



9410 TOPANGA CANYON BLVD STE 210, CHATSWORTH, CA 91311

Office



FOR LEASE

OFFERING MEMORANDUM



○ SITE DESCRIPTION

IKON Properties is proud to present a professional office suite for lease at 9410 Topanga Canyon Blvd located in the heart of Chatsworth, a well-established and business-friendly neighborhood in the northwest San Fernando Valley. This second-floor suite offers approximately 1,800 SF of functional space ideal for a professional office.

Situated within a well-maintained multi-tenant building, the suite provides access from the front and backside of the building. The property offers excellent street visibility along Topanga Canyon Blvd and convenient access to the 118 Freeway, making it easily accessible for clients and staff. With close proximity to national retailers, restaurants, and residential communities, this location provides strong local traffic and consistent demand for professional services. The privacy to this gated business park provides security and a peace of mind to business owners. Suite 210 is a rare opportunity for businesses seeking a turn-key space in a stable, high-demographic area with long-term growth potential.

*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

PROPERTY TYPE
Office

YEAR BUILT
1987

AVAILABLE SPACES
1,800 SF

AVAILABLE SPACES
10,300 SF

ZONING
LAM2



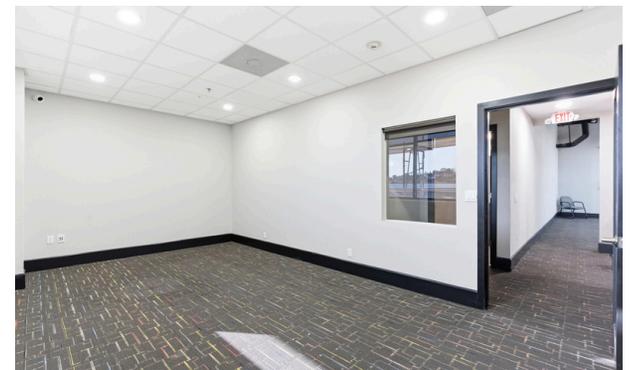
PROPERTY HIGHLIGHTS

- Located within the Occidental Business Center, accessible from highway 27
- Convenient second-floor suite with direct entry
- Adaptable for various business office types
- Close proximity to restaurants, retail stores, and public transportations
- Easy access to freeway 118

