



21605-31 Marilla & 9760 Owensmouth

CHATSWORTH, CA

OFFERING MEMORANDUM

 COLDWELL BANKER
COMMERCIAL

FOR MORE INFORMATION:

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21605-31 Marilla & 9760 Owensmouth

CHATSWORTH, CA

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PROPERTY OVERVIEW

The property at 21601 Marilla Street offers 700 square feet of space and is available immediately. It features two reserved parking spots, making it convenient for tenants seeking a compact yet accessible location.

For those in need of a larger space, 21623.5 Marilla Street provides 1,760 square feet and is set to be available on March 15th, 2024. This unit boasts a roll-up door, ideal for businesses requiring easy loading and unloading, along with three reserved parking spots for added convenience.

Similarly, the property at 21631 Marilla Street offers 1,680 square feet and is also available immediately. With a roll-up door and three reserved parking spots, this unit provides flexibility and accessibility for various business needs.

Lastly, 21605 Marilla Street features an exterior fenced yard spanning 2,046 square feet. This unique offering is immediately available and comes with a chain-link perimeter fence that allows for visibility while maintaining security. The asking rate for this space is \$0.55 GROSS, presenting a cost-effective option for businesses requiring outdoor storage or workspace.

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Address:	21601 Marilla Street
Available SF:	700 SF
Available:	Immediately
Parking:	2 reserved parking spots

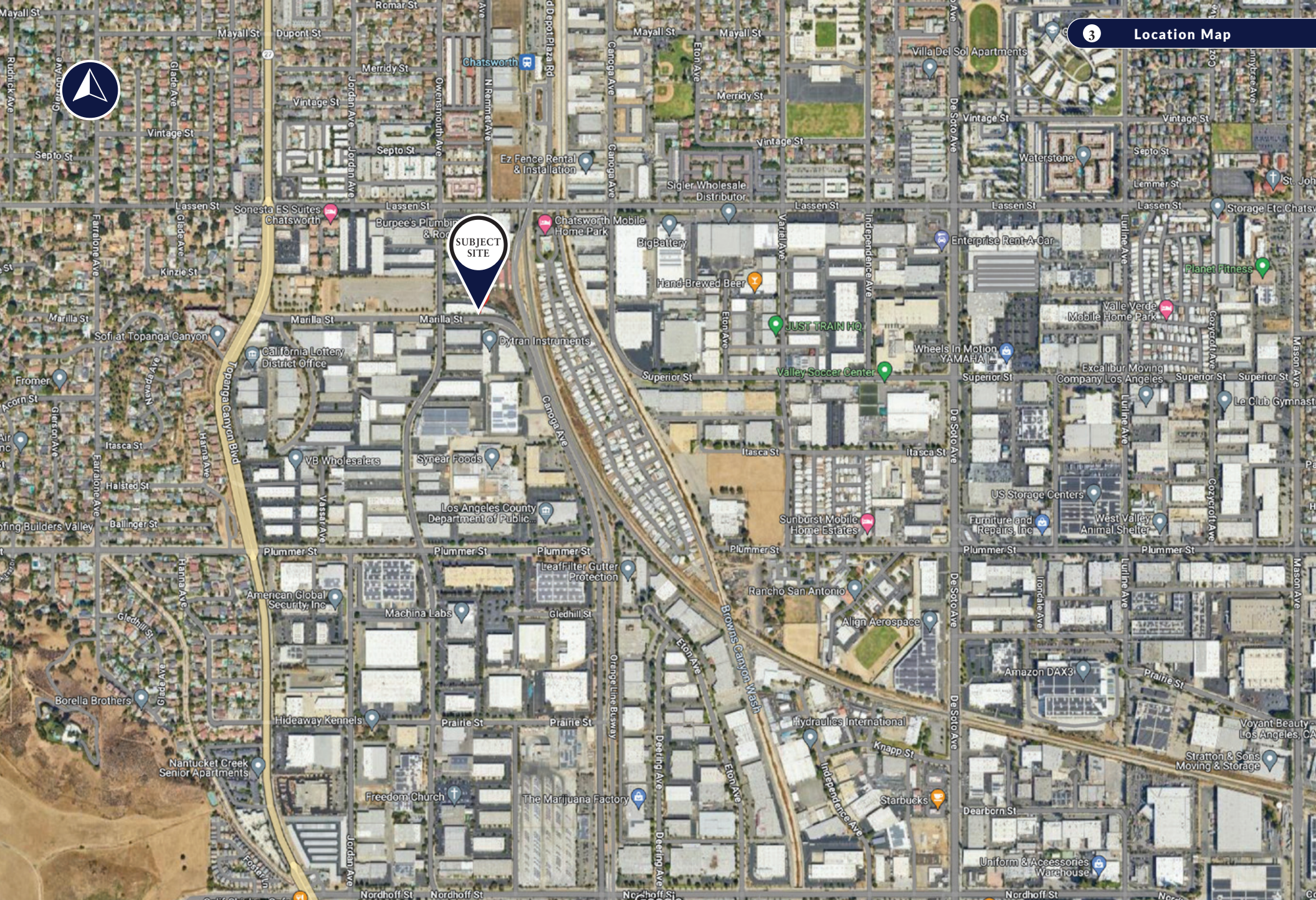
Address:	21623.5 Marilla Street
Available SF:	1,760 SF
Available:	3/15/24
Doors:	Roll up door
Parking:	3 reserved parking spots

