

**8039 Deering Avenue,  
Canoga Park, California**

**INDUSTRIAL  
FOR SALE**

**8039**

**SCOTT CASWELL, SIOR**

PRINCIPAL  
818.266.7772  
SCASWELL@LEE-RE.COM  
DRE #00853607

**ERICA BALIN**

MANAGING DIRECTOR  
805.490.9908  
EBALIN@LEE-RE.COM  
DRE #01481476

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

## PROPERTY INFORMATION

ADDRESS	8039 Deering Ave., Canoga Park, CA 91304
AVAILABLE SIZE	13,500 SF
OFFICE SIZE	1,063 SF
LOT SIZE	0.62 Acres / 26,988 SF
CLEAR HEIGHT	16-17 Feet
POWER	400A   120-240V   3P   4W
GL LOADING	Three (3) Doors (2—12'x12'   1—10'x10')
PARKING	27 Stalls (2.0/1,000)
ZONING	M2
YARD	Fenced/Paved
SALE PRICE	\$4,300,000 (\$318.52 PSF)



**13,500 SF**  
AVAILABLE SF

**0.62 AC**  
LOT SIZE

**\$4.3M**  
SALE PRICE

**\$318.52**  
SALE PRICE/SF



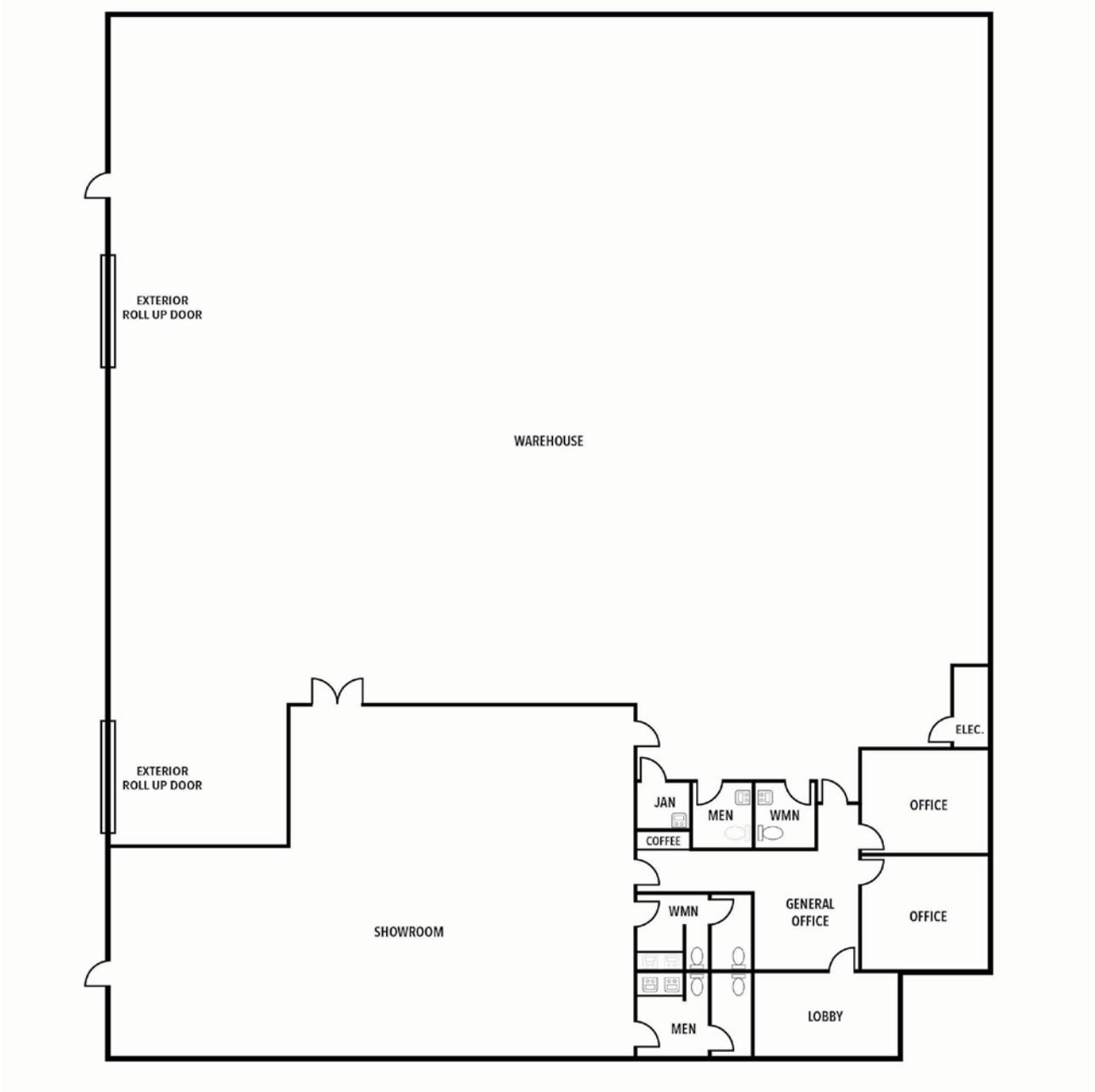
PROPERTY PHOTOS



PROPERTY PHOTOS



FLOOR PLAN



FLOOR PLANS ARE NOT TO SCALE OR REFLECT ALL EXISTING IMPROVEMENTS.  
VERIFY SQUARE FOOTAGE





MAIN STREET  
FRONTAGE



PRIME WEST  
SAN FERNANDO  
VALLEY LOCATION



REAR SECURED  
YARD



RARE PURCHASE  
OPPORTUNITY



MULTIPLE  
OVERSIZED  
LOADING DOORS



MUST SEE  
BUILDING



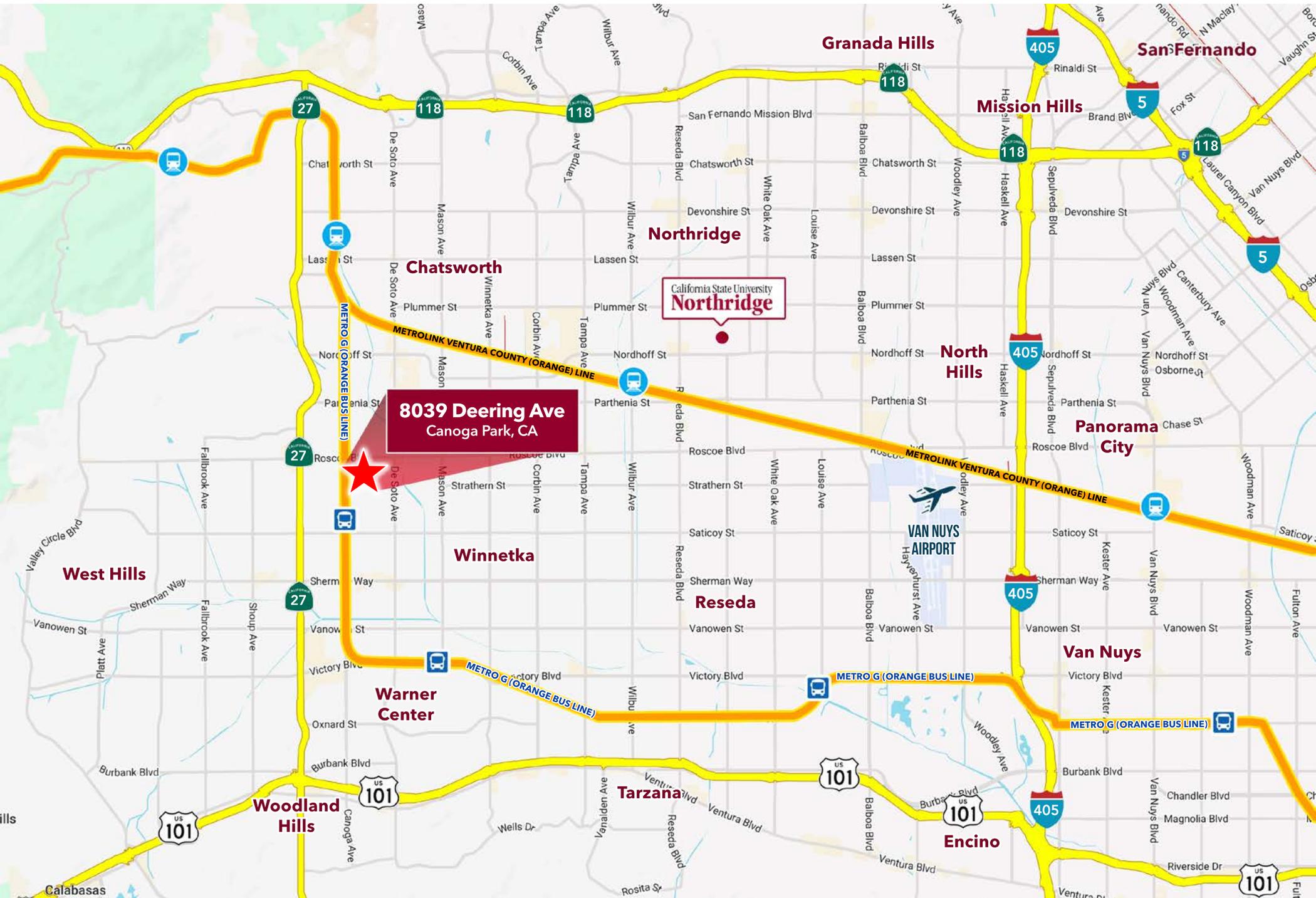
8039 DEERING AVE  
CANOGA PARK, CALIFORNIA

