

# CHATSWORTH

21049 Devonshire Street, Chatsworth, CA 91311



**PRIME MARKET OPPORTUNITY**  
**\$2,895,000**

---

**SYD LEBOVITCH**  
**310.237.3786**  
**Syd@rodeore.com**



**RODEO REALTY**  
LOCAL EXPERTISE, GLOBAL PRESENCE.





# RENT ROLL

Location Suite No. 1st Floor	Company Name	Sq feet	Rent Amt.
101	Access Patrol Security Services, Inc	550	\$827.00
102	California Chiropratic	2390	\$4,304.00
103A	Blue Butterfly Hospice	724	\$1,395.00
103B	Beachwood Home Health	724	\$1,272.00
105A	Karin Homehealth Care, Inc	724	\$1,243.00
105B	Transcounty Assoc. Inc	669	\$1,162.00
106	Freedom Church	427	\$843.00
2nd Floor:			
201A	Oracle Security	1120	\$1,580.00
201B	Live It Inc.	526	\$825.00
202	247 IT, Inc	876	\$1,295.00
203	Comprehensive Podiatric Care	619	\$1,038.00
204	Real Tandem & TICO	466	\$890.00
205	State Farm	1102	\$1,789.00
210	AC Unlimited	463	\$790.00
210B	Aim Care Medical Group	526	\$830.00
211	Access Patrol Security Services, Inc	958	\$1,792.00
			<b>\$21,875.00</b>

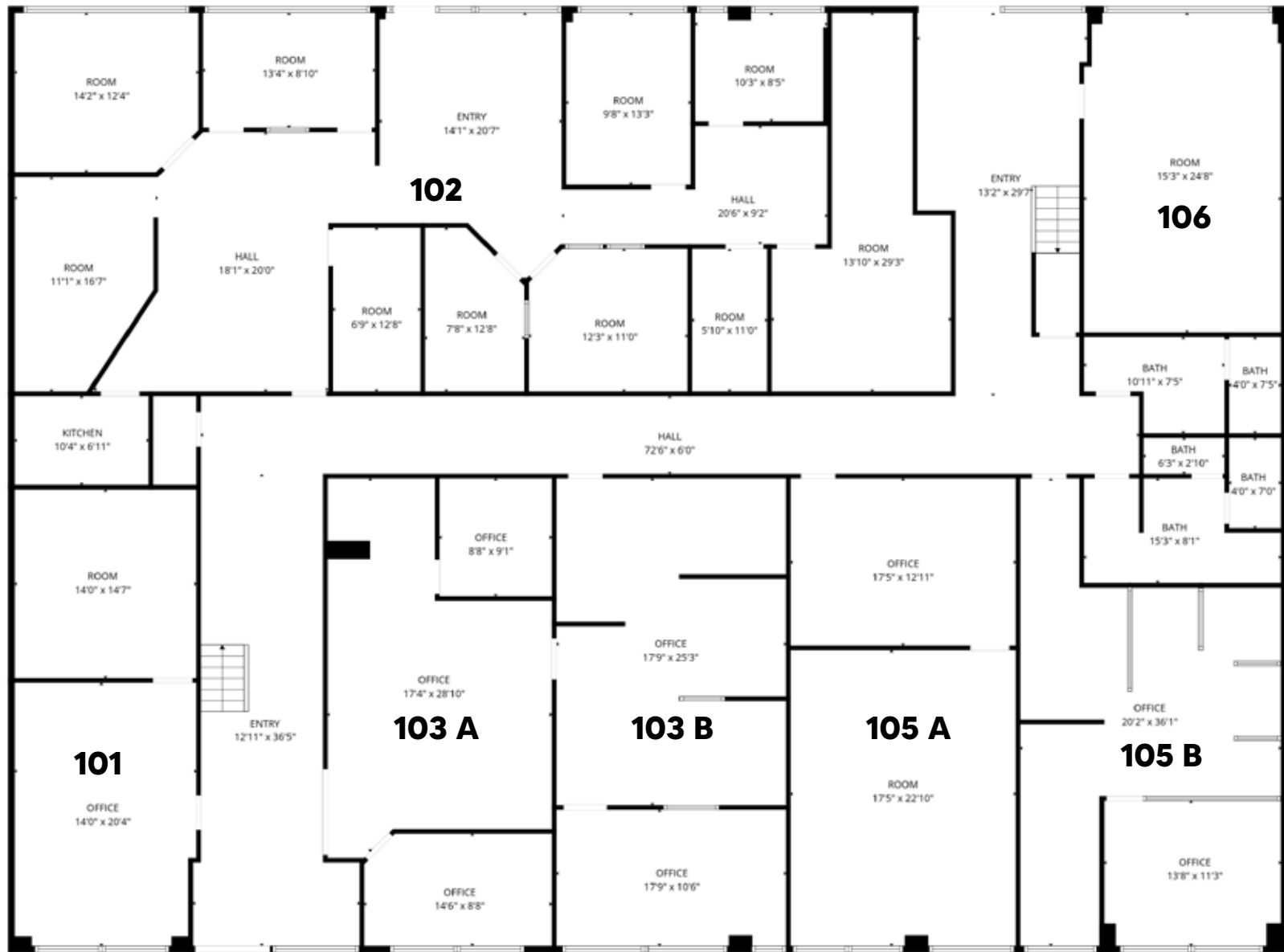
**Modified Gross Leases** - Separate Utilities, Separate Electric Meters & All Units Pay Their Own Electricity & Janitorial.

