



**CENTERS  
BUSINESS  
MANAGEMENT**

*Your Southern California  
Shopping Center Management & Leasing Partner*

**NEIGHBORING  
RETAILERS**

**Space available**



## PRIME OFFICE-RETAIL SPACE AVAILABLE IN CANOGA

*Located on the SEC of De Soto Avenue and Osborne Street*

### FEATURES

- ±1000 SF Retail Space Available
- ±400-2,272 SF Office Space Available
- High traffic count
- Great Visibility
- Great Tenant Mix
- Very Busy Shopping Center
- Onsite Parking Available at Front and Rear of Building

### AREA AMENITIES

- Average income of \$65,359 within a 1-mile radius
- Access to 118 Freeway
- Located on one of the busiest intersections in Canoga Park

**8905-8937 De Soto Ave.  
Canoga Park, CA 91304**



## CONTACT...

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**Leasing Agents**  
(818) 380-9966  
(818) 380-9976 fax

**17030 Ventura Blvd, #200  
Encino, CA 91316**

**1517 S. Sepulveda Blvd.  
Los Angeles, CA 90025**



## ADDITIONAL PICTURES



# DEMOGRAPHICS

DemographicsNow

## Demographic Snapshot Comparison

Geography: 1 Mile: 8921 DE SOTO AVE CANOGA PARK, CA 91304, 3 Miles: 8921 DE SOTO AVE CANOGA PARK, CA 91304, 5 M...

	1 Mile: 8921 DE SOTO AVE CANOGA PARK, CA 91304	3 Miles: 8921 DE SOTO AVE CANOGA PARK, CA 91304	5 Miles: 8921 DE SOTO AVE CANOGA PARK, CA 91304
<b>Population: 2014A</b>			
Total Population	23,362	195,818	432,730
Female Population	50.8%	50.2%	50.7%
Male Population	49.1%	49.7%	49.2%
Population Density	7,429	6,919	5,504
Population Median Age	33.2	36.2	37.6
Total Employees	17,423	81,449	175,979
Total Establishments*	1,331	9,470	21,852
Population Growth 2000-2010	3.8%	7.3%	7.6%
Population Growth 2014A-2019	2.5%	2.4%	2.6%
<b>Income: 2014A</b>			
Average Household Income	\$65,359	\$82,433	\$90,853
Median Household Income	\$49,147	\$59,086	\$63,646
Per Capita Income	\$22,123	\$27,301	\$31,660
Avg Income Growth 2000-2010	35.5%	35.2%	35.9%
Avg Income Growth 2014A-2019	15.4%	15.0%	14.9%
<b>Households: 2014A</b>			
Households	7,852	64,320	149,907
Average Household Size	2.96	2.99	2.83
Hhld Growth 2000-2010	-3.0%	5.4%	5.2%
Hhld Growth 2014A-2019	2.0%	2.7%	3.1%
<b>Housing Units: 2014A</b>			
Occupied Units	7,852	64,320	149,907
% Occupied Units	97.4%	97.1%	97.4%
% Vacant Housing Units	2.5%	2.8%	2.5%
Owner Occ Housing Growth 2000-2010	0.9%	4.1%	3.6%
Owner Occ Housing Growth 2000-2019	4.8%	7.0%	7.5%
Owner Occ Housing Growth 2014A-2019	3.3%	2.2%	2.5%
Occ Housing Growth 2000-2010	-3.0%	5.4%	5.2%
Occ Housing Growth 2010-2019	5.7%	6.4%	7.3%
Occ Housing Growth 2014A-2019	2.0%	2.7%	3.1%
<b>Race and Ethnicity: 2014A</b>			
% American Indian or Alaska Native Population	0.6%	0.6%	0.5%
% Asian Population	15.0%	15.7%	15.6%
% Black Population	6.6%	4.7%	4.5%
% Hawaiian or Pacific Islander Population	0.1%	0.1%	0.1%
% Multirace Population	5.1%	5.2%	5.2%
% Other Race Population	23.5%	20.2%	15.7%
% White Population	48.7%	53.3%	58.0%
% Hispanic Population	51.4%	43.9%	35.5%
% Non Hispanic Population	48.5%	56.0%	64.4%
<b>Seasonal Population Trending</b>			
Q4 2011	32	573	1,326
Q1 2012	32	571	1,325
Q2 2012	32	577	1,328
Q3 2012	30	567	1,313
Q4 2012	30	568	1,320
Q1 2013	32	591	1,370
Q2 2013	39	624	1,424
Q3 2013	39	624	1,404
Q4 2013	40	616	1,385