

**FOR LEASE**

21730 DEVONSHIRE STREET  
LOS ANGELES, CA 91311

**S SILVERS FINANCIAL SERVICES**



**DAVID LEVCOVITCH**

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LEASING

BROKERAGE

INVESTMENTS

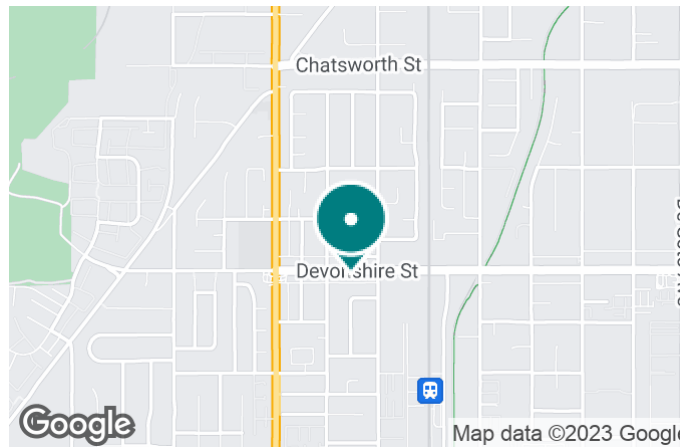
## FEATURES & AMENITIES

21730 DEVONSHIRE STREET | LOS ANGELES, CA 91311



### FEATURES & AMENITIES

- +/-1,750 SF Available
- Street Retail or Office Space
- High Street Visibility
- Reception Area
- Private Offices
- Conference Room
- Private Bathroom
- Kitchen With Stove + Dual Stainless Sink
- Close to Major Signalized Intersection at Topanga Canyon Boulevard



#### NEIGHBORING RETAILERS



| DEMOGRAPHICS      | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| Total Households  | 6,336     | 35,077    | 117,453   |
| Total Population  | 18,414    | 100,081   | 339,943   |
| Average HH Income | \$106,151 | \$110,052 | \$103,380 |

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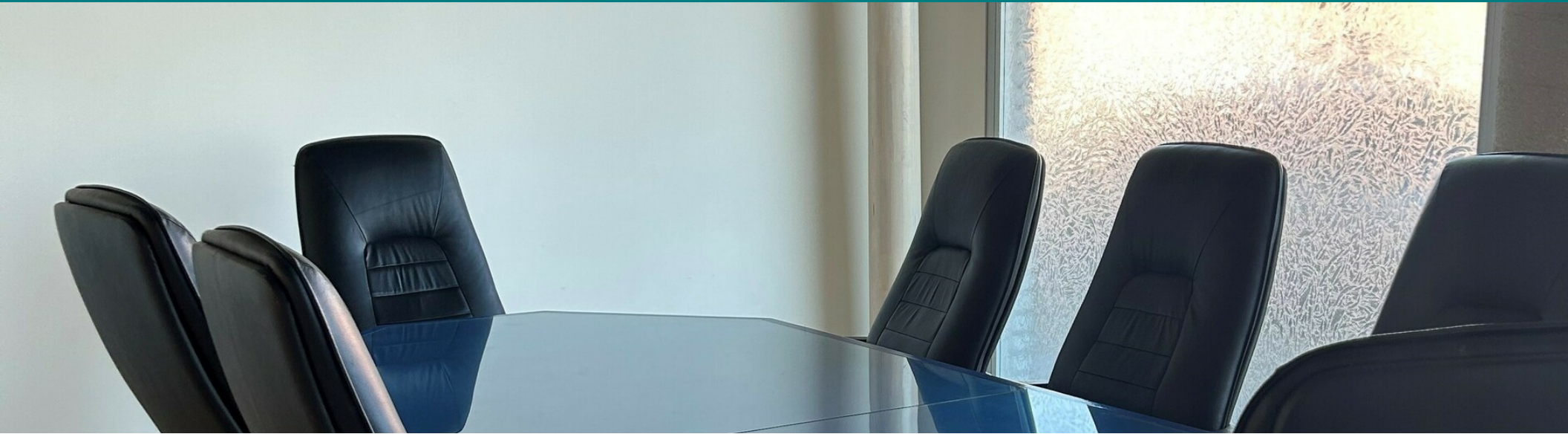
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## PROPERTY SUMMARY

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### PROPERTY DESCRIPTION

+/-1,750 SF street retail or office building fronting onto busy Devonshire Street. Space includes a reception area, private offices, conference room, private bathroom, and kitchen with oven and sinks.