## Financials 2025

	Annual	Per SF
Gross Rental Income	\$262,500	\$18.64
Effective Gross Income	\$262,500	\$18.64
Property Tax724	\$18,000	\$1.28
Operating Expense	\$52,000	\$3.69
Total Expenses	\$70,000	\$4.97
<hr/>		
Net Operating Income	\$192,500	\$13.67

**Modified Gross Leases** - Separate Utilities, Separate Electric Meters & All Units Pay Their Own Electricity & Janitorial.

# FLOORPLAN 1st floor



**TOTAL: 13901 sq. ft**

FLOOR 1: 7044 sq. ft, FLOOR 2: 6857 sq. ft

EXCLUDED AREAS: ROOM: 17 sq. ft, OPEN TO BELOW: 170 sq. ft, WALLS: 342 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

# FLOORPLAN 2nd Floor



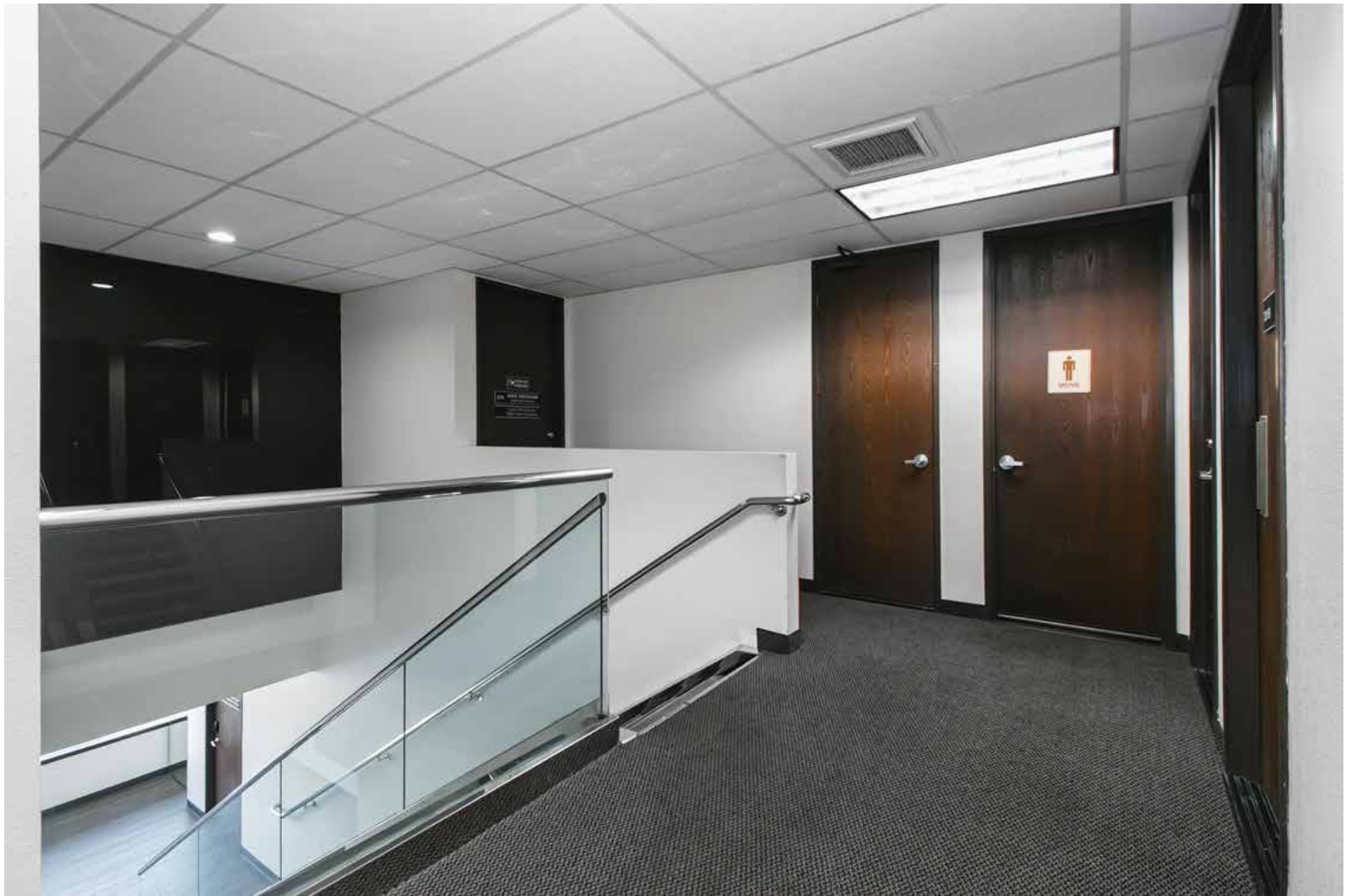






















