

For Lease



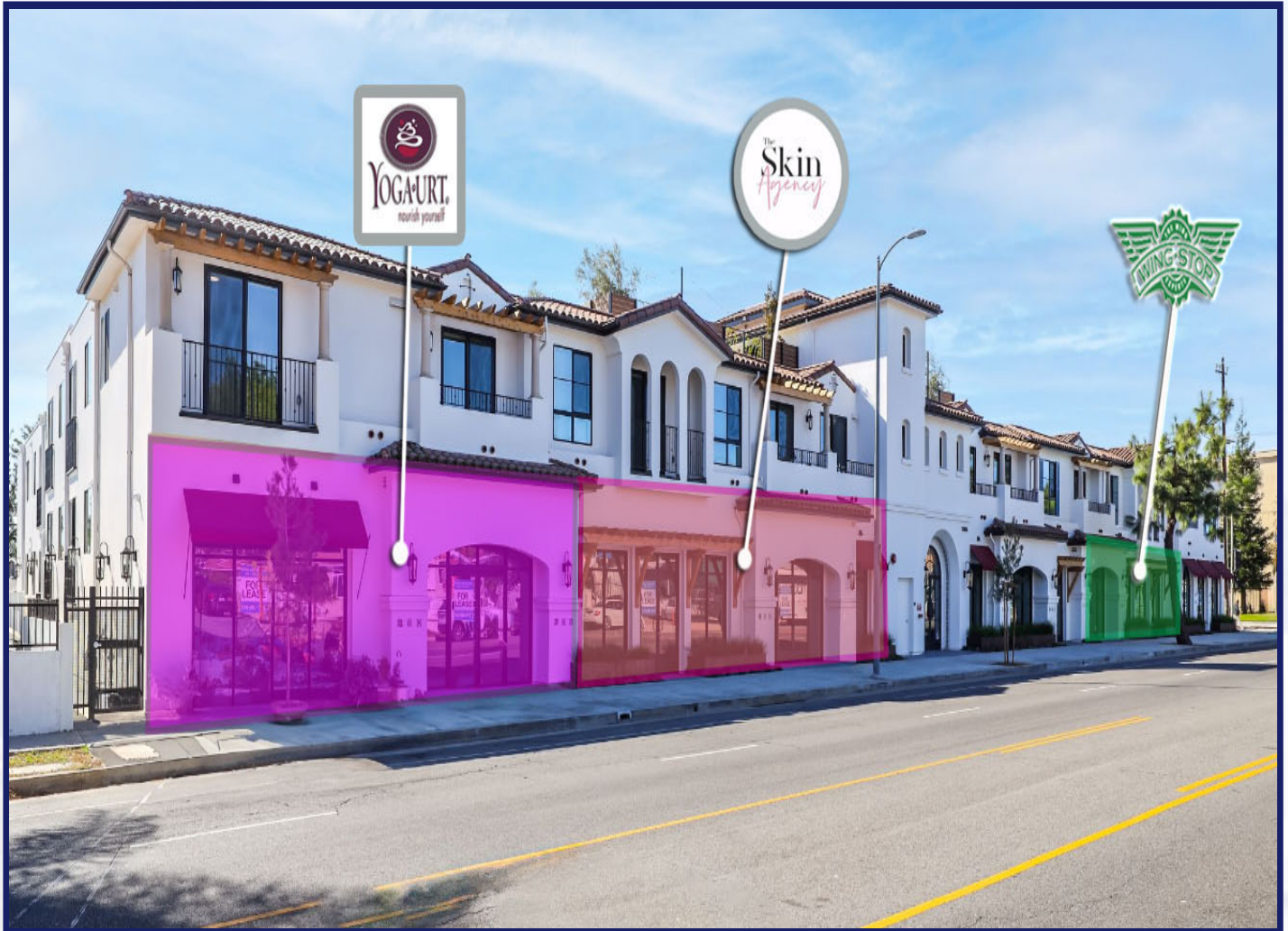
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17454 CHATSWORTH ST, GRANADA HILLS

- End Cap Space on Signalized Corner for Restaurant/Retail in Brand New Luxury 54 Unit Mixed-use Complex
- Over 31,000 Cars/Day on Signalized Corner of Chatsworth St & Encino Ave
- Abundant Retail Parking – 39 Spaces
- Possible Outdoor Seating Available
- 12 Foot High Ceilings & Up to 800 Amps – 3 Phase Power
- 10,000 Gallon Grease Interceptor already Installed for Future Restaurant
- Close to CSUN in Wealthy Growing Area with Avg Income over \$118,000
- Approx. 250 Feet of Windowed Frontage
- 4 Blocks from Granada Village Mall & The Granada Hills Mall
- Surrounded by National Tenants: Ralphs, Sprouts, HomeGoods, Starbucks



EXECUTIVE SUMMARY



OFFERING SUMMARY: 17454 Chatsworth St in Granada Hills offers tenants high end restaurant and retail space in a brand new 54 unit luxury building. The building offers excellent parking and convenient access from Cal State Northridge (CSUN) and the 118 & 405 Freeways. Chatsworth St is the main commercial corridor for Granada Hills. This property is located 4 blocks from 2 large destination shopping centers (Granada Village Mall & The Granada Hills Mall) with numerous national tenants including Sprouts, HomeGoods, Stein Mart, Ralphs, Starbucks, TJ Maxx, CVS & more.