CANOGA AVE

DEERING CT

DEERING AVE

# LOCATOR MAP



**8039 Deering Ave**  
Canoga Park, CA

California State University  
**Northridge**



**VAN NUYS AIRPORT**

# AMENITIES AERIAL



**VALBARTA SUPERMARKETS**  
**LOWE'S**  
 McDonald's  
 PANDA EXPRESS  
 ToGo Loco  
 WELLS FARGO  
 STARBUCKS COFFEE  
**SUBWAY**  
**usbank**  
 T-Mobile  
 Chick-fil-ah  
**GROCERYOUTLET**  
 Pargain Market  
 WSS  
 The UPS Store

UNITED STATES POSTAL SERVICE  
**CHRYSLER**  
 Jeep  
 Roscoe Station  
 M  
 Roscoe Blvd  
 Lanark Recreation Center

Parthenia St  
**THE HOME DEPOT**  
**CARMAX**

**CVS pharmacy**  
 DOLLAR TREE  
 Carls Jr.  
 Jack in the box  
 STARBUCKS COFFEE  
 dds DISCOUNTS  
 7 ELEVEN  
 jiffy lube  
 metro PCS  
 TACO BELL  
 PoPercs CHICKEN & BISCUITS

**JONS** fresh marketplace  
**BANK OF AMERICA**  
**ups THE UPS STORE**  
 amecl

Walgreens  
 The Pharmacy America Trusts  
 baskin BR Robbins

CALIFORNIA 27

Canoga Park

8039 Deering Ave  
 Canoga Park, CA

**Food4Less**  
**PoPercs** CHICKEN & BISCUITS  
 Carls Jr.  
 BR baskin Robbins  
 metro PCS  
 UNITED STATES POSTAL SERVICE  
 7 ELEVEN

**Ralphs**  
**CRUNCH**  
**PAPA JOHN'S**  
 McDonald's  
 PIZZA HUT  
 DELTACO  
 MARCO'S PIZZA  
 7 ELEVEN

**BIG 5** SPORTSWEAR & GROOMING  
**GREEN THUMB NURSERY**  
 ExtraSpace Storage  
 STARBUCKS COFFEE  
 TOMMY HILF  
 WELLS FARGO  
 Jack in the box  
 BANK OF AMERICA  
**BIG BRAND** TIRE & SERVICE  
**SUBWAY**  
 citibank  
 CHASE

**VALBARTA SUPERMARKETS**  
**CVS pharmacy**  
 Little Caesars  
 cricket  
 STARBUCKS COFFEE  
 BURGER KING  
 Carls Jr.  
 Valvoline  
 W Wachschatz  
 7 ELEVEN  
 O'Reilly  
 metro PCS  
 6  
 RFS  
 Auto Zone

Walgreens  
 The Pharmacy America Trusts  
**Smart & Final**  
**PAPA JOHN'S**  
 The Habit BURGER GRILL

Shoup Ave

Topanga Canyon Blvd

Canoga Ave

ORANGE LINE BUSWAY

Sherman Way

De Soto Ave

Mason Ave

Winlake Ave



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