

**AVISON
YOUNG**

RETAIL SPACE IN SHOPPING CENTER

21911-21925 Devonshire Street
Chatsworth, California 91311

FOR LEASE

**±1,650 SF
RETAIL SPACE
AVAILABLE**

YANSY NARANJO

Senior Associate

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BLAKE PITTMAN

Associate

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LEASING TERMS

RETAIL SPACE IN LOCAL COMMERCIAL CENTER AVAILABLE FOR LEASE

This retail storefront is in a prime corner lot location on Devonshire Street in affluent neighbourhood of Chatsworth, California. Anchored by 7-Eleven, a veterinary clinic, and local restaurants—it's time to take advantage of high traffic counts of over 40,000 vehicles per day, ample parking, and great street visibility from both Devonshire Street and Topanga Canyon Boulevard with excellent frontage and a pylon sign. The space is complete with numerous ideal features, including: private offices, a half bath, etc. The perfect opportunity for your retail to plug & play!

SQUARE FOOTAGE: ±1,650 SF

ASKING RENT: Negotiable

TERM: 5 - 10 Years

DATE AVAILABLE: Available



PROPERTY DESCRIPTION



±1,650 SF AVAILABLE FOR
RETAIL LEASE

21911-21925 Devonshire Street,
Chatsworth, California 91311

Highlights

- Approximately 1,650 SF of retail space in corner lot commercial center that's anchored by 7-Eleven, Topanga Veterinary Clinic, and local restaurants
- High visibility and traffic counts with 149' frontage (2 curb cuts) and over 40,000 vehicles per day on Devonshire Street and Topanga Canyon Boulevard
- Affluent neighborhood with Average Household Income above \$115,500 within 1-Mile Radius
- Ample Parking with 18 Free Surface Spaces (2.38/1,000SF)
- Pylon sign

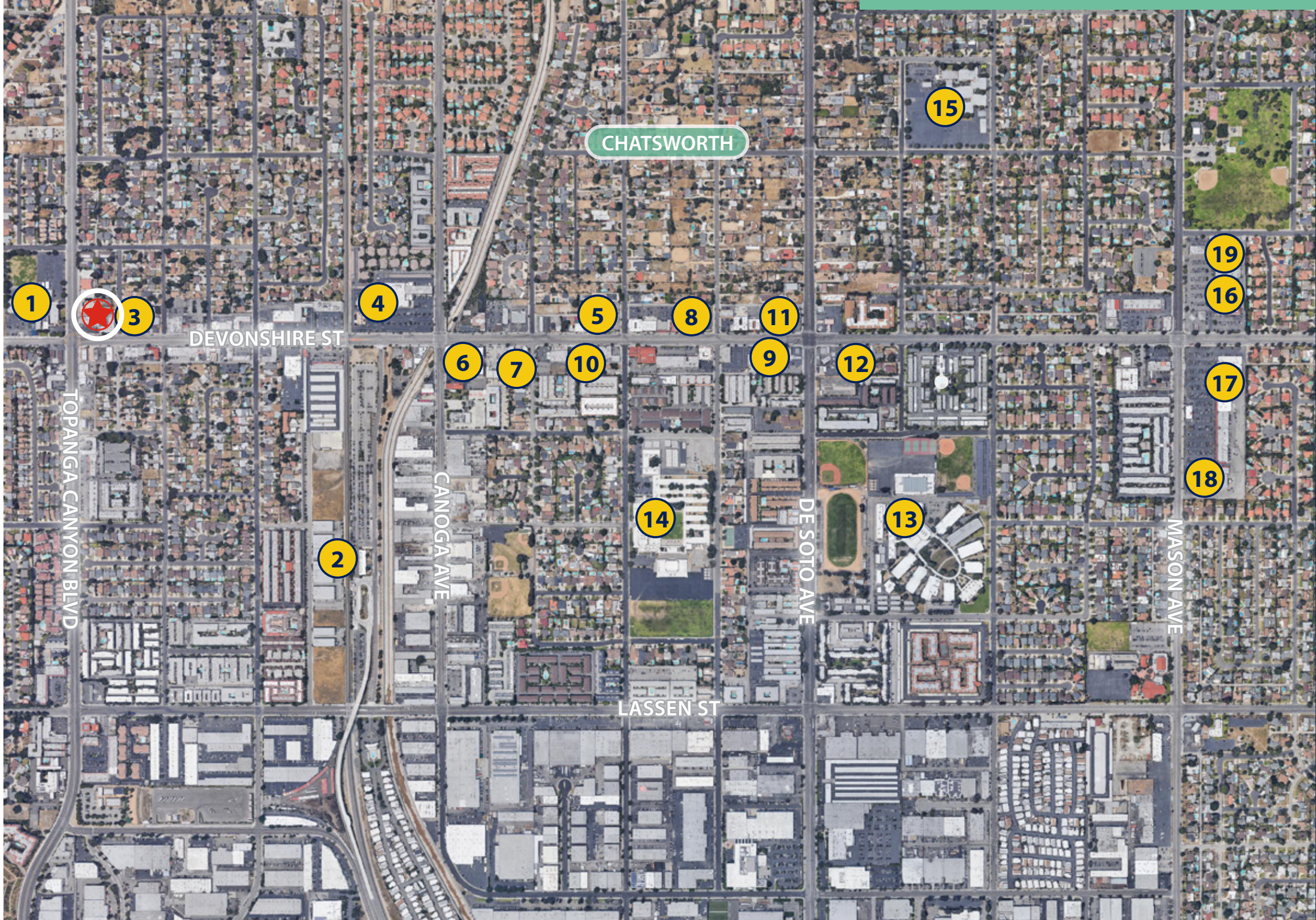
Transportation & Traffic Counts

Topanga Canyon Blvd & Devonshire Street -

Approximately 40,000 VPD

Topanga Canyon/ Devonshire Bus Stop - Located directly
across the street from subject

Walk Score - Very Walkable (74)



- 1 Chatsworth Park Elementary
- 2 Chatsworth Metro Rail Stop
- 3 Union Bank
- 4 Ralphs
- 5 IHOP
- 6 Ramada by Wyndham Chatsworth
- 7 U-Haul
- 8 Bank of America
- 9 McDonald's
- 10 Taco Bell
- 11 Walgreens
- 12 Shell/Burger King
- 13 Chatsworth Charter High School
- 14 Ernest Lawrence Middle School
- 15 Germain Street Elementary
- 16 Trader Joe's
- 17 Von's
- 18 Rite Aid
- 19 Smart & Final

CHATSWORTH, CALIFORNIA



1-MILE RADIUS DEMOGRAPHICS



17,279
POPULATION

4.3%
UNEMPLOYMENT RATE

13,172 | **8,127**
WORKERS | RESIDENTS
DAYTIME EMPLOYMENT



\$115,567
AVERAGE HOUSEHOLD INCOME

6,399
HOUSEHOLDS

60.6% | **36.5%**
OWNER | RENTER
OCCUPIED HOUSING UNITS





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