DEMOGRAPHICS: The population within a 1 mile radius was estimated at over 24,000 as well as over 151,000 within a 3 mile radius, and this population is expected to continue to grow annually. The average household income was estimated at over \$118,000 within a 2 mile radius.

LEASE RATE: 1,410 SF available at \$3.25/SF NNN (\$0.50/SF estimated NNN)

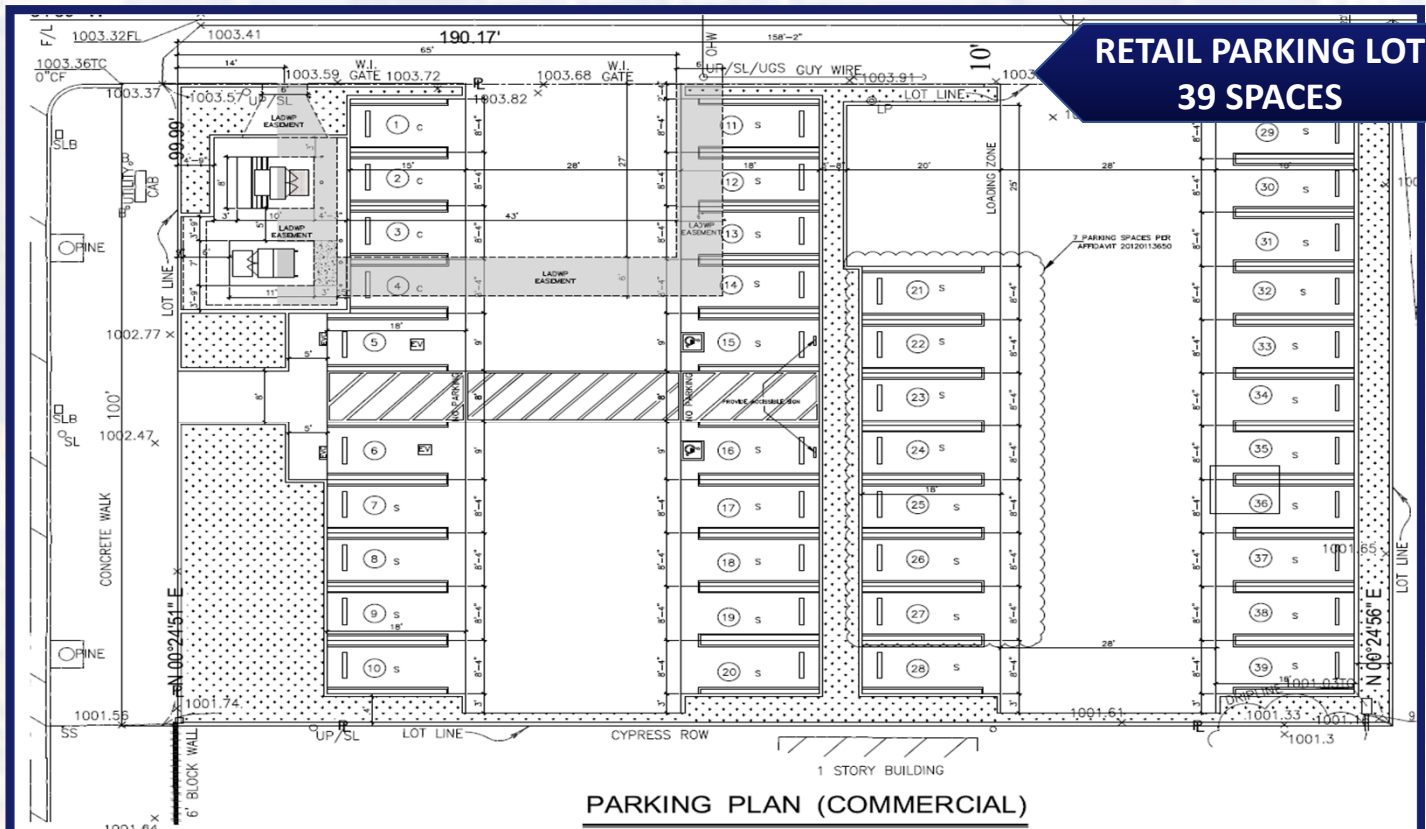
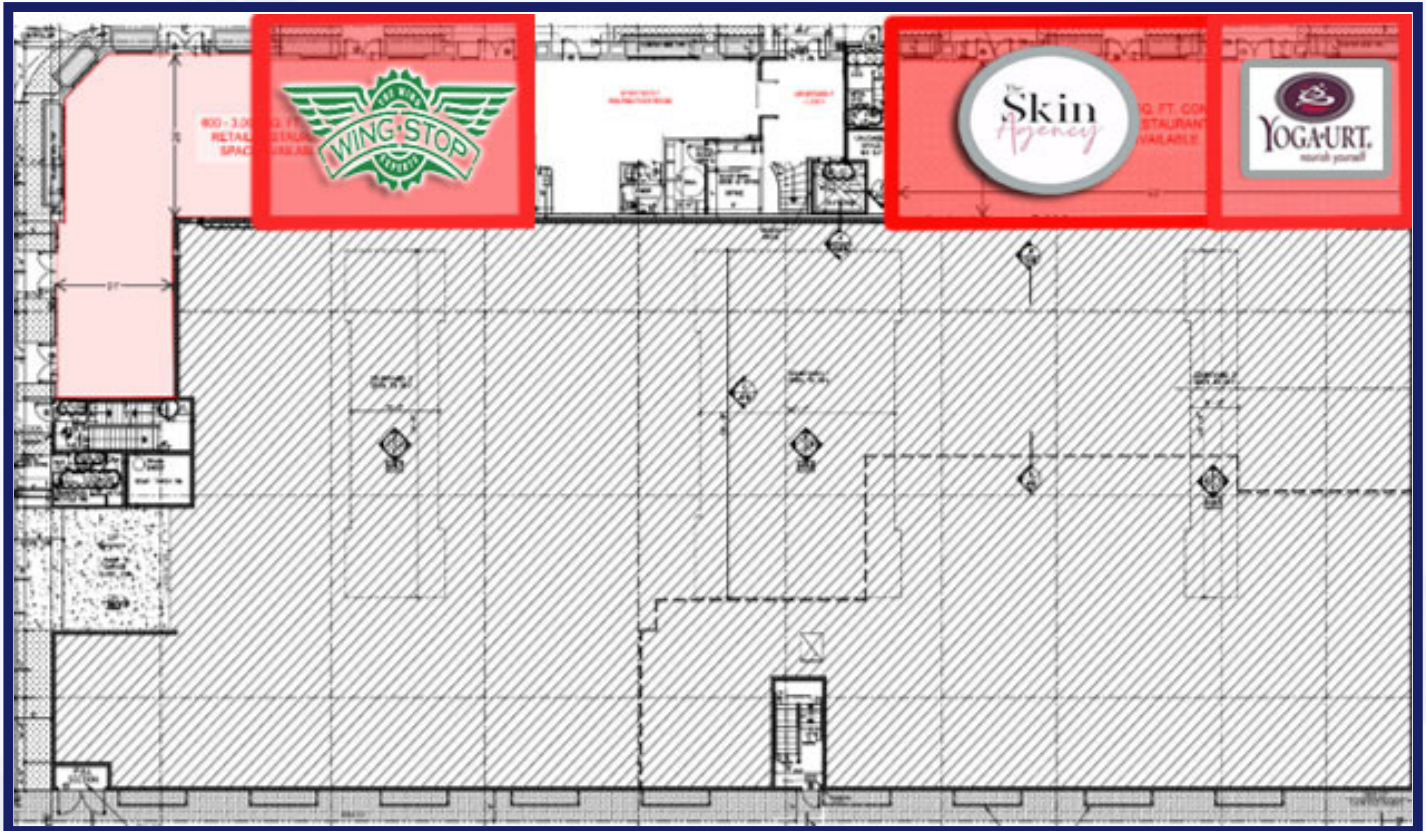
PROPERTY PICTURES