Address:	21631 Marilla Street
Available SF:	1,680 SF
Available:	Immediately
Doors:	Roll up door
Parking:	3 reserved parking spots

Address:	21605 Marilla Street
Exterior fenced yard:	2,046 SF
Available:	Immediately, chain link perimeter fence-can see through
Asking Rate:	\$0.55 GROSS

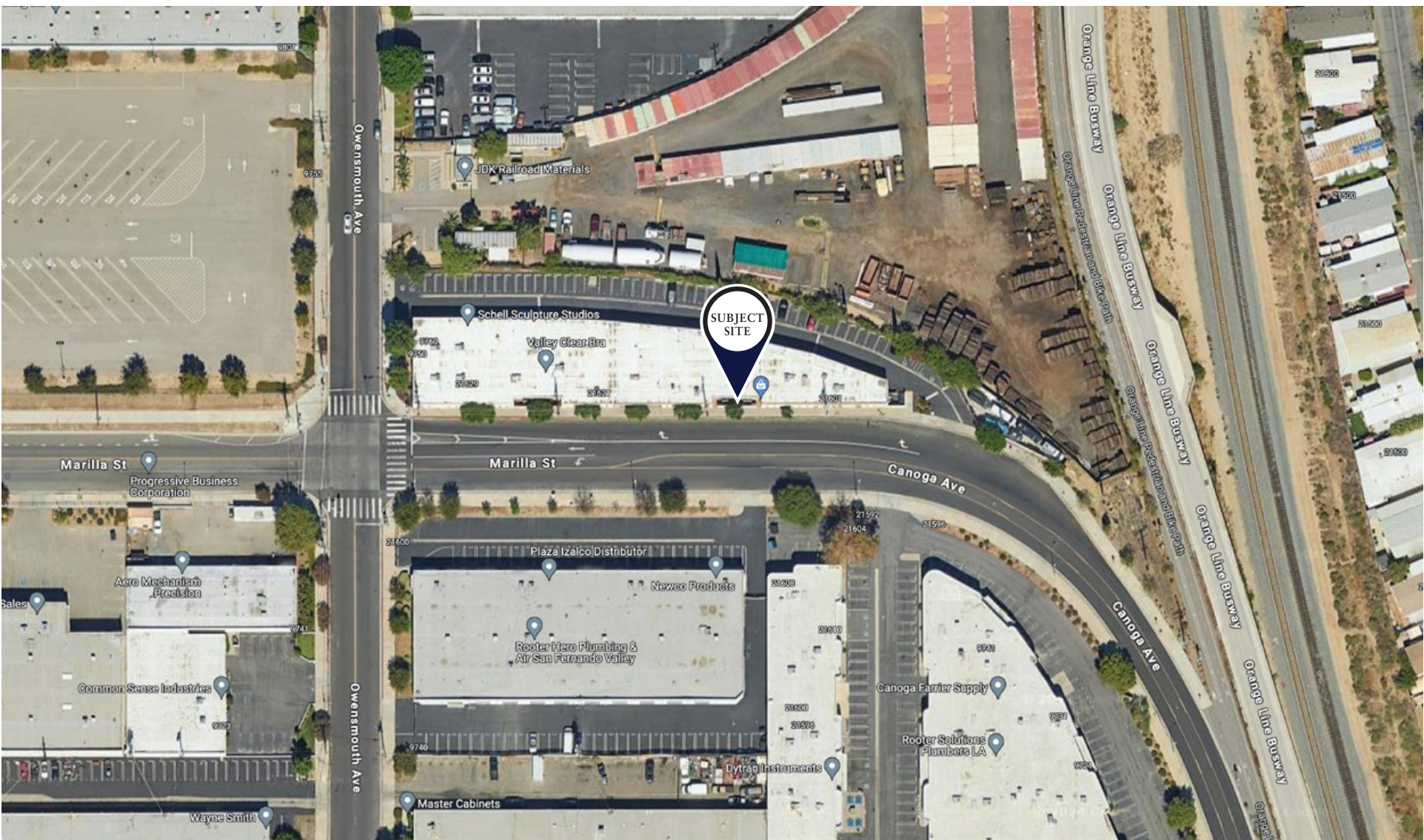








SITE OUTLINE



MARKET OVERVIEW


Chatworth, California




Chatsworth is a suburban neighborhood in Los Angeles, California, in the San Fernando Valley.

The area was home to Native Americans, who left caves containing rock art. Chatsworth was explored and colonized by the Spanish beginning in the 18th century. The land was part of a Spanish land grant, Rancho Ex-Mission San Fernando, in the 19th century, and after the United States took over the land following the Mexican-American War, it was the largest such grant in California.

Quick Facts

 **±15.2**
Size (Sq. Mi.)

 **41,255**
Population Projection
2020

 **\$84,456**
Average HH Income

The 2000 U.S. census counted 35,073 residents in the 15.2 square miles Chatsworth neighborhood, or 2,301 people per square mile, among the lowest population densities for both the city and the county. In 2008, the city estimated that the population had increased to 37,102. In 2000, the median age for residents was 40, considered old for city and county neighborhoods; the percentages of residents aged 35 and older were among the county's highest.

Source: www.wikipedia.com

POPULATION AND DEMOGRAPHICS

Chatworth has traditionally been known for its diverse real estate offerings, including single-family homes, townhouses, and apartments. The real estate market in Chatworth has often been competitive, with demand driven by factors such as its proximity to major highways, recreational areas like parks and hiking trails, and its relatively affordable housing compared to some other parts of Los Angeles.

Chatworth benefits from being part of the broader Los Angeles metropolitan area, which is a hub for various industries such as entertainment, technology, and healthcare. The local economy is diverse, with opportunities for employment in sectors ranging from manufacturing to professional services.

Chatworth offers residents a range of amenities, including parks, shopping centers, restaurants, and schools. Its suburban feel coupled with urban conveniences makes it an attractive location for families and professionals alike. Like many suburban areas, Chatsworth has a mix of residents across different age groups. You can find families with children, young professionals, as well as older adults and retirees living in the area.

The area has good transportation infrastructure, including access to major freeways like the 118 and 405, as well as public transportation options such as bus routes and the Metrolink commuter rail service.

