



COMMERCIAL
REAL ESTATE
the sign of a profitable property

**UNIT F
AVAILABLE
±900 SF**

**UNIT H
AVAILABLE
±900 SF**



FOR LEASE: RESTAURANT & RETAIL SPACE AVAILABLE FOR LEASE
21514 Devonshire Street, Chatsworth, CA 91311



MICHAEL SHARON
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DRE#01495419



RESTAURANT & RETAIL SPACE
CHATSWORTH

EXCLUSIVELY LISTED BY

MICHAEL SHARON
SENIOR VICE PRESIDENT

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DRE#01495419

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

PROPERTY FEATURES

21514 Devonshire St., Chatsworth, CA 91311



APPROX. 900 SF

RETAIL AND RESTAURANT SPACE

- ✓ Beautifully renovated space available
- ✓ Unit F: Approx. 900 SF former pet café
- ✓ Kitchen, storage, hood, 3 compartment sink, & water heater
- ✓ Unit H: Approx. 900 SF former tobacco store
- ✓ Fire sprinklers
- ✓ Excellent signage and visibility on Devonshire Street
- ✓ Lots of natural light
- ✓ Free parking and easy access

AREA AMENITIES

- ✓ Heavy pedestrian and automobile traffic
- ✓ Public transportation: adjacent to Chatsworth bus Metro/ Metrolink train stations
- ✓ Located on busy Devonshire Street
- ✓ Located near shopping, restaurants, daily needs centers, office buildings, schools, & places of worship
- ✓ Neighboring tenants include: Ralphs Supermarket, Anytime Fitness, Dollar Tree, Waba Grill, Post Office, Travel Lodge Windham, Ramada Windham, & new apartments in the area
- ✓ Minutes from the 118 Freeway

AVAILABLE SUITES

- ✓ Unit F: ±900 SF \$2.75 + \$0.50 NNN PSF
- ✓ Unit H: ±900 SF \$2.75 + \$0.50 NNN PSF