### LOCATION DESCRIPTION

Street retail or office building available on Devonshire Street just west of Owensmouth Avenue in prime Chatsworth.

### OFFERING SUMMARY

|                |                      |
|----------------|----------------------|
| Lease Rate:    | \$2.35 SF/month (MG) |
| Available SF:  | 1,750 SF             |
| Building Size: | 1,750 SF             |

| SPACES    | LEASE RATE      | SPACE SIZE |
|-----------|-----------------|------------|
| Available | \$2.35 SF/month | 1,750 SF   |

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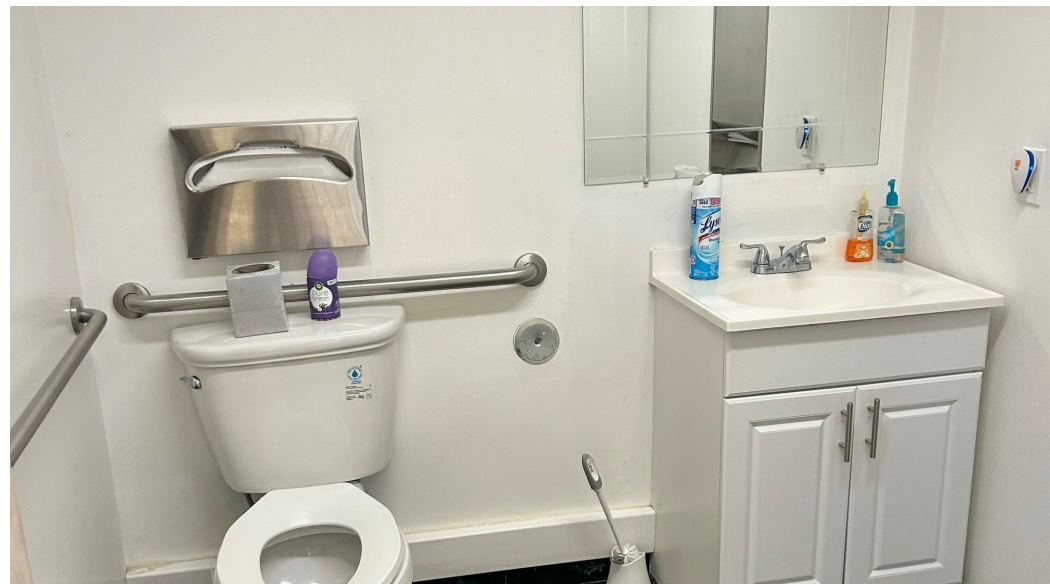
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## ADDITIONAL PHOTOS

