

# 1,200 SF END CAP RESTAURANT AVAILABLE IN CHATSWORTH

21714 Devonshire Street, Chatsworth, CA 91311



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**RESTAURANT SPACE** CHATSWORTH **EXCLUSIVELY LISTED BY** MICHAEL SHARON SENIOR VICE PRESIDENT (818) 572-4050 | msharon@illicre.com DRE#01495419

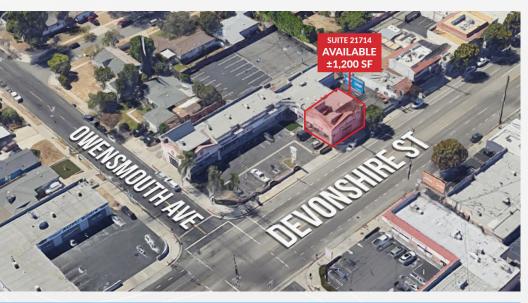
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be 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.

## RESTAURANT SPACE CHATSWORTH

## **PROPERTY FEATURES**

COMMERCIAL REAL ESTATE the sign of a profitable property

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### APPROX. 1,200 SF

RESTAURANT SPACE

- ✓ Rent Rate: \$2.95/SF/mo + \$0.65/SF/mo NNN
- ✓ Located at a signalized intersection
- ✓ End-cap visibility
- ✓ Great signage opportunity

#### **AREA AMENITIES**

- ✓ Heavy pedestrian and automobile traffic
- ✓ Public transportation: adjacent to Chatsworth bus Metro/ Metrolink train stations
- ✓ Located on busy Devonshire Street
- ✓ Located near shopping, restaurants, daily needs centers, office buildings, schools, & places of worship
- ✓ Neighboring tenants include: Ralphs Supermarket, Anytime Fitness, Dollar Tree, Waba Grill, Post Office, Travel Lodge Windham, Ramada Windham, & new apartments in the area
- ✓ Minutes from the 118 Freeway

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	17,350	94,436	318,669
Avg. HH Income	\$118,572	\$114,006	\$110,337
Q Daytime Pop	14,555	78,387	262,402
Traffic Count	± 25,180 CPD ON STREET		

## SITE PLAN

COMMERCIAL REAL ESTATE the sign of a profitable property

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DEVONSHIRE ST DEVONSHIRE ST DEVONSHIRE ST

**AVAILABLE** ± 1,200 SF ROOBENA'S SALON **UILTING FOR** NSURANCE **OCCUPIED** TINDMMO POSTAL **SMOKE CITY TOBACCO SHOP** 

Measurement are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.

**OWENSMOUTH AVE** 

























**AERIAL MAP** 

