

AVAILABLE



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property

ENCINO AVE
CHATSWORTH ST
CHATSWORTH ST
ENCINO AVE

CHATSWORTH ENCINO

17447 Chatsworth St, Granada Hills, CA 91344



**COMMERCIAL
REAL ESTATE**

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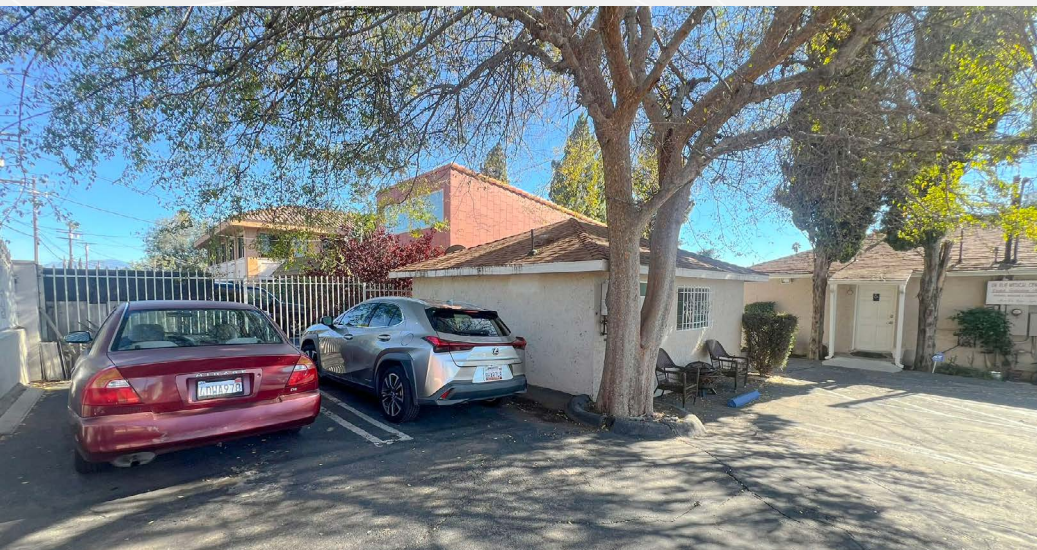
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PROPERTY FEATURES

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

17447 Chatsworth St, Granada Hills, CA 91344

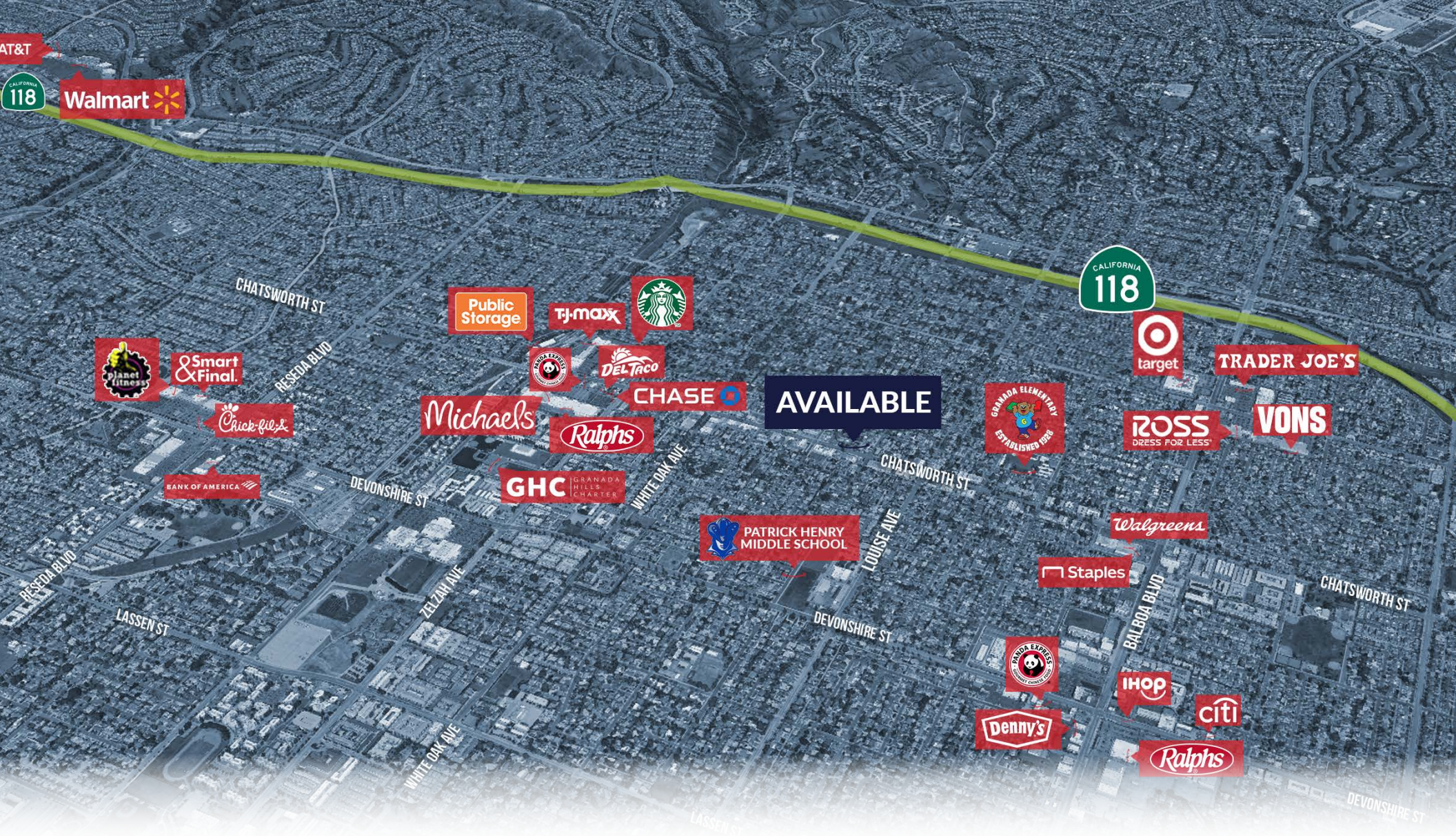


OFFICE SPACE
GRANADA HILLS, CA

INTERIOR PHOTOS

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Sleep



TRADER JOE'S

CHASE

Walmart

BANK OF AMERICA

citi



VONS

TJ-maxx

Staples

Michaels

CVS
pharmacy



Chick-fil-A

ROSS
DRESS FOR LESS

Ralphs

&Smart
Final

Walgreens

DEL TACO

AERIAL MAP



COMMERCIAL
REAL ESTATE

PALOMA GASPAROV
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.