**21049 Devonshire Street, Chatsworth, CA 91311**

## Chatsworth, CA

POPULATION: 39,316  
UP 4% SINCE 2010

AVERAGE INCOME: \$141,972 PER YEAR

AVERAGE AGE: 43 YEARS

GENDER: 48% MALE  
52% FEMALE

HOUSEHOLDS: 13,674  
31% WITH CHILDREN

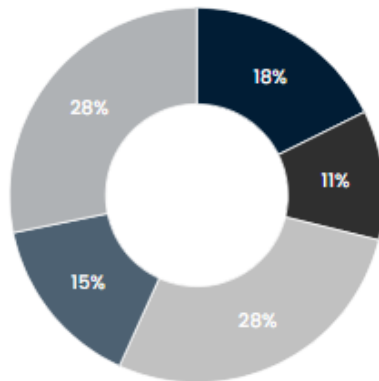
AVERAGE VALUE: \$972,544

OCCUPANCY: 64% OWNED  
36% RENTED  
3% VACANT

AVG. RESIDENCY: 22 YEARS

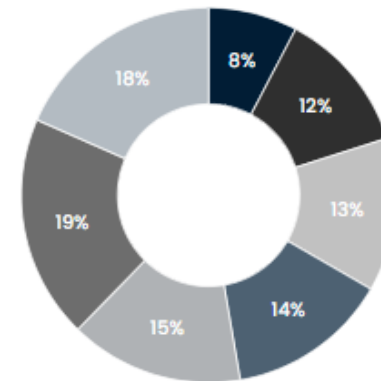
EDUCATION: 18% HIGH SCHOOL  
11% ASSOCIATE  
28% BACHELOR  
15% GRADUATE

### Education



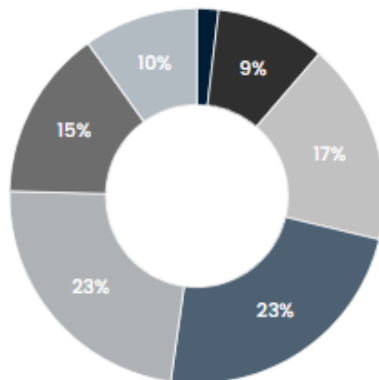
■ High School ■ Associate ■ Bachelor ■ Graduate ■ Other

### Age



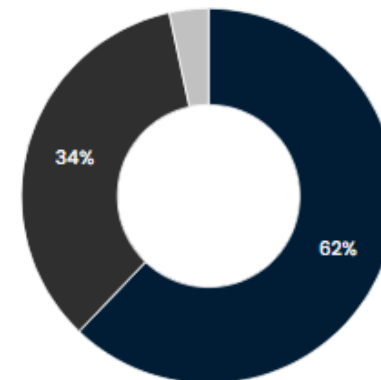
■ 18-24 ■ 25-34 ■ 35-44 ■ 45-54 ■ 55-64 ■ Under 18 ■ 65+