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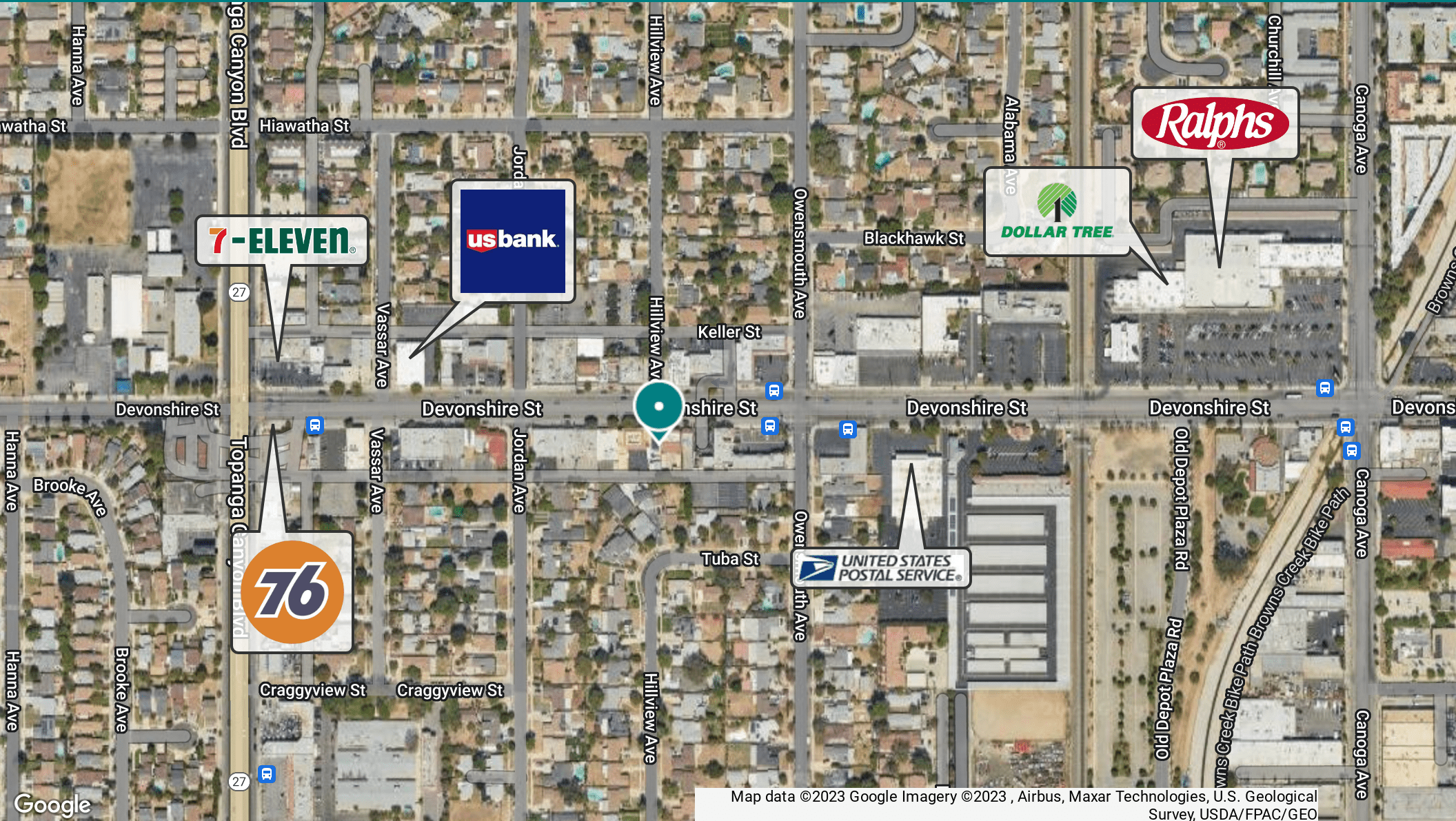
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## RETAILER MAP

