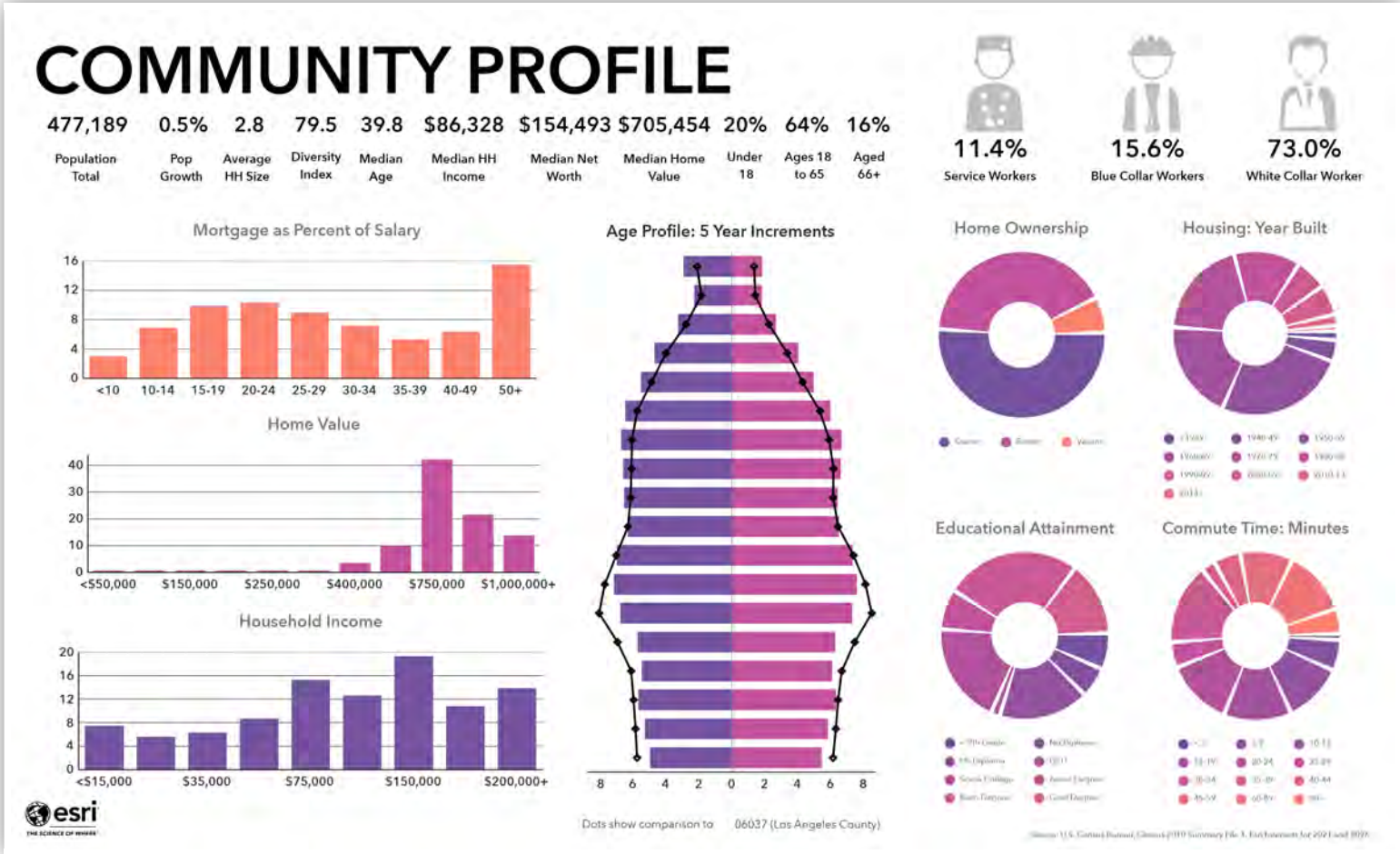
21316 SHERMAN WAY



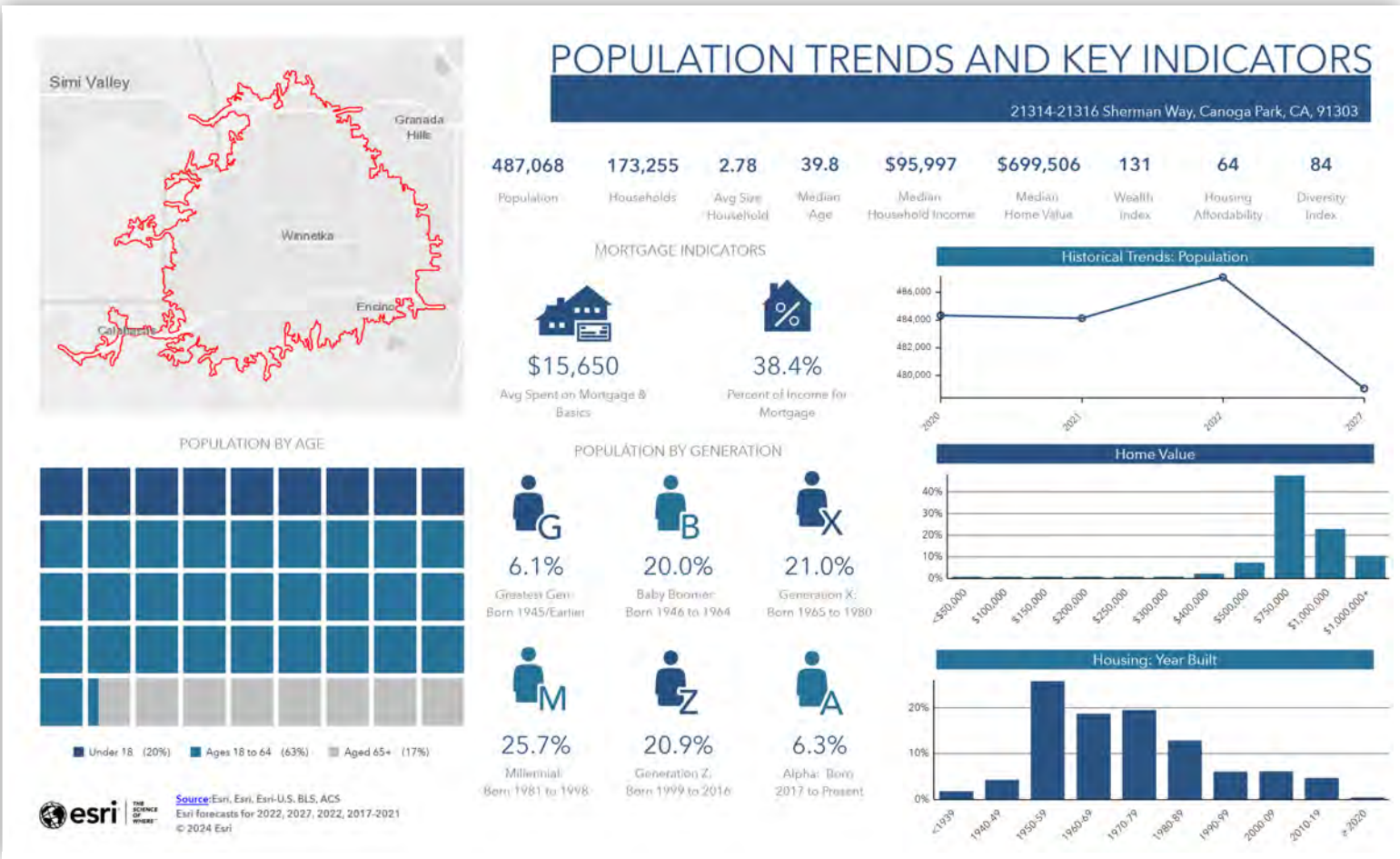
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INFOGRAPHIC: POPULATION TRENDS (DRIVE TIME: 15 MINUTES)



