



# 24 Acres to Live, Work & Play

9254 Winnetka Ave, Chatsworth, CA



# PROJECT OVERVIEW

**24** ACRES

of a creative community that offers an array of amenities and monthly community including a preschool and a farmers' market.

**728**

High-end apartments in the project with over 2800 residents (Phase 1 and 2 100% leased)

**1** MILE

away from shuttles to & from CSUN & Pierce College.

**7** MIN.

away from the Metrolink Station.

**OVER 11,000** SF

of Restaurant + Retail space in the Heart of the Project.

**OVER 1.5M** SF

Of Class A Office

**PARKING RATIO 3.7**

per 1,000 SF



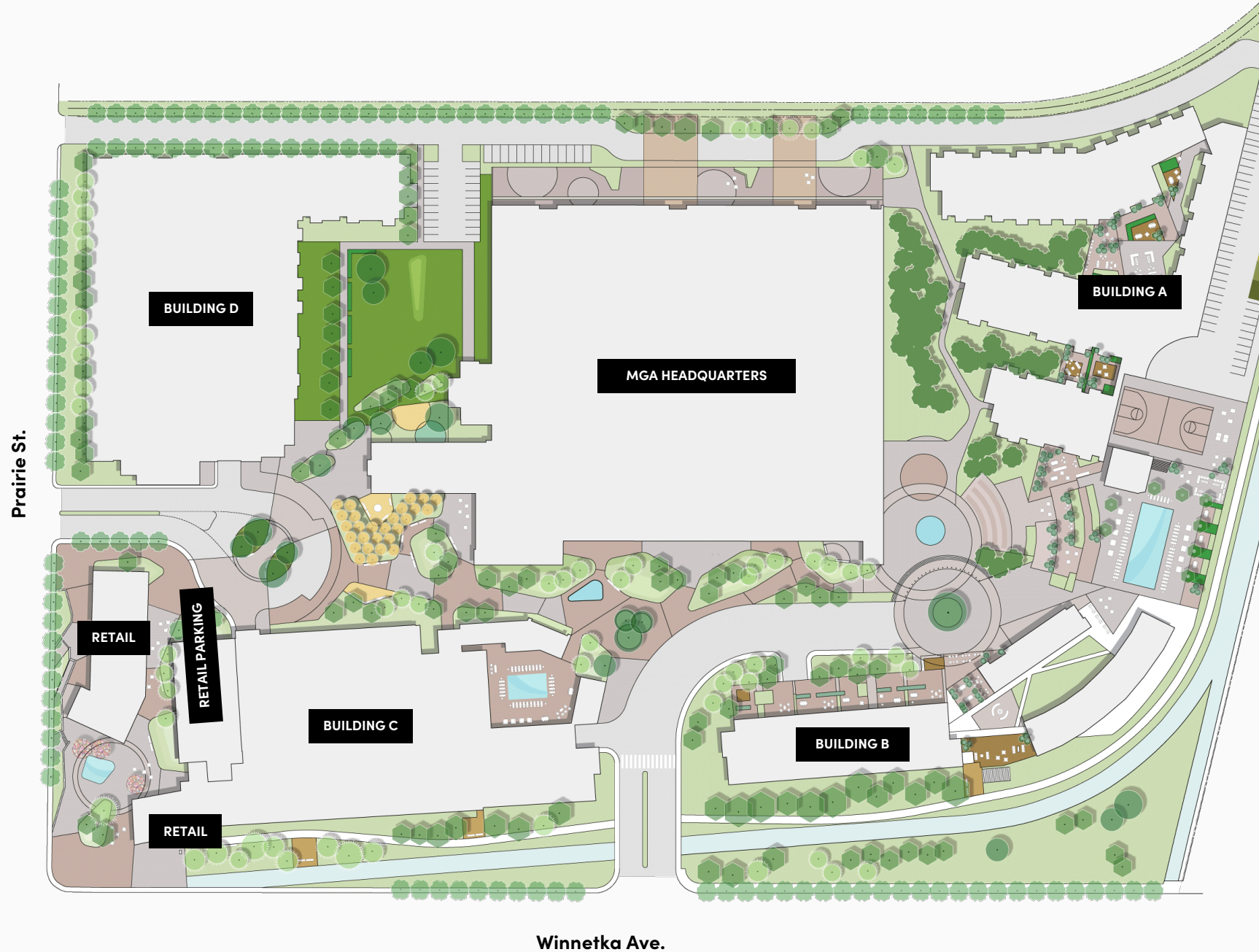
## APARTMENT AMENITIES

Pools, Clubhouses, Fitness Centers,  
Private Pilates and Yoga Rooms,  
Spa/Hot Tub, Sauna, Steam Room,  
DOLBY ATMOS Movie Theatres,  
Bamboo Forest, Playground, Large  
Event Center, Golf Simulator room,  
Sport Simulator room, Conference  
Center, Pod Cast Facilities, Level 2  
and Level 3 EV charging,  
Community Park, Dog Walk and  
Dog Run.

