

**CBM**CENTERS  
BUSINESS  
MANAGEMENT*Your Southern California  
Shopping Center Management & Leasing Partner*

# Office Available

**PRIME OFFICE SPACE AVAILABLE IN CANOGA PARK***Located on the SEC of De Soto Avenue and Osborne Street*

## FEATURES

- ±200 - ±3,100 SF 2nd Floor Office Space Available
- High traffic count
- Great Visibility
- Signage Available
- Very Busy Center
- Ample Free in common parking Available

## AREA AMENITIES

- Average income of \$65,359 within a 1-mile radius
- Access to 118 Freeway
- Just South of the very busy Intersection of DeSoto Avenue and Nordhoff St.
- Bus line adjacent

**8937 De Soto Ave.  
Canoga Park, CA 91304****NEIGHBORING  
RETAILERS**

## CONTACT...

**Brett Mero x23**  
CA Real Estate Lic # 01190225**David Guardado x34**  
CA Real Estate Lic # 01837493**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

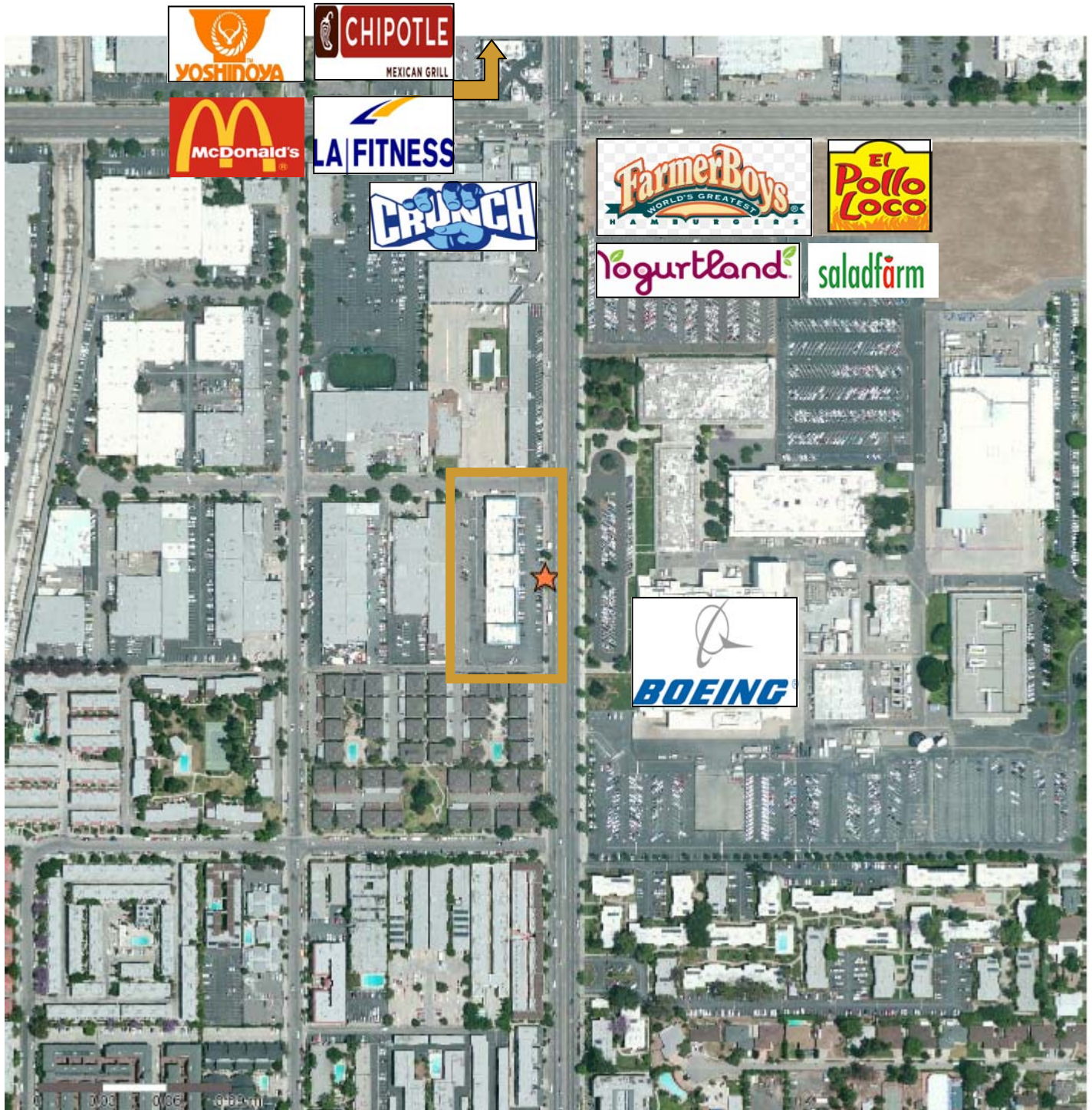


±3,100 SQFT  
OFFICE  
DEVISIBLE





## AERIAL



## DEMOGRAPHICS

Demographic Snapshot Comparison Report for My Site, 8921 De Soto Ave, Canoga Park, CA, 91304:

	1 mile(s)	3 mile(s)	5 mile(s)
<b>Population: 2016A</b>			
Total Population	23,937	197,750	434,620
Female Population	50.93%	50.28%	50.74%
Male Population	49.07%	49.72%	49.26%
Population Density	7,618	6,993	5,533
Population Median Age	34.0	37.0	38.5
Employed Civilian Population 16+	10,482	90,340	203,852
% White Collar	56.9%	59.8%	65.8%
% Blue Collar	43.1%	40.2%	34.2%
Total Employees	19,038	91,490	197,084
Total Establishments*	1,312	9,232	21,354
Population Growth 2000-2010	3.84%	7.44%	7.71%
Population Growth 2016A-2021	2.52%	2.46%	2.72%