PROPERTY PICTURES



PROPERTY PICTURES

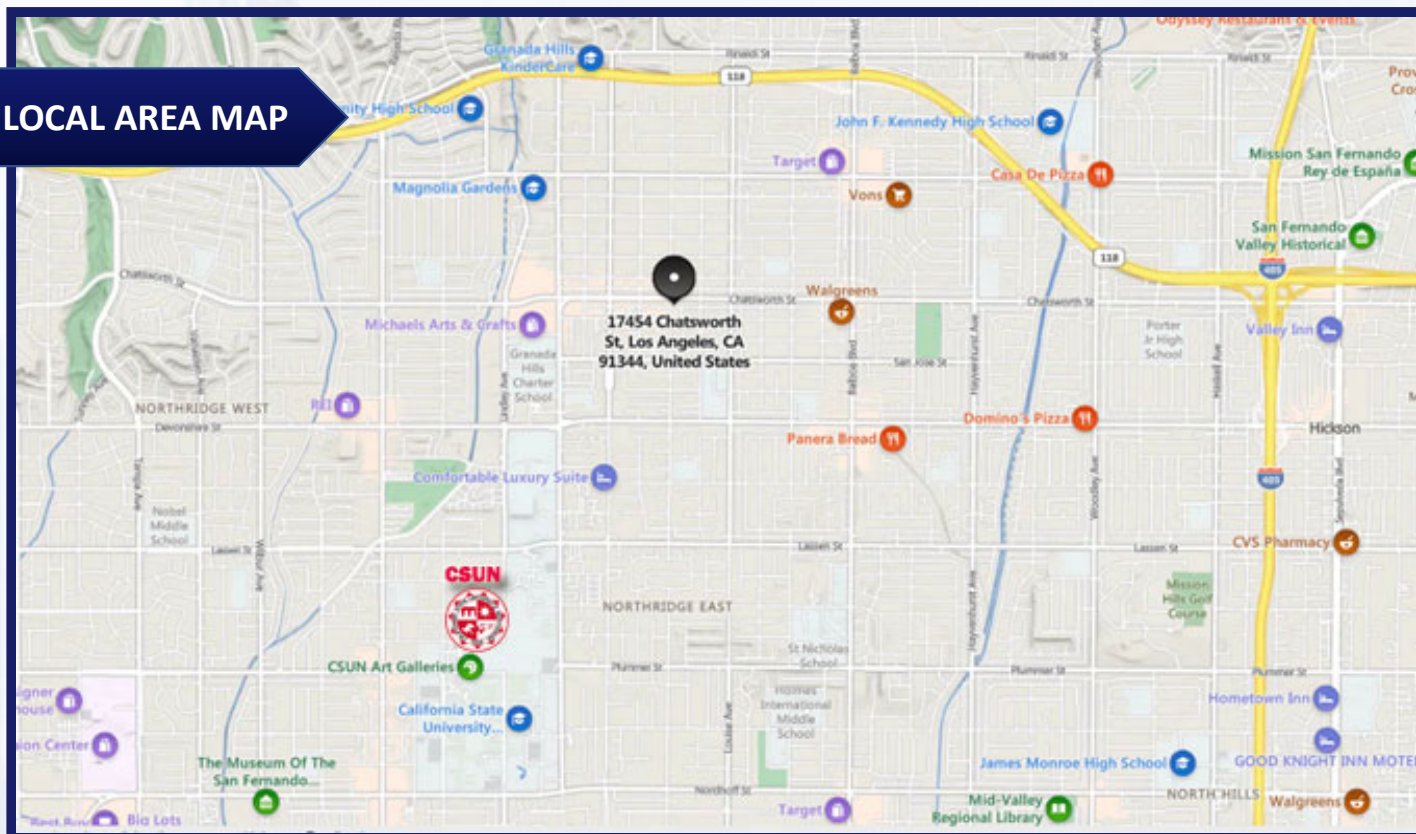


PROPERTY PICTURES

CREI

Commercial Real Estate Investments

LOCAL AREA MAP



NEARBY TENANTS



PROPERTY PICTURES

WALKSCORE PICTURE



Walk Score
80

Transit Score
33

Bike Score
58

WALKSCORE

Walk Score

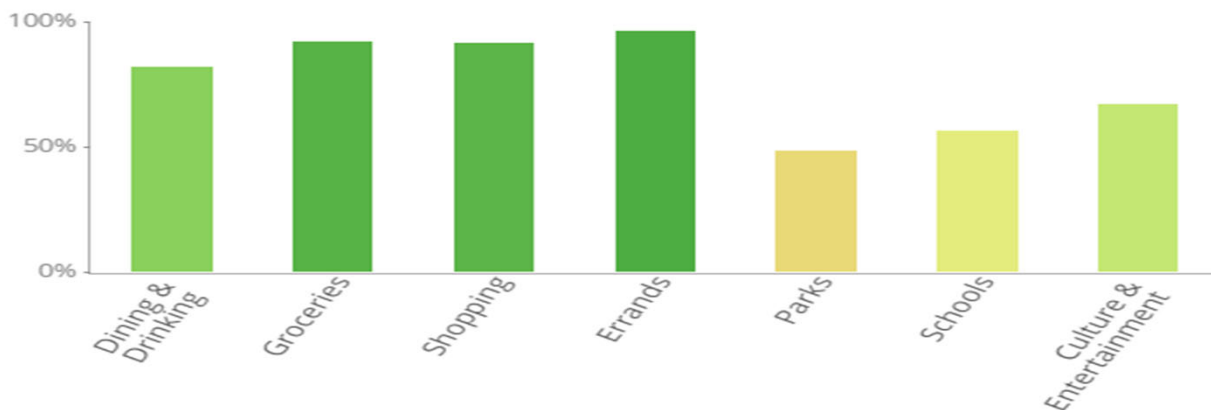
Transit Score

Bike Score

Score Details

What is Walk Score

The Walk Score for 17436 Chatsworth Street is based on the following categories.