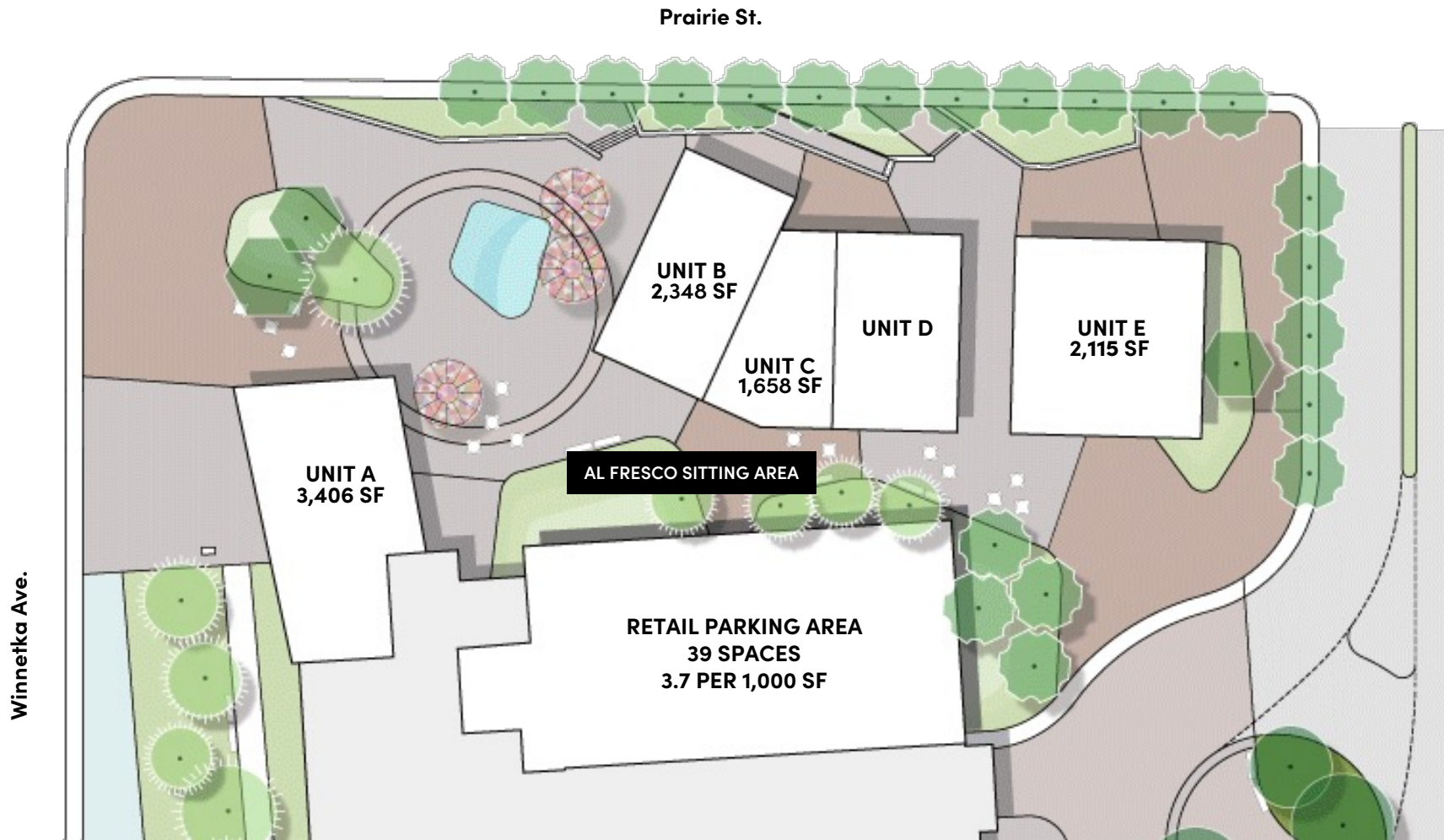


# CAMPUS SITE PLAN

24 ACRES  
4 BUILDINGS  
RETAIL AREA



# RETAIL AREA



5 UNITS  
DINING PLAZA  
PARKING





UNIT A  
3,046 SF

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24

UNIT B  
2,312 SF