RESTAURANT & RETAIL SPACE
CHATSWORTH

INTERIOR PHOTOS

21514 Devonshire St., Chatsworth, CA 91311



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SITE PLAN

21514 Devonshire St., Chatsworth, CA 91311



DEVONSHIRE ST

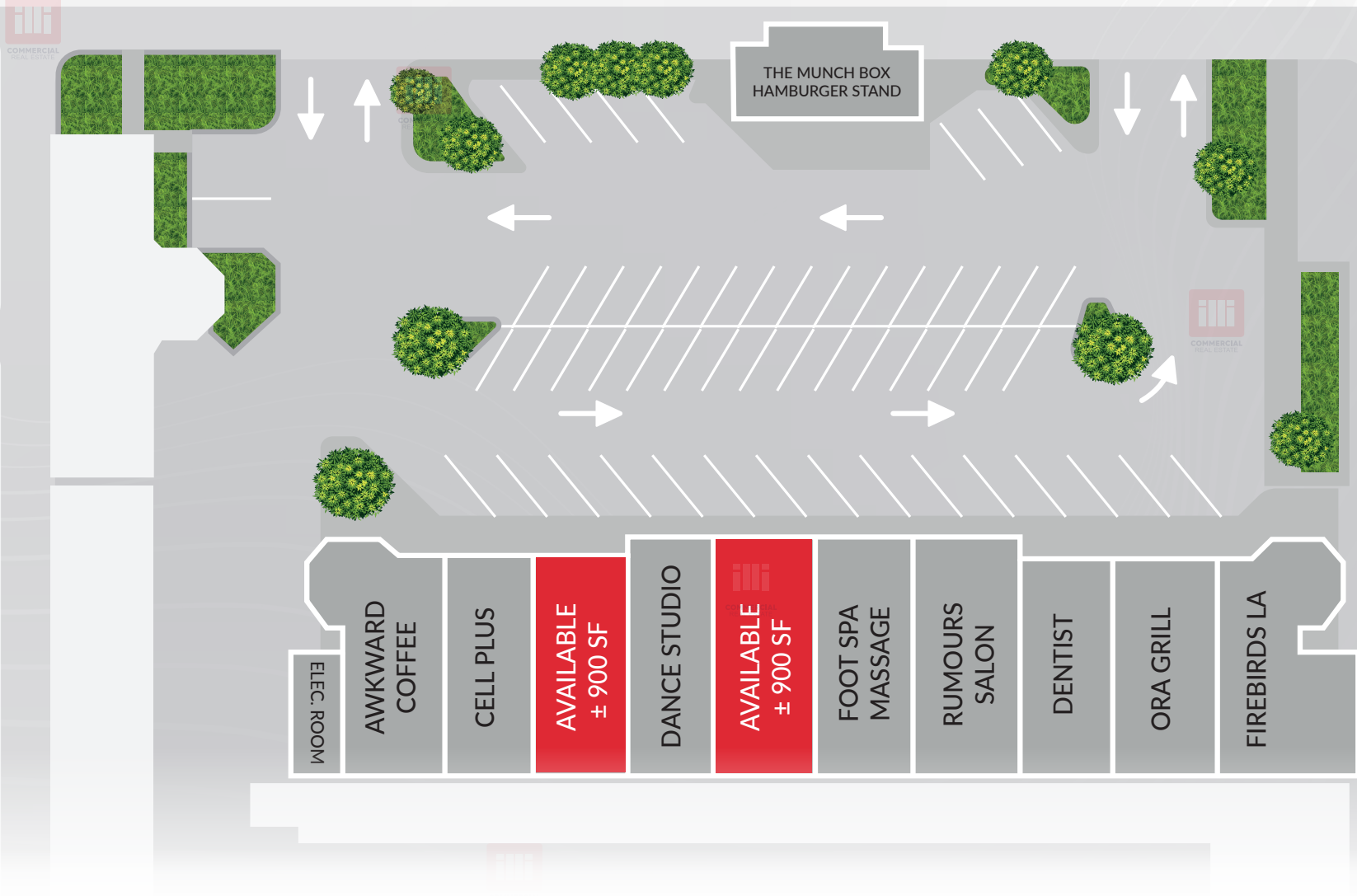
DEVONSHIRE ST



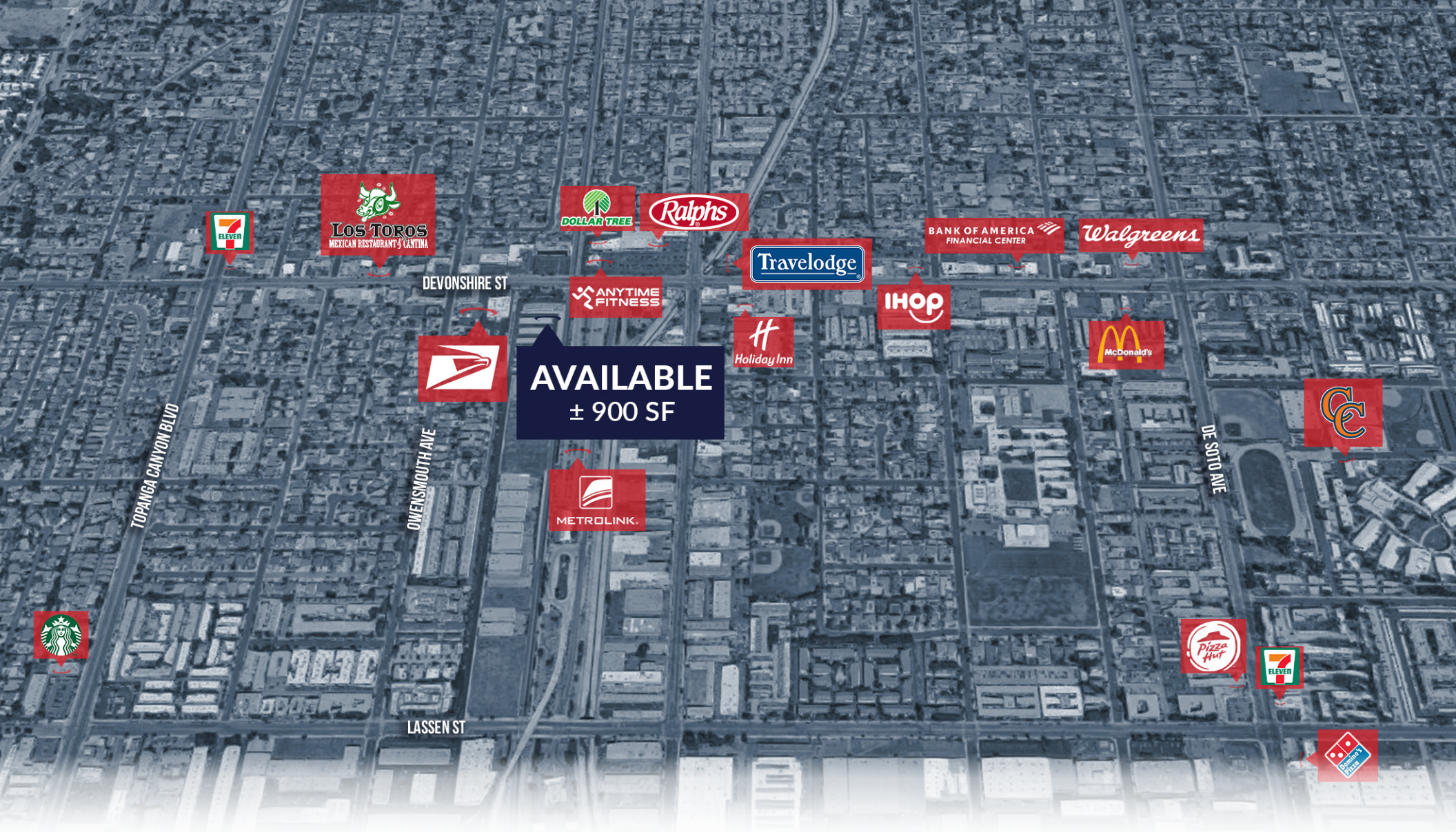
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Measurement are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AVAILABLE
± 900 SF



AERIAL MAP





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