



**SITE**

**FOR SALE**

**7230 Remmet Ave  
Canoga Park, CA 91303  
Charming Owner User Office w/ Storage**



**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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**For more information, please contact:**

**Rose O'Sullivan**

Executive Vice President

818.742.1615

rosullivan@naicapital.com

CA DRE License #01904175

**NAI Capital Commercial**

15821 Ventura Blvd.

Suite #320

Encino, CA 91436

naicapital.com

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# FOR SALE

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## PROPERTY DETAILS



**Building Size:**  
918 SF



**BONUS storage unit  
& Office Trailer**  
with HVAC and plumbing



**Land AC/SF:**  
0.09 AC / 3,750 SF



**Zoning:**  
C2



**Year Built:**  
1947



**Parking:**  
3 Spaces



**Security:**  
Fenced Yard



**Use:**  
Office or Retail

## Investment Highlights

NAI Capital is pleased to present 7230 Remmet Ave, a charming office building on a quiet street in old town Canoga Park. The subject property was previously home to a TV production office and features tasteful interiors, a private restroom, and HVAC. There is ample street parking available on Remmet Ave and three private spaces available in a secured lot via the alley in the back. Qualifying owner users seeking to utilize at least 51% of the property for their own business can qualify for SBA financing, with as little as 10% down payment.

In addition to the approximately 918 SF front office, the property also has a sizable storage unit at the back of the property. There is additionally an office trailer with full plumbing and HVAC, which serves as highly a functional secondary office space. If buyers prefer to have the storage unit and/or trailer removed, owner can do so, allowing for an extra-large yard area in the back of the property.

***This bite sized offering is perfect for a variety of businesses seeking a prime San Fernando Valley location – call today!***