### Employment



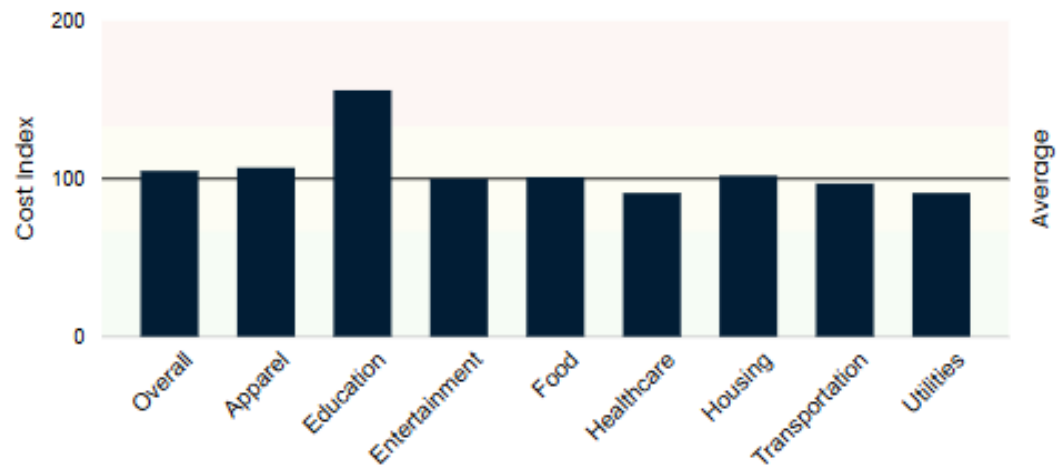
■ Arts ■ Education ■ Healthcare ■ Professional ■ Service ■ Labor ■ Other

### Occupancy



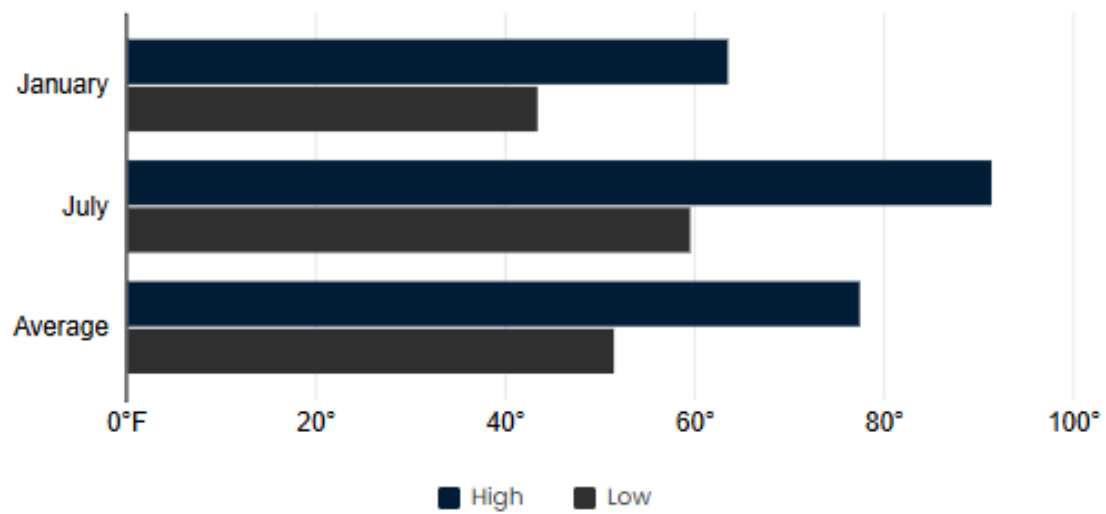
■ Owned ■ Rented ■ Vacant

## Cost Index



## Weather

💧 ANNUAL RAINFALL: 20 INCHES  
❄️ ANNUAL SNOWFALL: 0 INCHES



**SYD LEIBOVITCH**  
**310.237.3786**  
**Syd@rodeore.com**



**RODEO REALTY**  
LOCAL EXPERTISE, GLOBAL PRESENCE.