21730 DEVONSHIRE STREET | LOS ANGELES, CA 91311

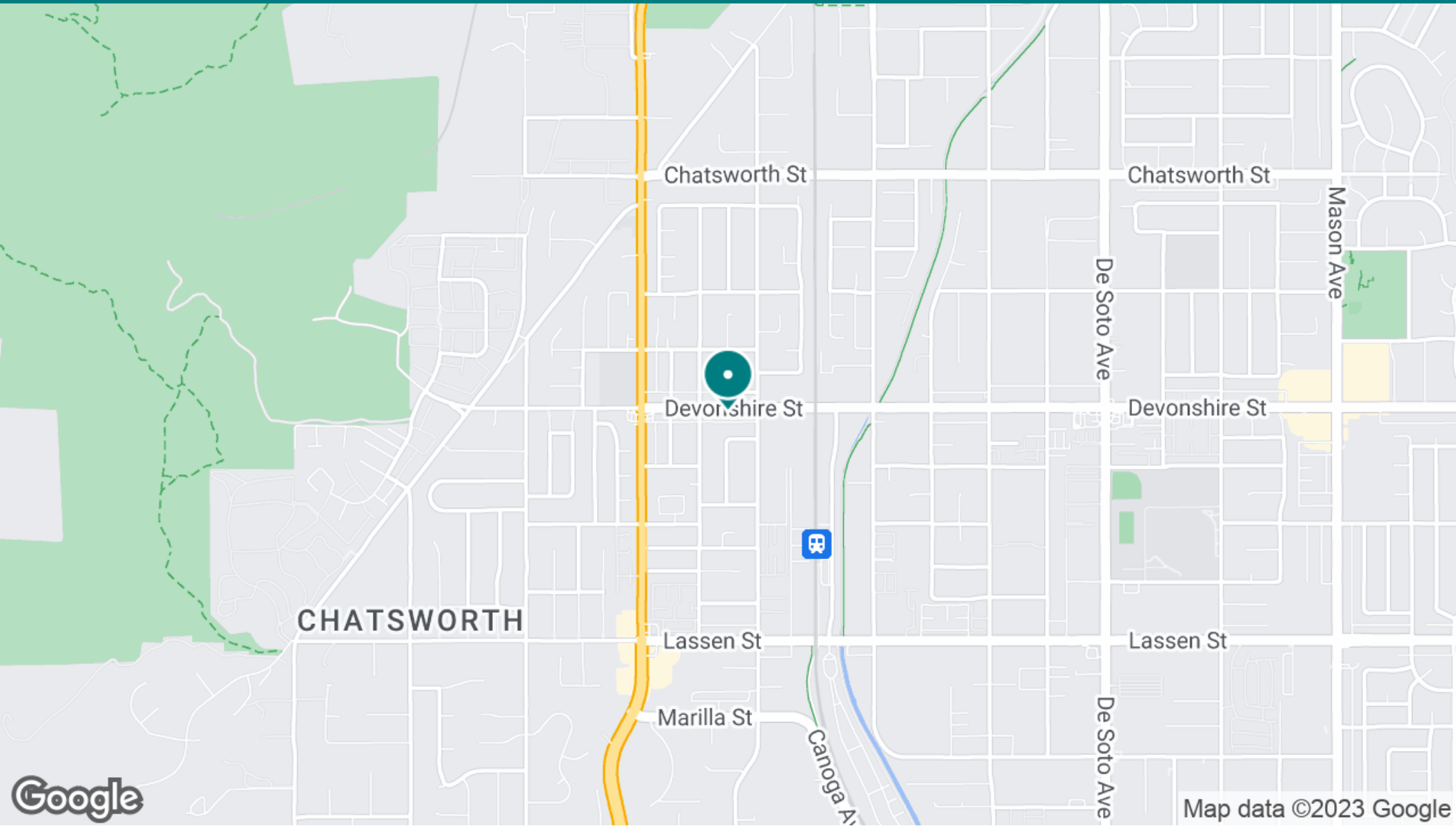


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## LOCATION MAP

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Map data ©2023 Google

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## DEMOGRAPHICS MAP & REPORT