DEMOGRAPHICS



DEMOGRAPHICS BY 5-MILE RADIUS



AVERAGE HH INCOME

\$101,078



POPULATION

482,769



HOUSEHOLDS

141,195



OWNER-OCCUPIED
HOUSING

76,905



RENTER-OCCUPIED
HOUSING

60,783



BUSSINESSES

21,250

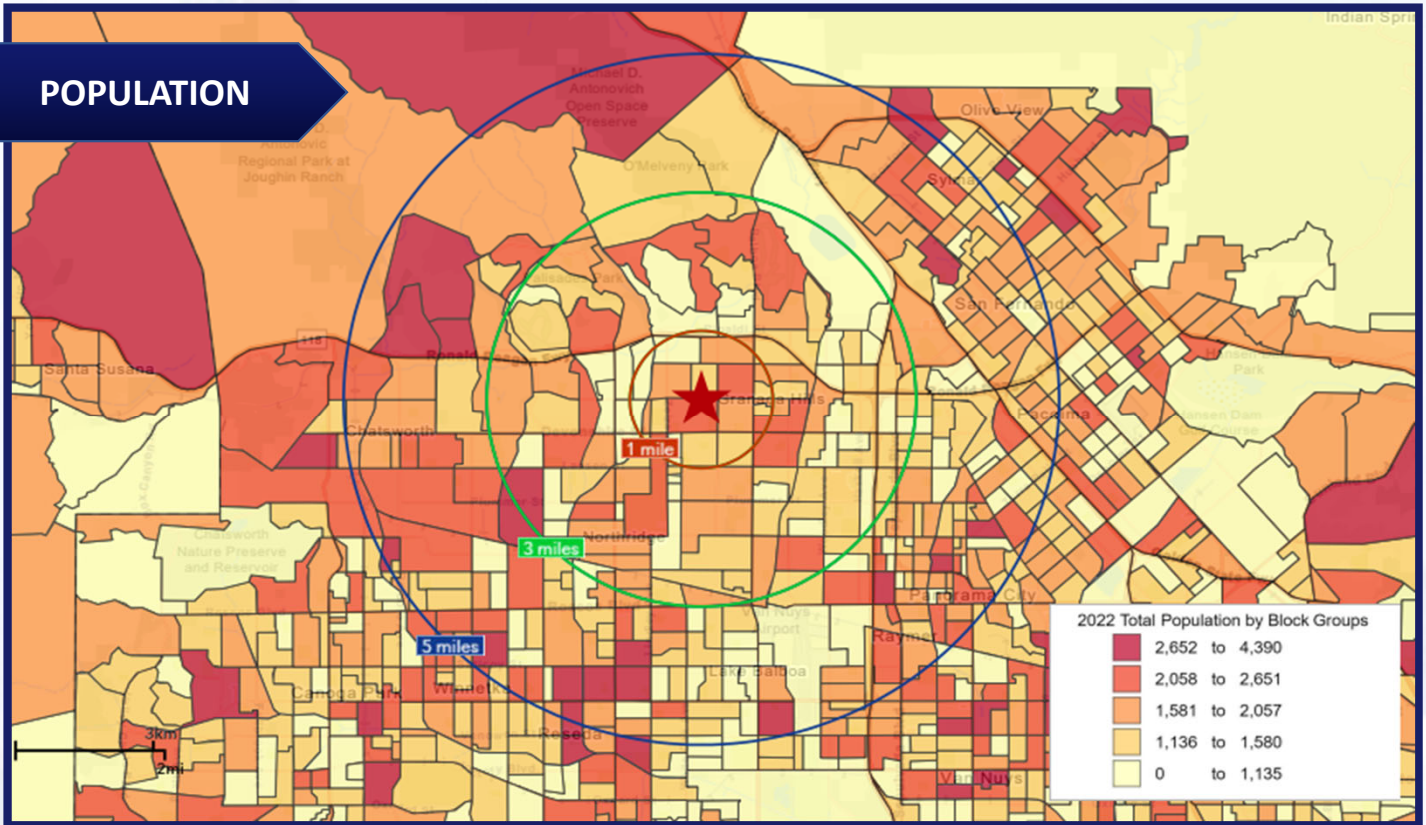
POPULATION	2-MILE	5-MILE	10-MILE
2010 POPULATION	78,668	485,893	1,412,641
2023 POPULATION	74,073	482,769	1,421,211
2028 POPULATION PROJECTION	71,710	472,467	1,394,472
ANNUAL GROWTH 2010-2023	-0.4%	0%	0%
ANNUAL GROWTH 2023-2028	-0.6%	-0.4%	-0.4%
MEDIAN AGE	40.2	37.9	38.8

