



COMMERCIAL
REAL ESTATE

the sign of a profitable property



RETAIL/OFFICE AVAILABLE FOR LEASE IN PRIME GRANADA HILLS

17411 Chatsworth Street, Granada Hills, CA 91344



VANESSA CEBALLOS
(818) 514-3393 | vanessa@illicre.com
DRE#02037652

JAMES HEERDEGEN
(818) 697-9379 | james@illicre.com
DRE#02197482



RETAIL/OFFICE
GRANADA HILLS, CA



EXCLUSIVELY LISTED BY

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ASSOCIATE

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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

17411 Chatsworth Street, Granada Hills, CA 91344







APPROX. 150 SF

RETAIL/OFFICE AVAILABLE FOR LEASE

- ✓ Professional offices
- ✓ Prominent signage
- ✓ Private parking in rear (8 spaces)
- ✓ Additional street parking available

AREA AMENITIES

- ✓ Located in prime Granada Hills
- ✓ Centrally located in Old Granada Hills Business Improvement District
- ✓ Near the 118 fwy and 405 fwy
- ✓ Proximal to Granada Charter and John F. Kennedy High School
- ✓ High daytime traffic counts

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	21,668	141,856	482,196
 Avg. HH Income	\$103,839	\$121,932	\$101,096
 Daytime Pop	20,792	135,694	460,030
 Traffic Count	± 22,238 CPD ON CHATSWORTH ST		



AVAILABLE

AERIAL MAP

AVAILABLE
(818) 501-2212



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