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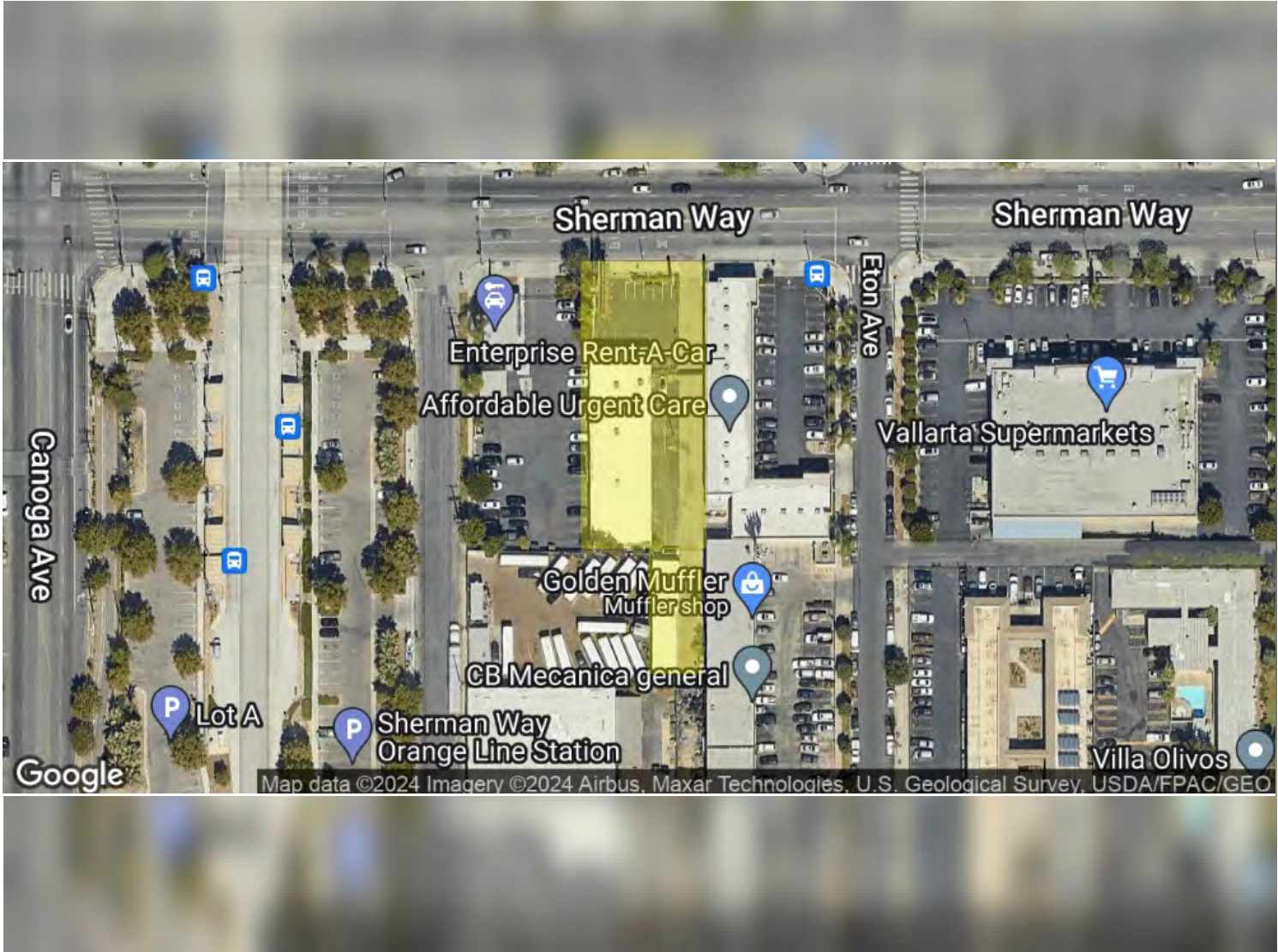


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AERIAL ANNOTATION  
MAP



21316 SHERMAN WAY  
CANOGA PARK, CA, 91303





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Canoga Park, CA  
91303

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