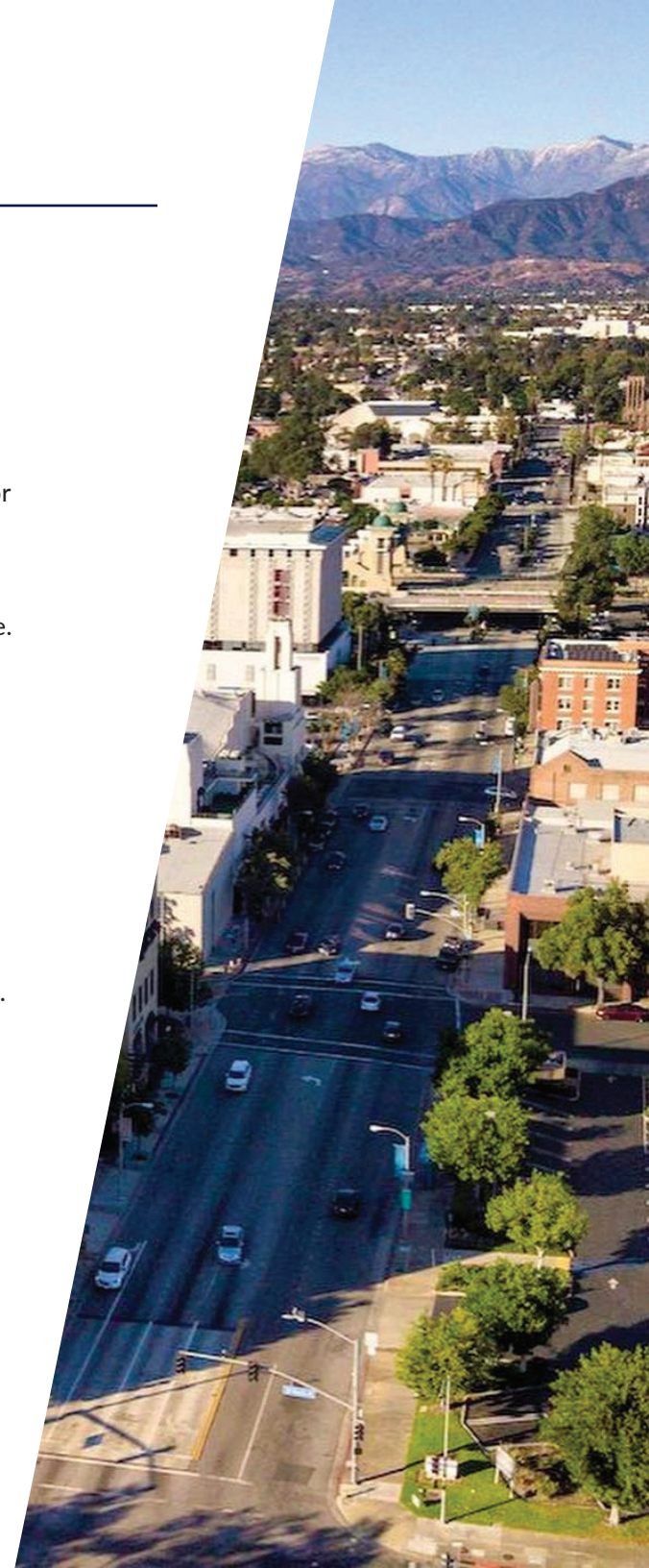
Household income levels in Chatsworth vary, with a range of socioeconomic backgrounds represented. There are middle-class neighborhoods as well as some areas with higher-income households.

Chatworth boasts a high quality of life, with its proximity to outdoor recreational areas like the Santa Susana Mountains and Chatsworth Reservoir Park providing opportunities for hiking, biking, and other outdoor activities.

Chatsworth is served by schools within the Los Angeles Unified School District. The educational attainment of residents varies, with some holding college degrees or advanced degrees, while others may have completed high school or vocational training.

The housing landscape in Chatsworth includes a mix of single-family homes, townhouses, and apartments. The housing market caters to a diverse range of residents, from families seeking spacious homes to young professionals looking for rental apartments.

Chatworth has often been regarded as a desirable place to live, work, and invest, with its positive market overview reflecting its attractiveness to homebuyers, renters, and investors alike.



MAJOR HUB: LOS ANGELES

Los Angeles has been known for its dynamic real estate market. The city has experienced both steady demand and high prices. The market has historically been characterized by limited inventory, leading to competitive bidding and increasing property values. The COVID-19 pandemic had various impacts, including a shift towards remote work, which influenced housing preferences.

The city is a hub for technology and innovation, with Silicon Beach emerging as a notable tech district. This has had a positive impact on the commercial real estate market, with increased demand for office spaces in certain areas.

Los Angeles is the entertainment capital of the world, hosting the headquarters of major film studios and production companies. This sector's health can significantly influence the local economy and various related markets, including hospitality and tourism.

Before the pandemic, tourism was a significant contributor to the Los Angeles economy. The city attracts millions of visitors annually due to its cultural attractions, entertainment venues, and favorable climate. However, the industry faced challenges during the pandemic, and the recovery may vary.

Los Angeles boasts a diverse economy with strengths in technology, entertainment, healthcare, aerospace, and international trade. This diversity has contributed to the city's economic resilience.

The city's cultural richness, diverse neighborhoods, and lifestyle offerings contribute to its appeal. From the beaches to the mountains, Los Angeles provides a range of living environments to suit various preferences.



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