<b>Income: 2016A</b>			
Average Household Income	\$67,160	\$85,305	\$94,175
Median Household Income	\$51,233	\$61,758	\$66,507
Per Capita Income	\$22,618	\$28,111	\$32,662
Avg Income Growth 2000-2010	35.48%	35.24%	35.83%
Avg Income Growth 2016A-2021	16.79%	16.32%	16.32%
<b>Households: 2016A</b>			
Households	8,002	64,638	149,859
Average Household Size	2.98	2.99	2.84
Hhld Growth 2000-2010	-3.10%	5.56%	5.27%
Hhld Growth 2016A-2021	2.05%	2.77%	3.19%
<b>Housing Units: 2016A</b>			
Occupied Units	8,002	64,638	149,859
% Occupied Units	97.29%	96.90%	97.24%
% Vacant Housing Units	2.71%	3.10%	2.76%
Owner Occ Housing Growth 2000-2010	0.97%	4.21%	3.65%
Owner Occ Housing Growth 2000-2021	3.43%	5.18%	6.36%
Owner Occ Housing Growth 2016A-2021	2.53%	1.82%	2.22%
Occ Housing Growth 2000-2010	-3.10%	5.56%	5.27%
Occ Housing Growth 2010-2021	7.34%	7.39%	8.48%
Occ Housing Growth 2016A-2021	2.05%	2.77%	3.19%
<b>Race and Ethnicity: 2016A</b>			
% American Indian or Alaska Native Population	0.60%	0.61%	0.53%
% Asian Population	15.60%	16.49%	16.42%
% Black Population	6.61%	4.63%	4.53%
% Hawaiian or Pacific Islander Population	0.16%	0.14%	0.14%
% Multirace Population	5.36%	5.42%	5.52%
% Other Race Population	23.64%	20.30%	15.78%
% White Population	48.02%	52.40%	57.08%
% Hispanic Population	51.62%	44.18%	35.80%
% Non Hispanic Population	48.38%	55.82%	64.20%
<b>Seasonal Population Trending</b>			
Q4 2013	40	610	1,381
Q1 2014	40	600	1,360
Q2 2014	40	605	1,376
Q3 2014	43	630	1,468
Q4 2014	45	626	1,444
Q1 2015	68	655	1,511
Q2 2015	82	753	1,692
Q3 2015	83	788	1,805
Q4 2015	83	825	1,898