**PICTURED: INTERIOR OF BONUS TRAILER!**

# Pricing Detail

**Asking Price:** \$850,000

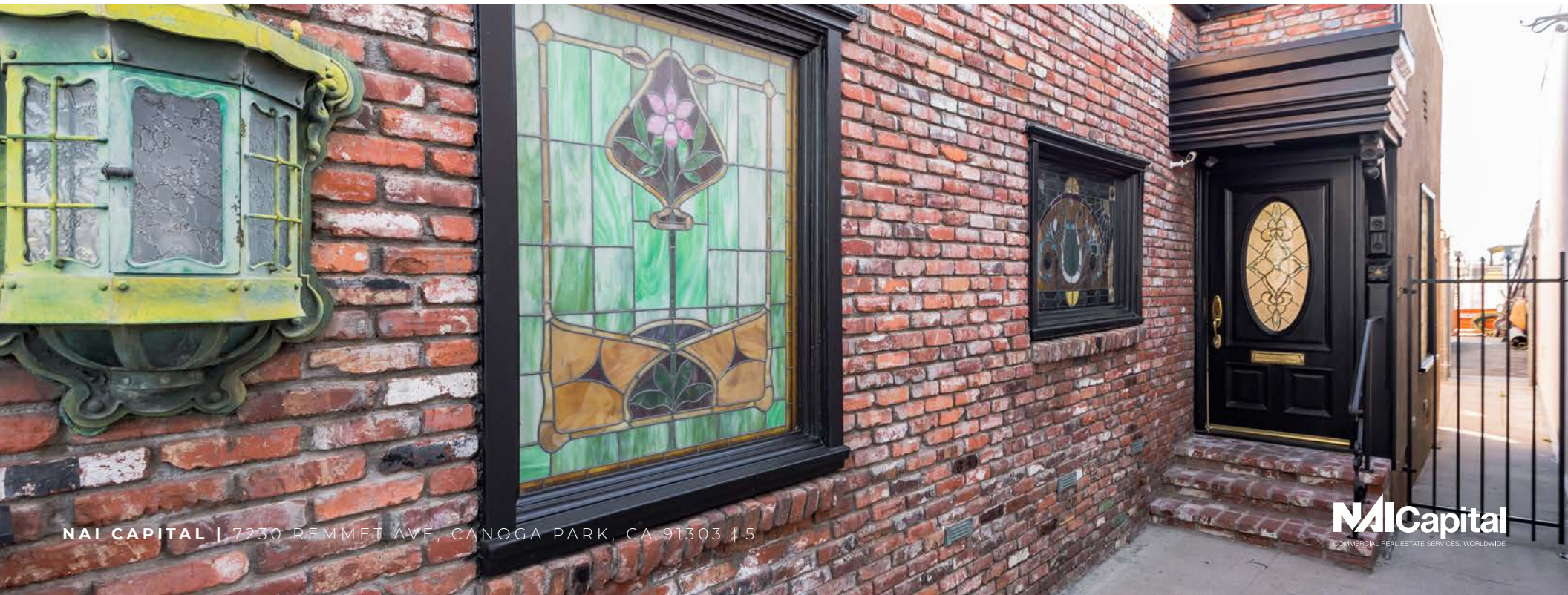
**Office:** 918 SF

**Trailer Size:** Approximately 400 SF

**Storage Unit Size:** Approximately 325 SF

**Parking:** 3 Spaces

**Owner User Potential:** Qualifying owner users seeking to utilize at least 51% of the property for their own business can qualify for SBA financing, with as little as 10% down payment.



# Area Overview

## Canoga Park, CA

The City of Canoga Park is a vibrant community in the heart of the west San Fernando Valley. It is bordered by Woodland Hills on the south, West Hills on the west, Chatsworth on the north and Winnetka on the east. The neighborhood is highly diverse and benefits from its proximity to the burgeoning Warner Center to the south. The Warner Center 2035 Plan is on track to add an additional 14 million square feet of nonresidential building area, 20,000 residential units, and 49,000 jobs. The plan envisions a cosmopolitan, regional hub for the northern Los Angeles area. The addition of the Village at Westfield Topanga and upgrades to the existing Westfield Shopping mall have created a more vibrant, affluent dynamic in the local retail scene, which will be further enhanced by the upcoming development of a new permanent team headquarters and practice facility for the LA Rams at the site of the 34 acre former Promenade shopping mall.

Canoga Park has long been known as an eclectic center for a variety of thriving local businesses. These include beloved local names such as the Follow Your Heart vegetarian grocery/café, and Grandi Italiani restaurant. With excellent public schools and numerous community parks, Canoga Park offers a family friendly environment to its suburban residents. Additionally, it offers excellent proximity to the greater LA area, and is just 26 miles northwest of downtown LA.

# Office Interior Photos



# Aerial Map



# Regional Map





# Area Demographics

<b>Demographics</b>	<b>1 Mile</b>	<b>3 Miles</b>
<b>Population</b>	39,810	215,822
<b>Households</b>	13,893	77,634
<b>Median Age</b>	36	40
<b>Median HH Income</b>	\$80,126	\$101,884
<b>Daytime Employees</b>	18,194	124,482

<b>Traffic</b>			
<b>Collection Street</b>	<b>Cross Street</b>	<b>Traffic Vol</b>	<b>Distance</b>
<b>Owensmouth Ave</b>	Sherman Way S	10,472	.02 mi
<b>Sherman Way</b>	Remmet Ave E	23,449	.06 mi
<b>Sherman Way</b>	Owensmouth Ave E	18,125	.07 mi

<b>Public Transportation</b>			
<b>Transit/Subway</b>	<b>Drive</b>	<b>Walk</b>	<b>Distance</b>
<b>Sherman Way Transit Stop (Orange Line)</b>	1 min	5 min	.3 mi
<b>Canoga Station (Orange Line)</b>	3 min	19 min	1 mi

<b>Commuter Rail</b>	<b>Drive</b>	<b>Walk</b>	<b>Distance</b>
<b>Chatsworth Commuter Rail (Ventura County)</b>	9 min		4.1 mi
<b>Northridge Commuter Rail (Ventura County)</b>	11 min		5.2 mi

<b>Airport</b>	<b>Drive</b>	<b>Walk</b>	<b>Distance</b>
<b>Bob Hope Airport</b>	29 min		16 mi
<b>Los Angeles International Airport</b>	40 min		28.4 mi



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**AVAILABLE**

**818 -905-2400**

ROSE O'SULLIVAN 805.338.9232  
LIC. 01904175

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