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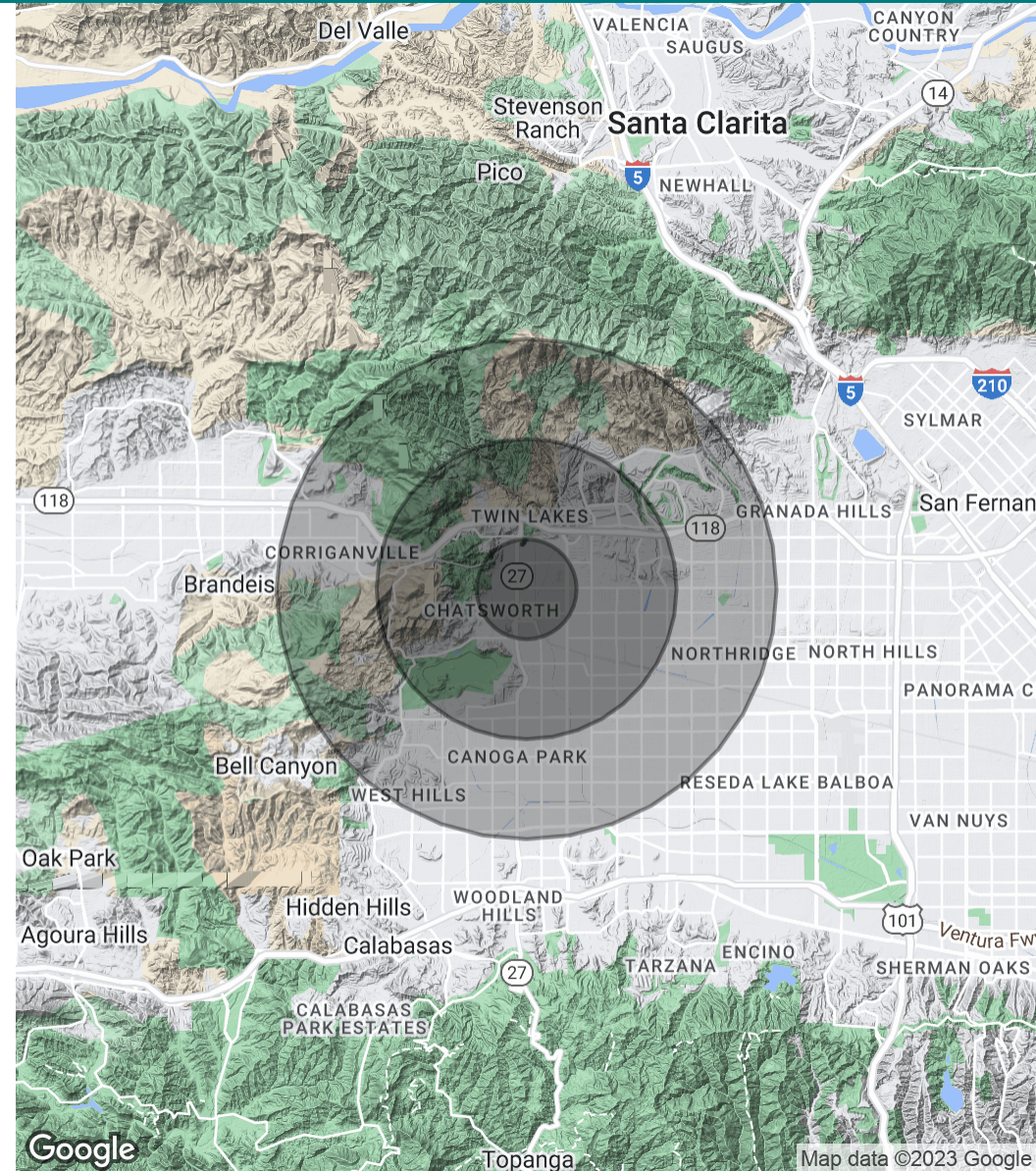
| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 18,414 | 100,081 | 339,943 |
| Average Age          | 40.7   | 41.2    | 39.9    |
| Average Age (Male)   | 39.0   | 39.3    | 38.1    |
| Average Age (Female) | 41.7   | 43.1    | 41.3    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 6,336     | 35,077    | 117,453   |
| # of Persons per HH | 2.9       | 2.9       | 2.9       |
| Average HH Income   | \$106,151 | \$110,052 | \$103,380 |
| Average House Value | \$532,128 | \$569,337 | \$556,346 |

| ETHNICITY (%) | 1 MILE | 3 MILES | 5 MILES |
|---------------|--------|---------|---------|
| Hispanic      | 33.0%  | 33.8%   | 37.2%   |

| RACE              | 1 MILE | 3 MILES | 5 MILES |
|-------------------|--------|---------|---------|
| % White           | 50.7%  | 50.9%   | 49.8%   |
| % Black           | 6.0%   | 6.8%    | 5.5%    |
| % Asian           | 18.0%  | 18.9%   | 18.0%   |
| % Hawaiian        | 0.3%   | 0.2%    | 0.1%    |
| % American Indian | 0.6%   | 0.5%    | 0.6%    |
| % Other           | 14.2%  | 16.2%   | 18.9%   |

\* Demographic data derived from 2020 ACS - US Census



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