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24

UNIT C  
LEASED

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24

UNIT D  
LEASED

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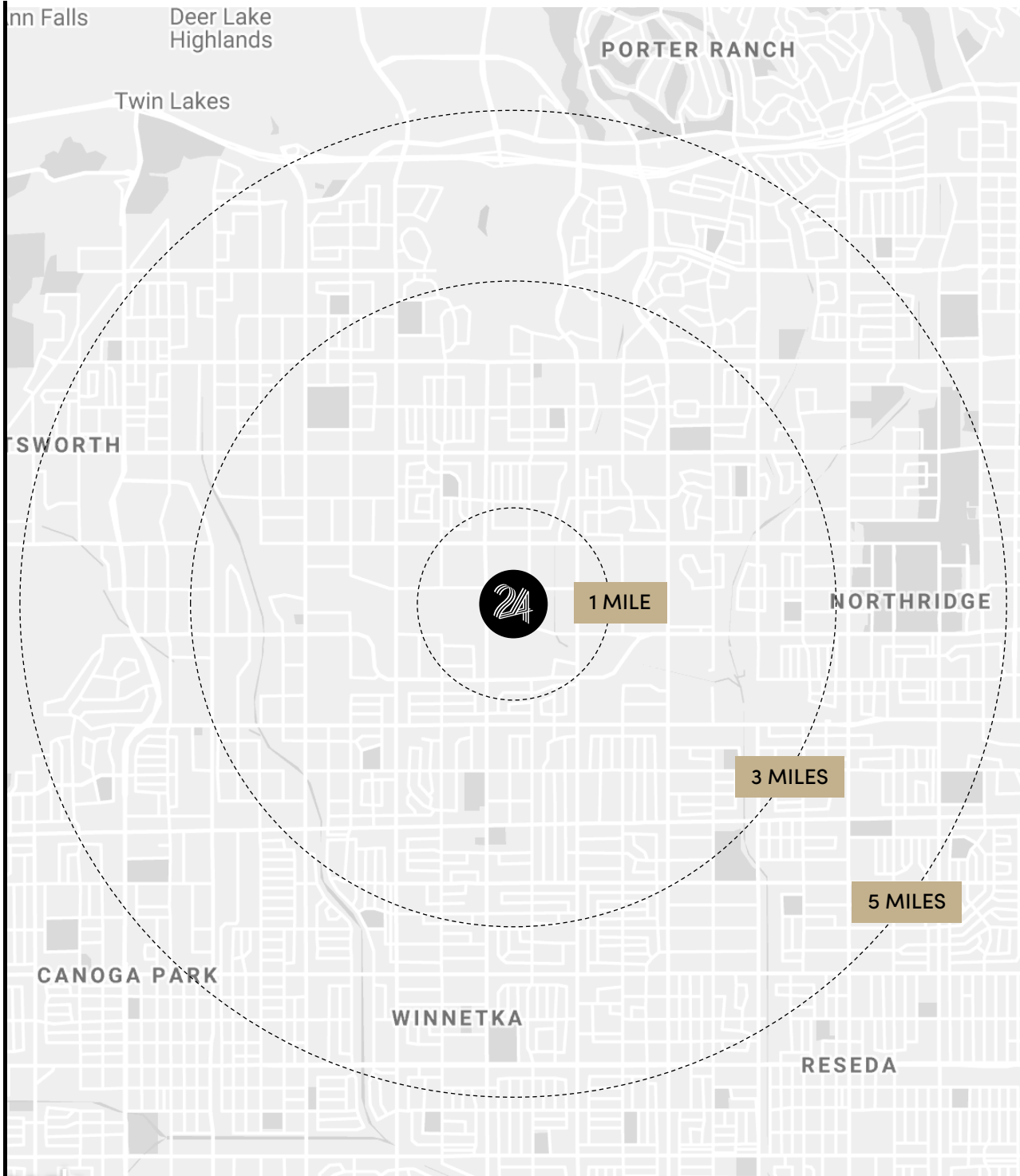


24

UNIT E  
2,091 SF

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# AREA DEMOGRAPHICS

## BUSINESS

1 MILE	1,785
3 MILES	10,799
5 MILES	24,635

## EMPLOYEES

1 MILE	23,622
3 MILES	101,456
5 MILES	212,282

## AVERAGE INCOME

1 MILE	\$90,007
3 MILES	\$96,478
5 MILES	\$100,698

## HOUSEHOLDS

1 MILE	4,413
3 MILES	71,760
5 MILES	157,804

## POPULATION

1 MILE	13,631
3 MILES	224,685
5 MILES	468,086

## MEDIAN HOME VALUE

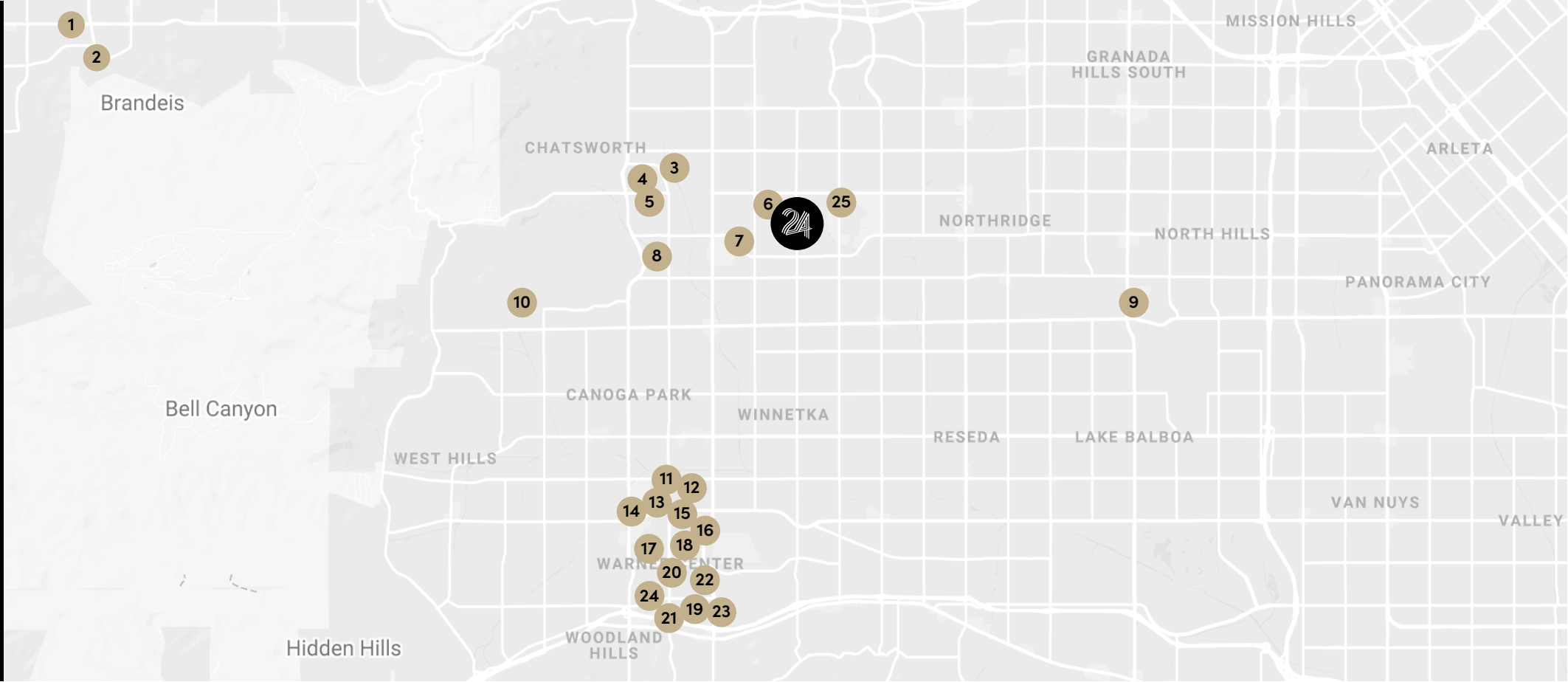
1 MILE	\$652,592
3 MILES	\$654,958
5 MILES	\$665,723