INCOME	2-MILE	5-MILE	10-MILE
AVG HH INCOME	\$122,375	\$101,078	\$104,910
MEDIAN HH INCOME	\$101,308	\$77,860	\$79,003

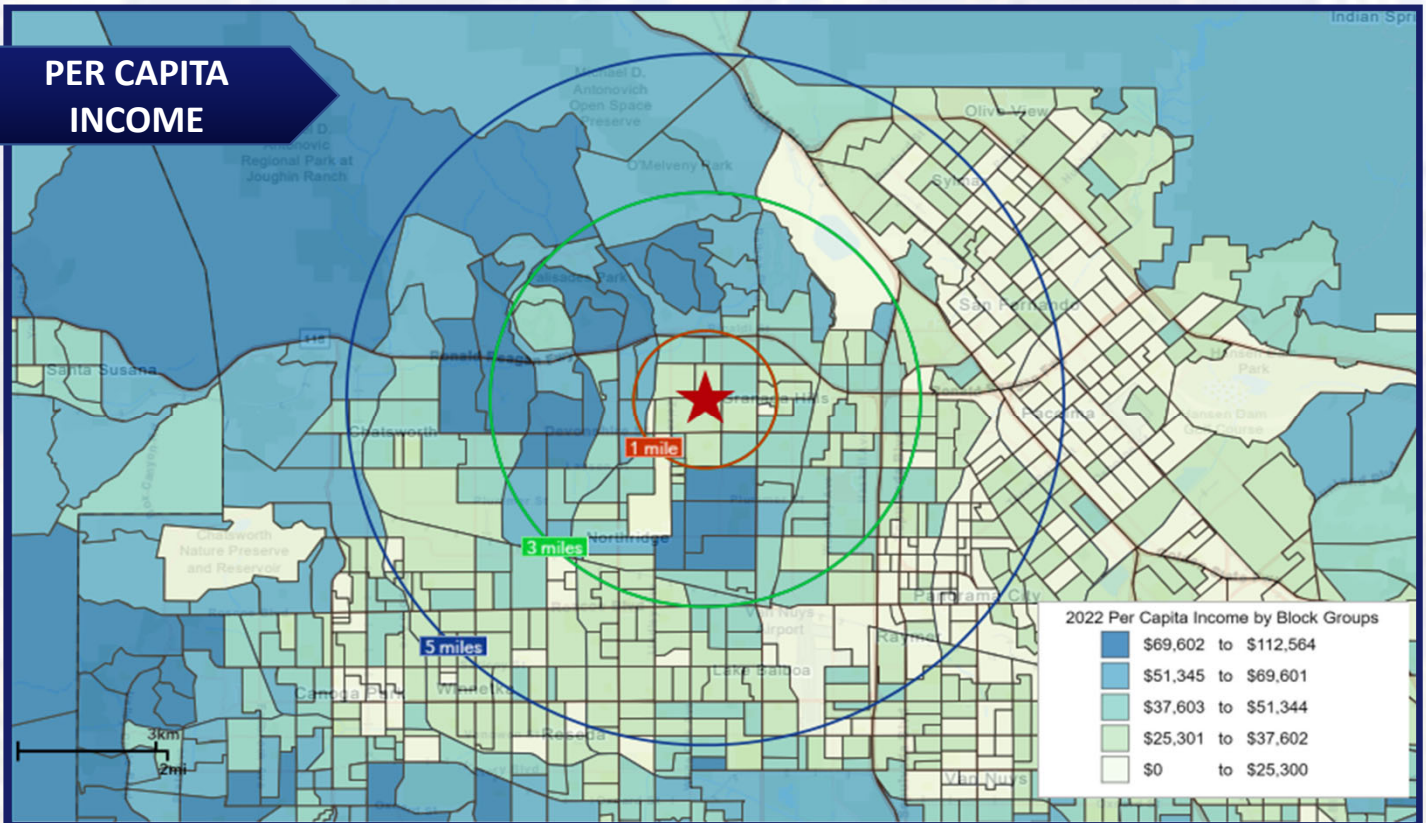
HOUSEHOLDS	2-MILE	5-MILE	10-MILE
2010 HOUSEHOLDS	26,563	143,938	455,090
2023 HOUSEHOLDS	24,498	141,195	455,663
2028 HOUSEHOLDS	23,586	137,687	446,226

