

PROMINENT GROCERY ANCHORED NEIGHBORHOOD CENTER - NW SAN FERNANDO VALLEY

FOR LEASE



SEC DEVONSHIRE & MASON AVE., CHATSWORTH, CA

PROPERTY HIGHLIGHTS

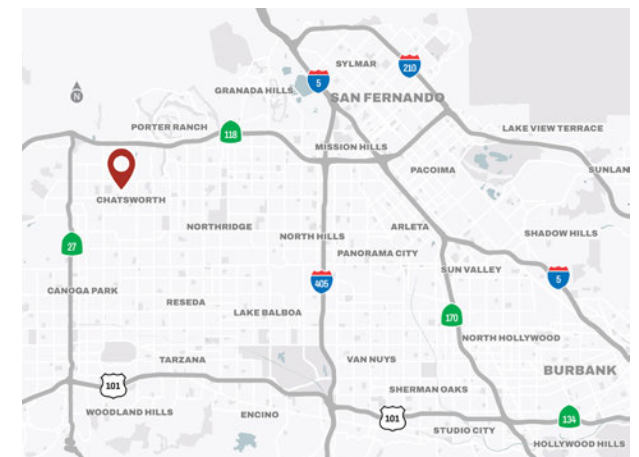
- Successful neighborhood center of over 129,000 square feet
- Great visibility and signage
- Available Square Footage
 - 4,500 SF (Divisible)
- Excellent parking ratio of over 5.6/1000
- Major tenants within the center include Von's, Ross Dress for Less, DD's (planned 2028 opening), FedEx (planned 2027 opening) Wells Fargo Bank, AutoZone, AAA of Southern California and Banfield Pet Hospital. Other major retailers at intersection include Smart & Final and Trader Joe's

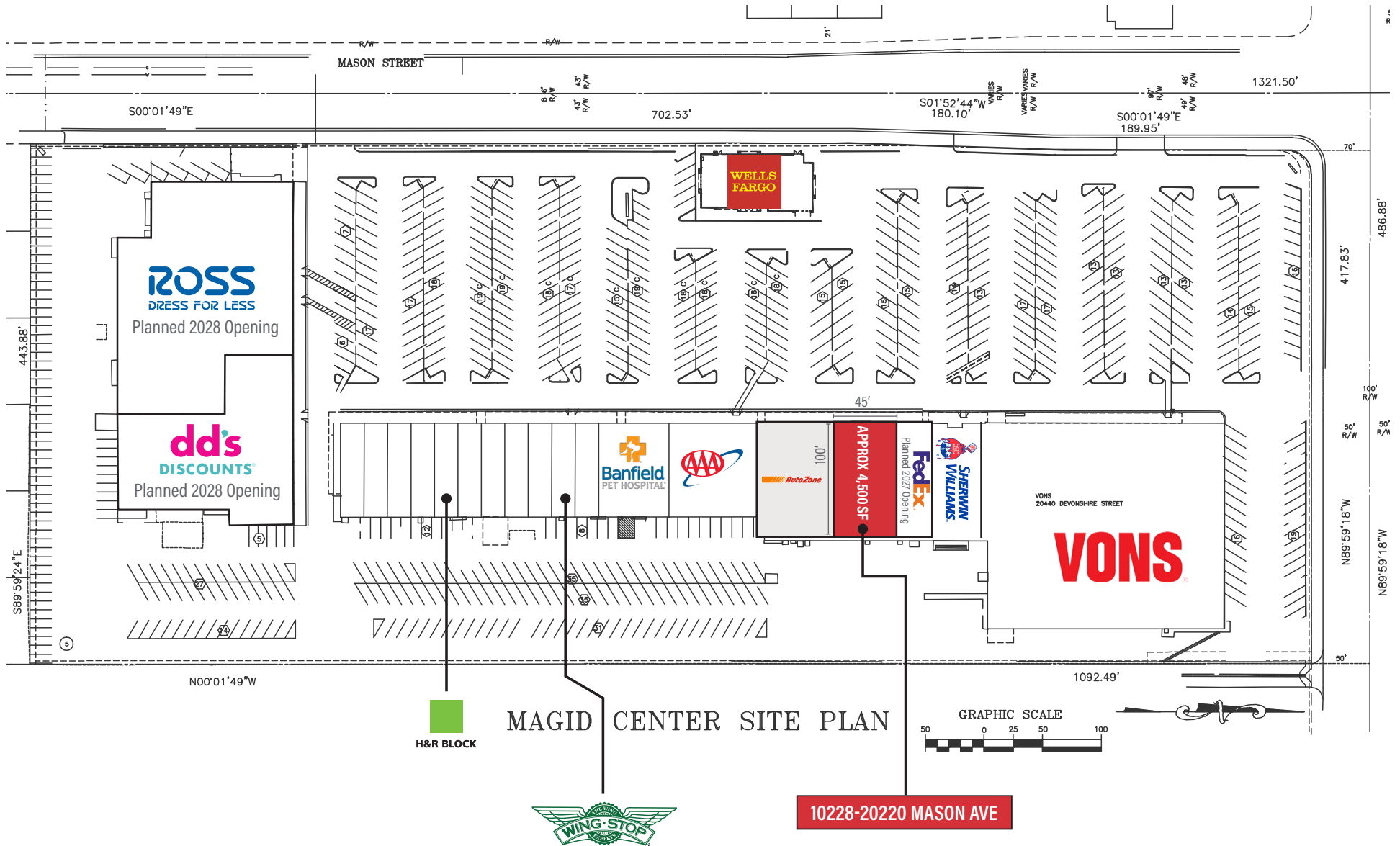
DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	17,334	55,113	140,887
AVG. HH INCOME	\$146,766	\$168,504	\$155,890
NO. OF EMPLOYEES	9,768	55,336	77,064

TRAFFIC COUNT

DEVONSHIRE STREET	21,258
MASON AVENUE	34,551
TOTAL	55,809





COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE