

RETAIL SPACE FOR LEASE IN 7-ELEVEN ANCHORED SHOPPING CENTER

20867 LASSEN STREET, CHATSWORTH, CA 91311



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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 footage 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.

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PROPERTY FEATURES

- ±900 SF available on the corner of De Soto and Lassen
- Monument signage opportunity available
- 7-Eleven anchored center
- On-site parking
- Muscle Macros and One876 Caribbean—Now Open!

AREA AMENITIES

- Strong day time population
- Busy signalized intersection with over 65,000 CPD
- Close to Chatsworth High School
- Convenient access to 118 Freeway
- Above average household incomes

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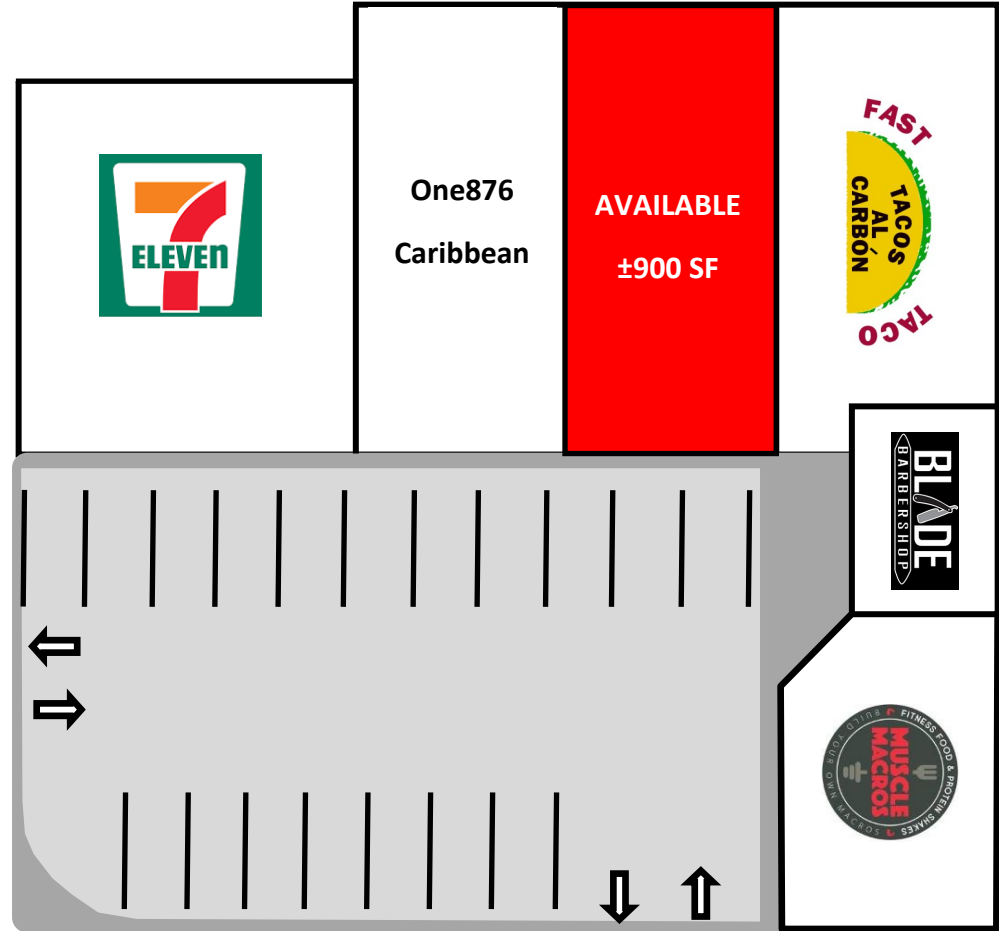
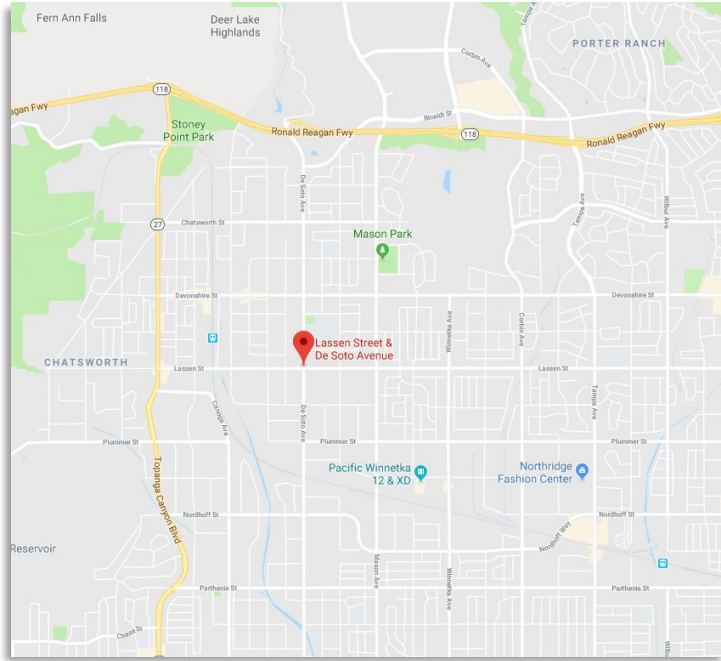
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SITE PLAN



DEMOS	1 mile	3 mile	5 mile
Population	17,337	140,579	375,959
Avg. HH Income	\$90,379	\$96,455	\$92,257
Daytime Pop.	27,779	78,736	168,704
Traffic Count	65,866 cars per day		

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