DEMOGRAPHICS

POPULATION

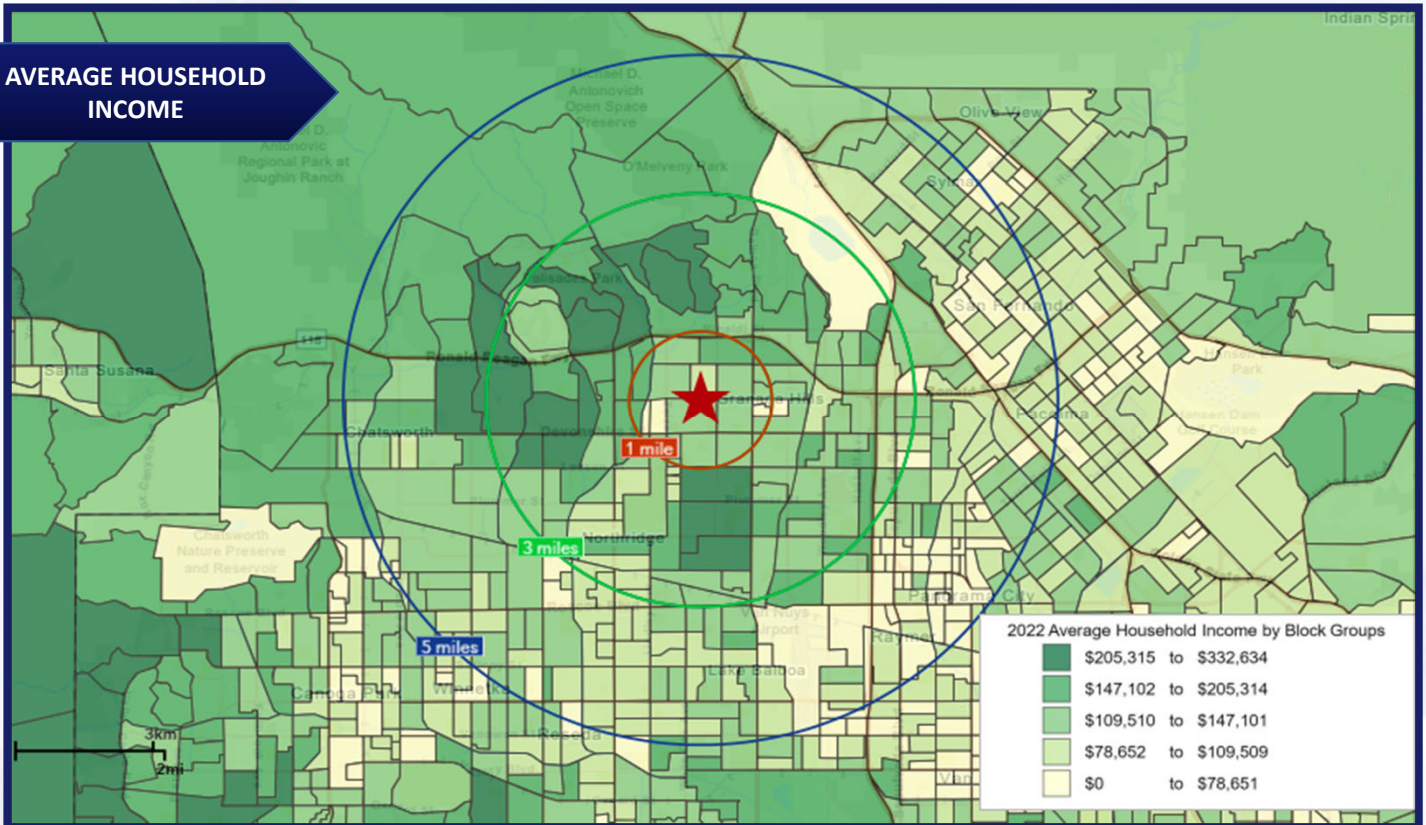


PER CAPITA INCOME

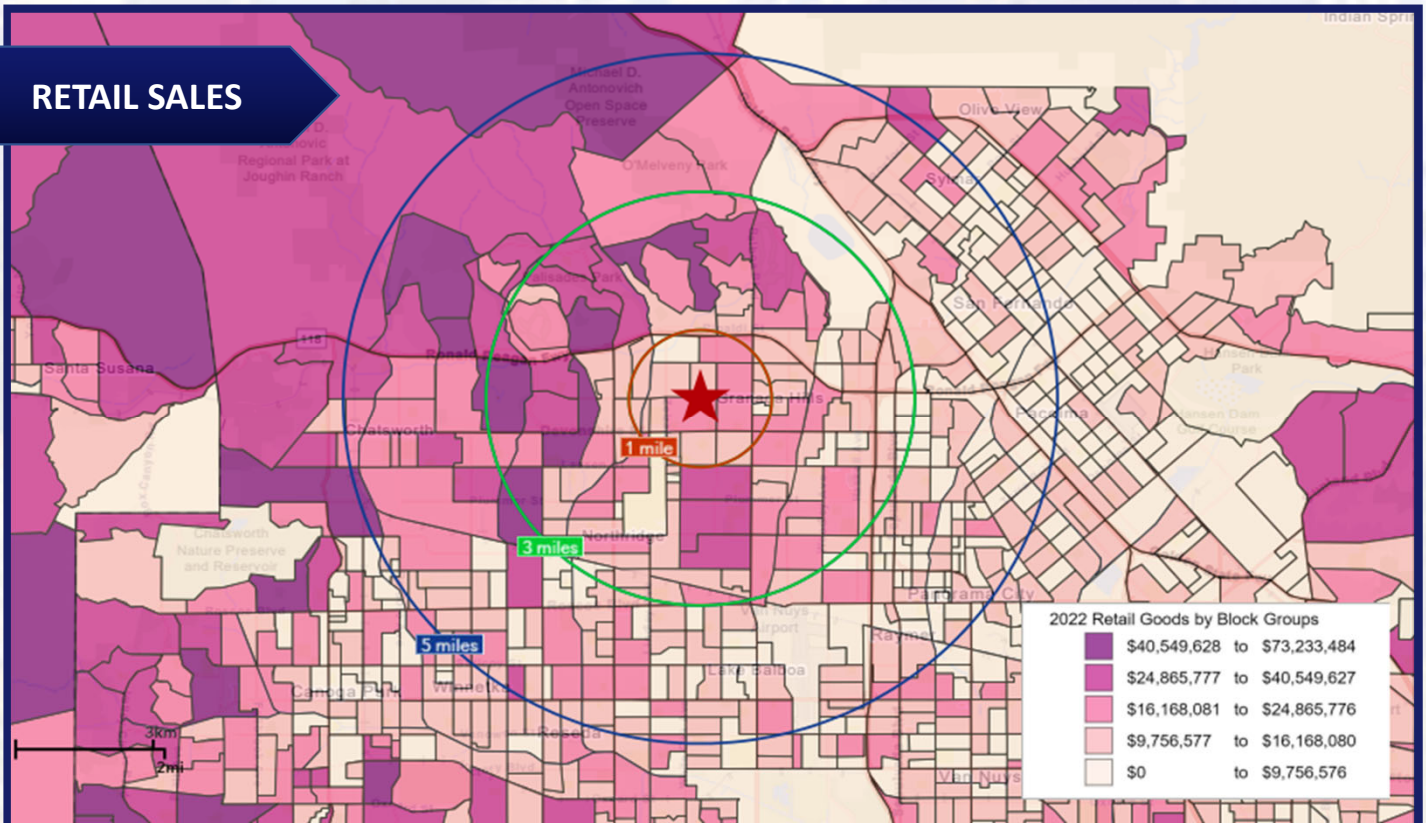


DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME

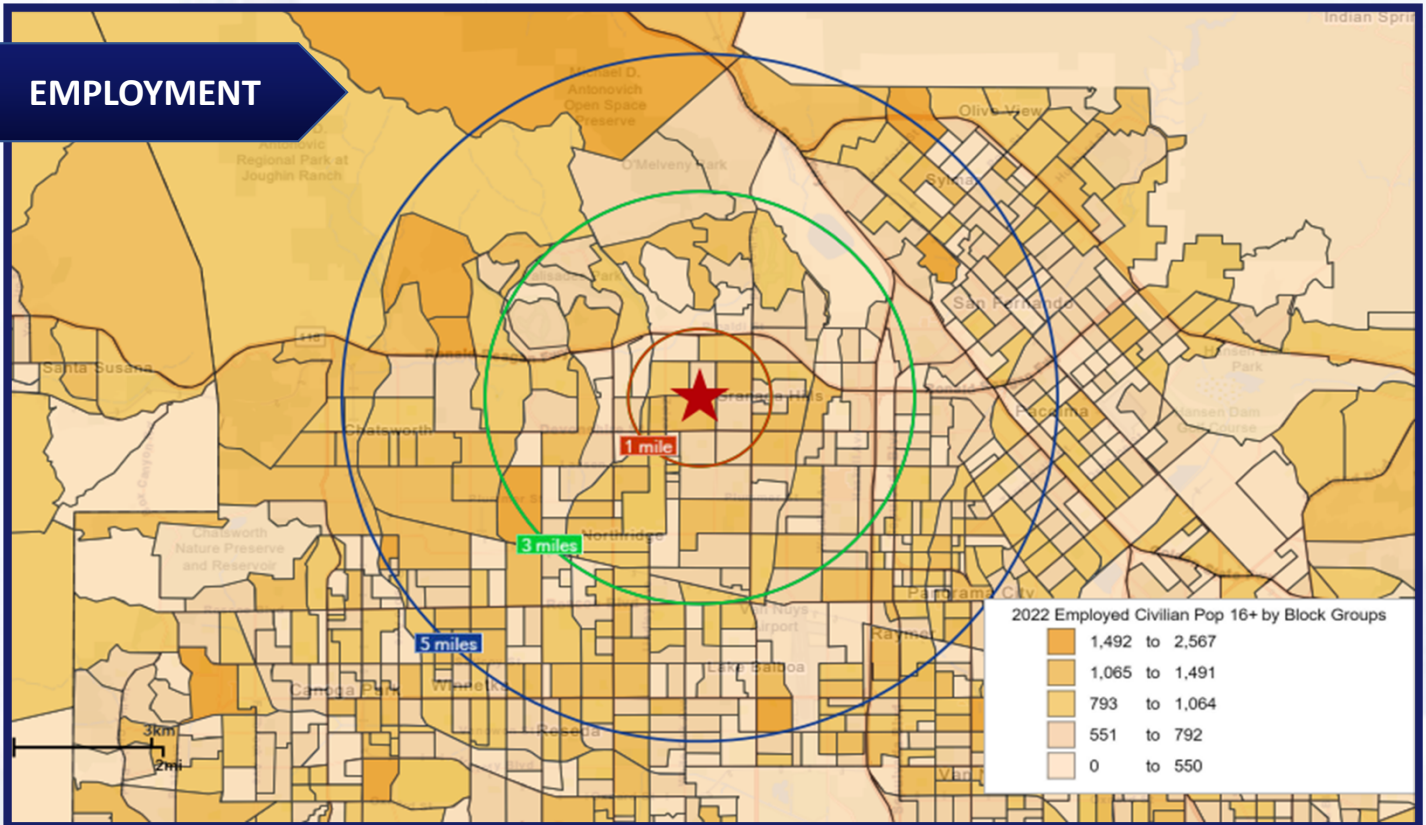


RETAIL SALES



DEMOGRAPHICS

EMPLOYMENT



CRIME INDEX

