

AVAILABLE



COMMERCIAL
REAL ESTATE
the sign of a profitable property



CHATSWORTH ENCINO

17447 Chatsworth St, Granada Hills, CA 91344



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OFFICE SPACE
GRANADA HILLS, CA

PROPERTY FEATURES

17447 Chatsworth St, Granada Hills, CA 91344



APPROX. 306 SF

OFFICE SPACE AVAILABLE

- ✓ High ceilings allowing for an open, flexible layout
- ✓ Private office suitable for professional or medical/spa use
- ✓ On-site parking available for staff and clients
- ✓ Dedicated restroom with shower

AREA AMENITIES

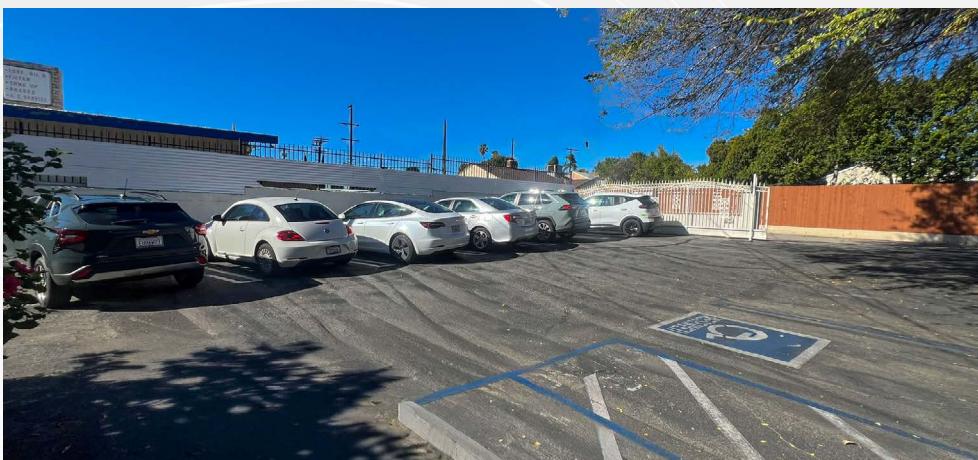
- ✓ Prime Chatsworth street location with strong local visibility
- ✓ Surrounded by neighborhood retail, dining, & daily-use services
- ✓ Easy access to the 118 Freeway and major Valley corridors
- ✓ Dense residential trade area supporting consistent foot traffic

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	24,530	147,701	488,364
Avg. HH Income	\$109,601	\$125,788	\$105,794
Daytime Pop	23,523	142,247	470,861
Traffic Count	±25,344 CPD ON CHATSWORTH ST & ENCINO AVE		

OFFICE SPACE
GRANADA HILLS, CA

EXTERIOR PHOTOS

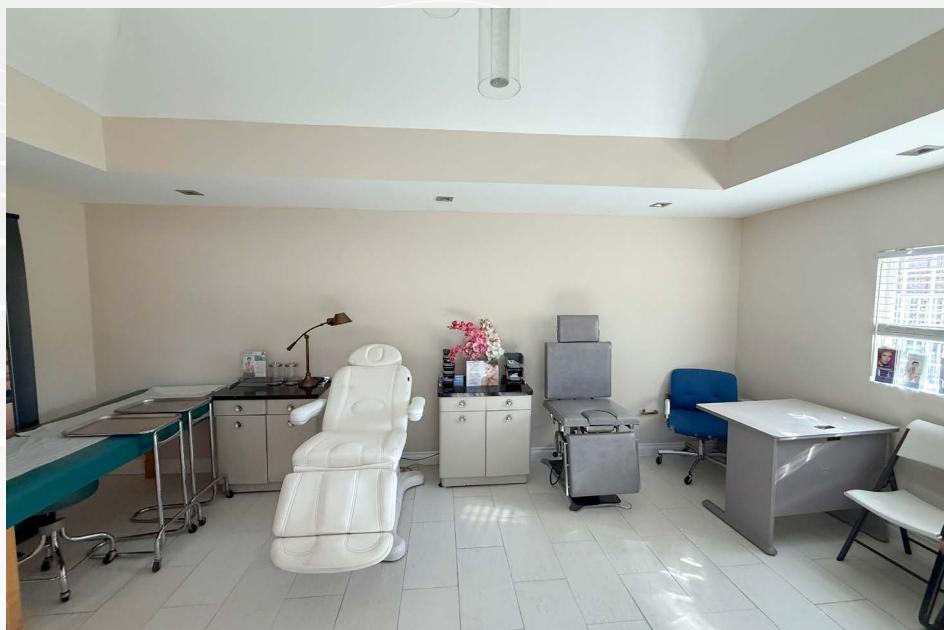
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OFFICE SPACE
GRANADA HILLS, CA