## MEDIAN AGE

1 MILE	42.3
3 MILES	36.8
5 MILES	38.9



# MAJOR EMPLOYERS



- 1. MEGGITT SAFETY SYSTEMS

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- 2. TOPCO WHOLESALE

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- 3. NOBLE HOME FURNISHING

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- 4. THE FOAM SHOP

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- 5. SYNEAR FOOD HOLDINGS

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- 6. ONTIC ENGINEERING AND MA.

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- 7. ARMORCAST PRODUCTS CO.

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- 8. INTERAMERICAN MOTOR CORP.

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- 9. REGAL MEDICAL GROUP

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- 10. PHARMAVITE

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- 11. BLACKLINE SYSTEMS INC.

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- 12. CATALINA YACHTS

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- 13. FIDELITY INVESTMENTS

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- 14. FARMERS INSURANCE

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- 15. BLUE SHIELD OF CALIFORNIA

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- 16. PANAVISION

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- 17. AIG

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- 18. ZENITH NATIONAL INSURANCE

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- 19. UNIVERSAL MUSIC GROUP

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- 20. VIKING RIVER CRUISES INC.

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- 21. POMS & ASSOCIATES INSURANCE

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- 22. ANTHEM BLUE CROSS

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- 23. KAISER PERMANENTE

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- 24. ACCOUNTING PRINCIPALS

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- 25. NORTHROP GRUMMAN INNOVATION SYSTEMS

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# CHATSWORTH AMENITIES

1. MGA ENTERTAINMENT INC.

2. THE HABIT BURGUER GRILL

3. STONEFIRE GRILL, POQUITO MAS

4. MENCHIE'S FROZEN YOGURT

5. BRENT'S DELI NORTHDRIGE

6. NORTHRIDGE FASHION CENTER

Dave & Busters, California Pizza Kitchen, Yardhouse, Potato Corner, See's Candies, Ben & Jerris.

7. THE STAND

8. BOB'S BIG BAY

9. HANDEL'S HOMEMADE ICE CREAM

10. PANERA BREAD

11. IHOP

12. IN-N-OUT BURGER

13. THE VINEYARDS AT PORTER RANCH

Whole Foods, Lure Fish House, Chipotle, Finney's Craffthouse & Kitchen, Peet's Coffee, Patxi's Pizza, Silverlake Ramen, Ulta Beauty, AMC Theaters.

14. STARBUCKS

15. BEST BUY

16. CALIFORNIA CHICKEN CAFE

17. YOGURLAND

18. CRUNCH FITNESS

19. CVS

20. THE HOME DEPOT

21. UNCLE ERNIE'S PIZZA

22. ZPIZZA

23. PETCO

24. GEN KOREAN BBQ HOUSE

25. WESTFIELD TOPANGA WOODLAND HILLS  
Afters Ice Cream, Blaze Pizza, CAVA, Carving Board, Il Fornaio, Gyu-Kaku, Pressed, Sweefin, Susie Cakes, Katsu-ya

