



AVAILABLE FOR RENT

8720 OWENSMOUTH AVE

- **1BD/1BA Units Available Now**
- Covered Parking in Rear, Pool/Outdoor Lounge, On-Site Laundry, Pet Friendly
- Public Transit, Fitness Center, Restaurants, Supermarkets, Outdoor Parks/Recreation & All Essential Necessities within short walk (1 Block/1 Mile Max)
- Located 2 Miles from Westfield Topanga Mall & Topanga Village

About Canoga Park

Comfort, Convenience, and Growth

Canoga Park is an up-and-coming neighborhood in the western San Fernando Valley, known for its balance of residential charm, urban convenience, and increasing development momentum. With a central location near Warner Center and the 101 Freeway, Canoga Park offers seamless access to the greater LA region while maintaining a relaxed and community-focused atmosphere.

This neighborhood is home to a diverse mix of families, students, and working professionals who enjoy affordable rents, local parks, and nearby shopping and dining options. The area continues to attract residents seeking value without sacrificing convenience or lifestyle.

Canoga Park offers a variety of amenities that make day-to-day living comfortable and enjoyable. Residents benefit from easy access to Westfield Topanga Mall, Topanga Social, The Village, and the Warner Center business hub, which are all within minutes. Public transit, including the Orange Line, makes commuting easier for those working in nearby areas like Woodland Hills, Sherman Oaks, or even Downtown LA.

Outdoor enthusiasts enjoy local recreation centers, trails, and nearby parks, while pet-friendly complexes like 8720 Owensmouth Ave cater to active residents who value both affordability and amenities like pools, secure parking, and on-site laundry.

With continual growth, revitalization projects, and a strong mix of housing, retail, and green space, Canoga Park is becoming one of the Valley's most practical and promising places to live and invest.