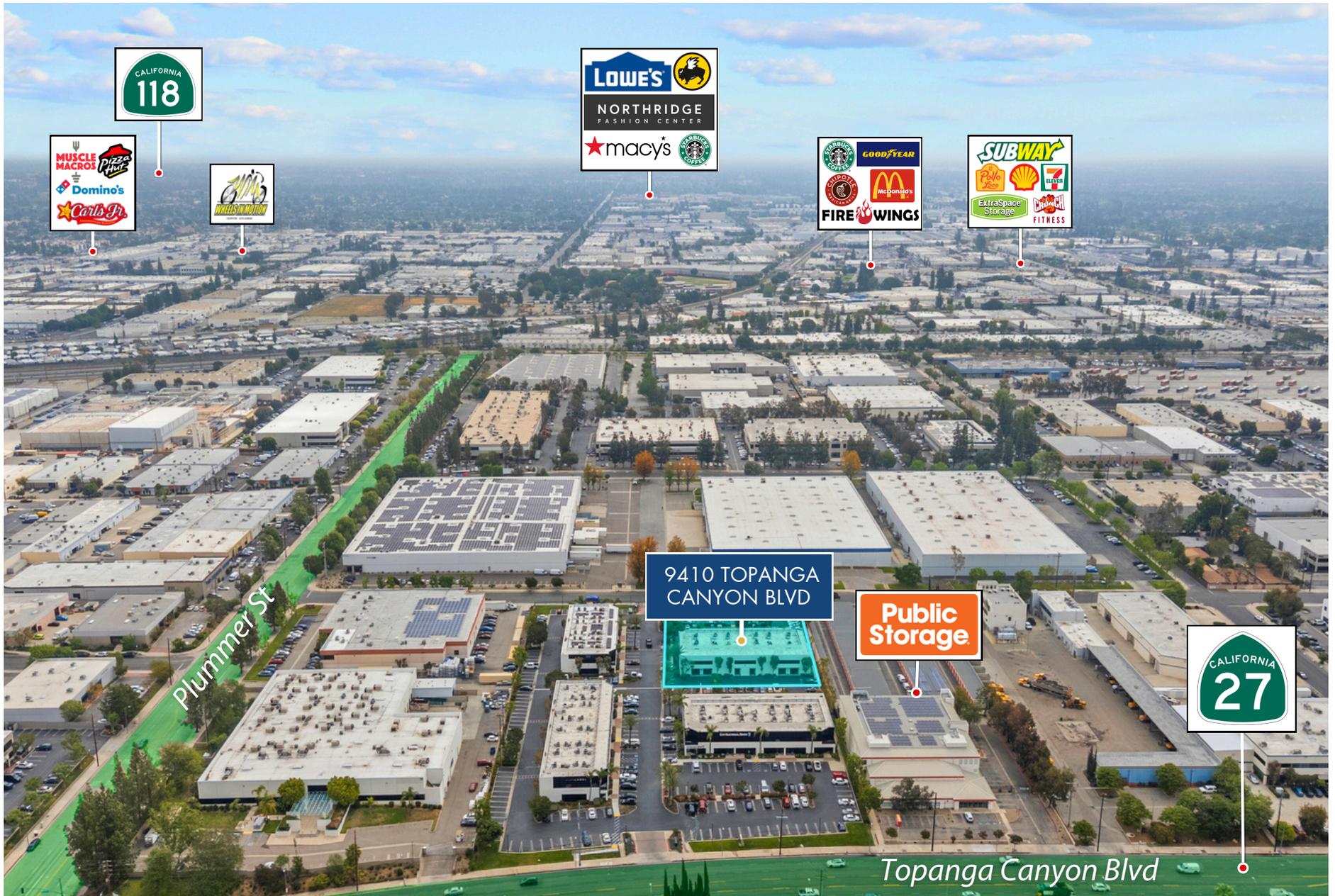


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PROPERTY PHOTOS



RETAIL MAP

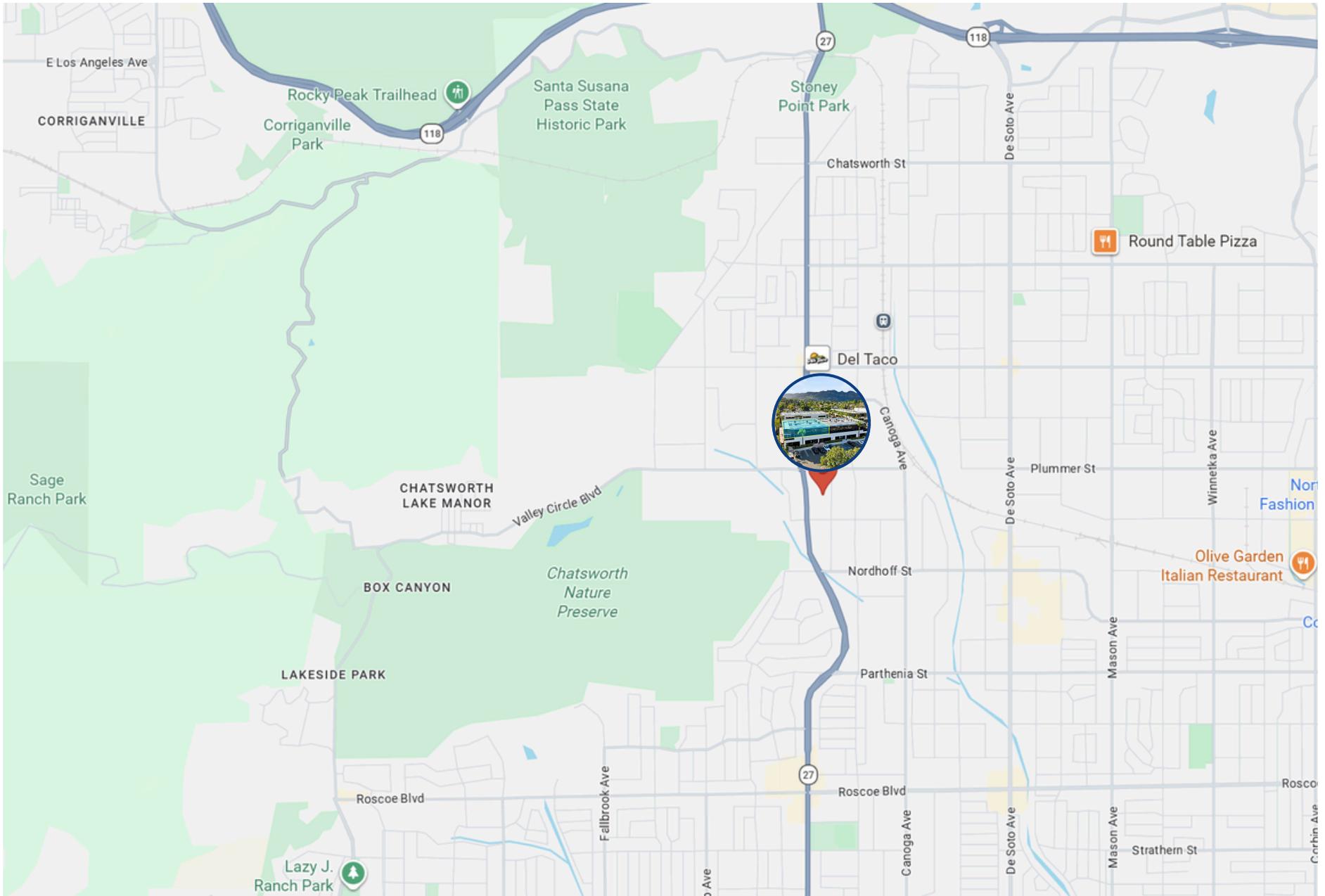


AERIAL MAP

LOCATED ON TOPANGA CANYON BOULEVARD IN CHATSWORTH, 9410 TOPANGA CANYON BOULEVARD, SUITE 210 SITS WITHIN A WELL-ESTABLISHED COMMERCIAL CORRIDOR IN THE NORTHWEST SAN FERNANDO VALLEY. PART OF LOS ANGELES, CHATSWORTH EVOLVED FROM HISTORIC RANCH LANDS INTO A THRIVING BUSINESS COMMUNITY SUPPORTED BY CONVENIENT ACCESS TO THE 118 FREEWAY AND MAJOR VALLEY THOROUGHFARES. TODAY, THE AREA IS KNOWN FOR ITS BALANCED MIX OF OFFICE, INDUSTRIAL, AND RETAIL USES, MAKING IT A STRONG AND CONNECTED SUBMARKET WITHIN GREATER LOS ANGELES.



LOCATION MAP





Category	1 Mile	3 Mile	5 Mile
2024 Total Population	14,227	145,879	383,991
2029 Population	44,179	220,102	441,414
Pop Growth 2024-2029	-2.37%	-2.09%	-2.48%
Average Age	37.60	39.90	40.80
2024 Total Households	13,854	77,383	157,460
HH Growth 2024-2029	-2.58%	-2.09%	-2.61%
Median Household Income	\$124,494	\$112,807	\$115,003
Avg Household Size	3.10	2.80	2.80
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$661,435	\$728,358	\$788,067
Median Year Built	1973	1973	1971



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