26. DOUGH GRIL PLAZA

27. URBANE CAFE

28. DOG HAUS

29. DAVE'S HOT CHICKEN

30. NORTHERN CAFE

31. RITE AID

32. WIENERSCHNITZEL

33. MYUNGIN DUMPLINGS

34. A&W SEAFOOD RESTAURANT

35. ORANGETHEORY FITNESS

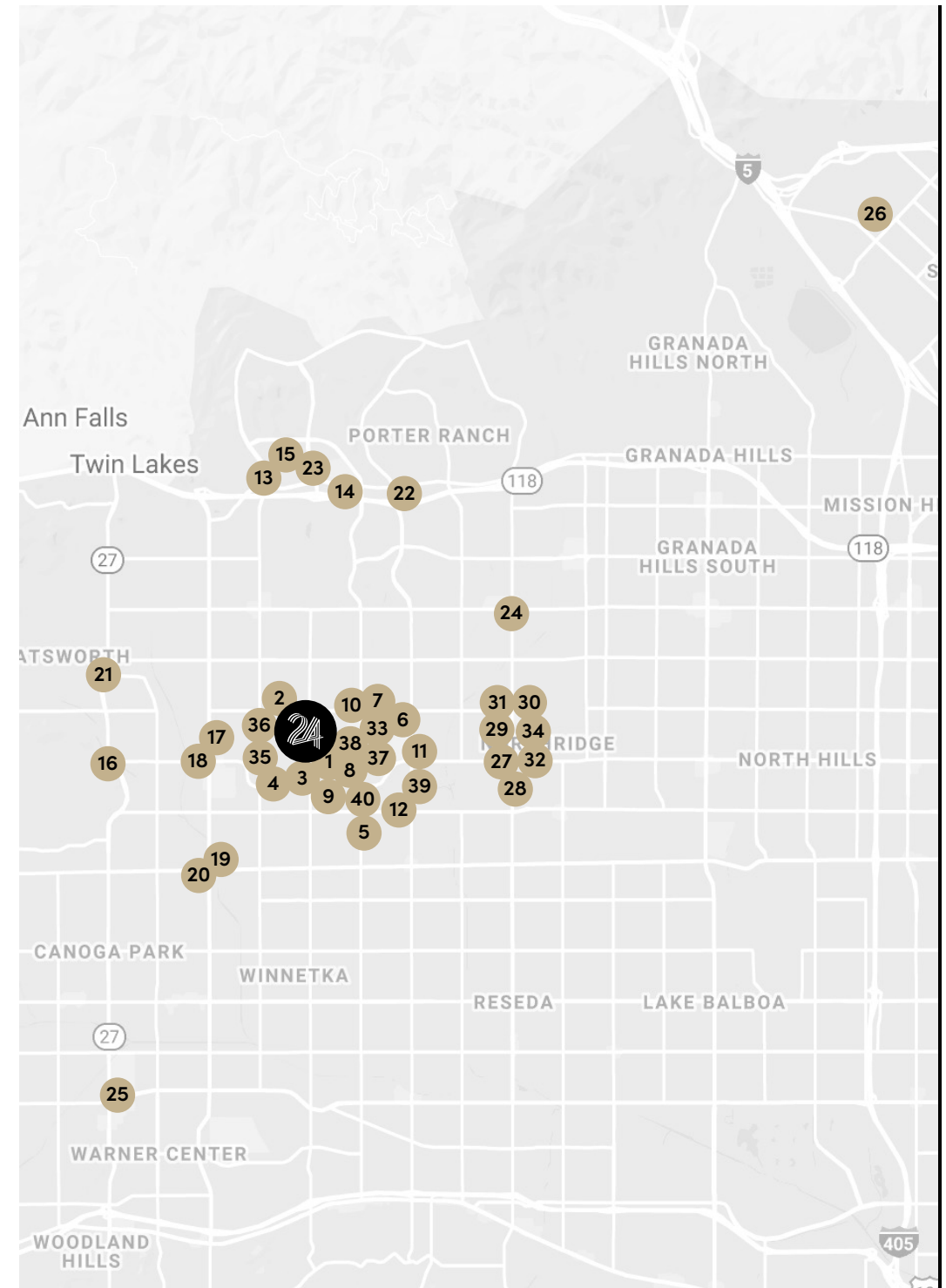
36. PACIFIC WINNETKA 12 & XD

37. TARGET

38. LOWE'S HOME IMPROVEMENT

39. COSTCO

40. KNOHL'S





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