INTERIOR PHOTOS

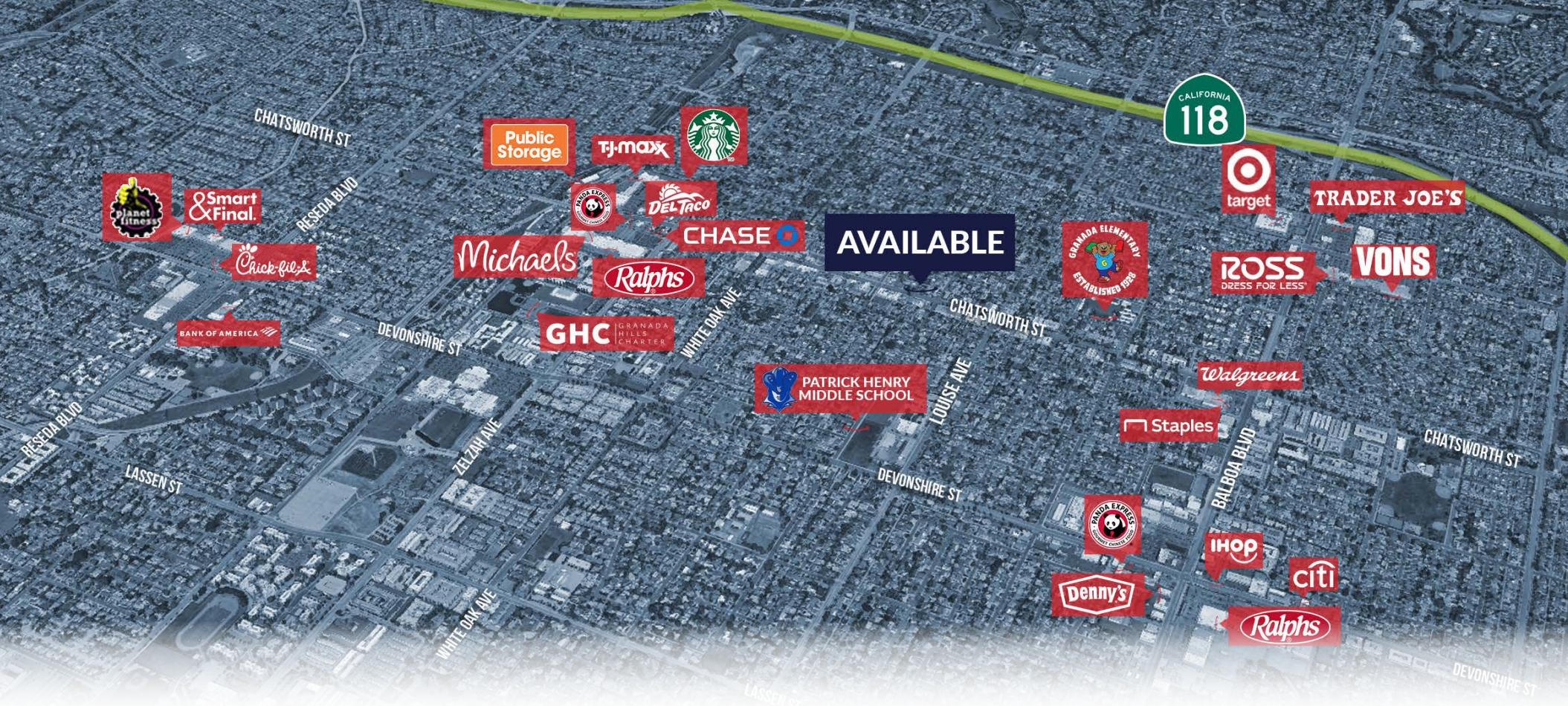
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AT&T

CALIFORNIA
118

Walmart



Sleep
HOME IMPROVEMENT



TRADE JOE'S



AT&T

cvs
pharmacy



Chick-fil-A

ROSS
DRESS FOR LESS

Ralphs

Smart
& Final

Walgreens

DEL TACO

CHASE

Walmart

BANK OF AMERICA

Michaels

AERIAL MAP



**COMMERCIAL
REAL ESTATE**

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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.