



FOR SALE

17037 Chatsworth St | Granada Hills, CA 91344

Owner User Office Building with In-Place Income

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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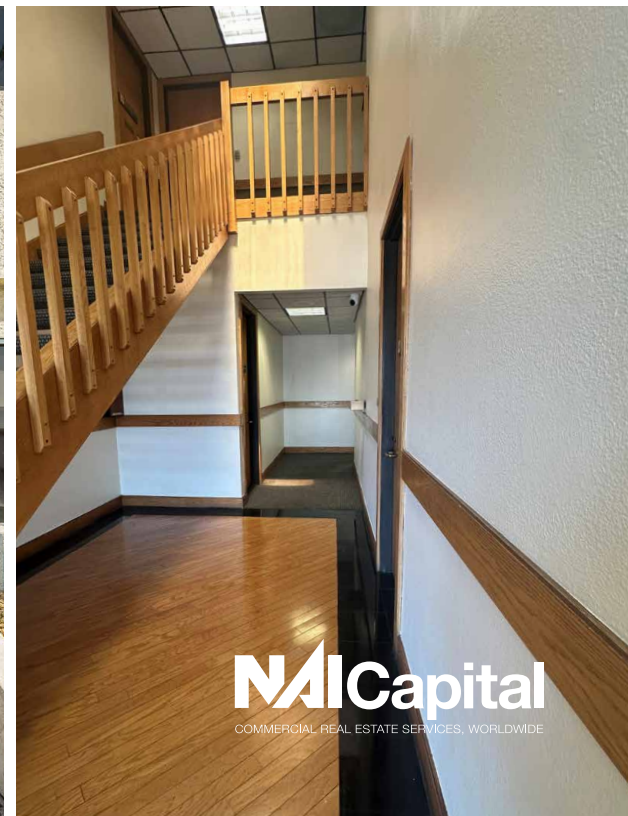
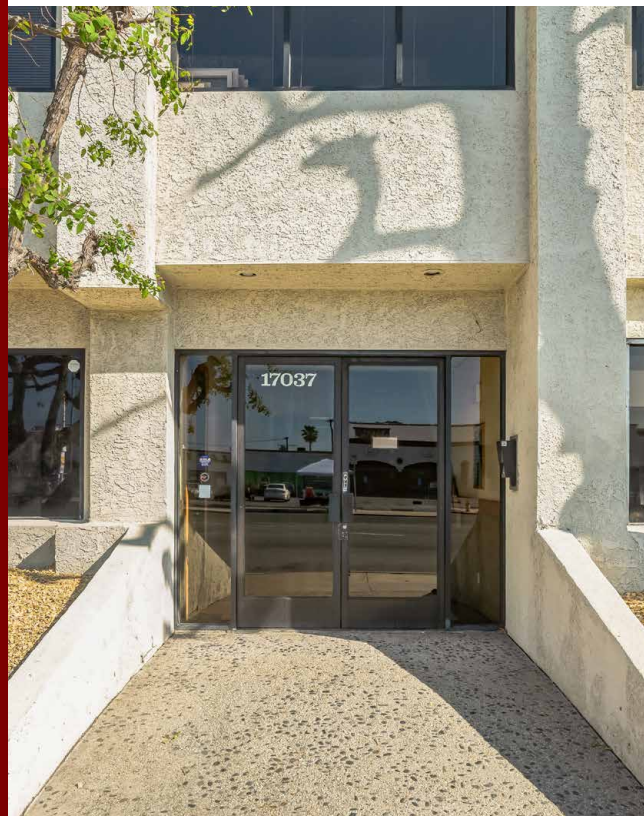
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NAI Capital Commercial

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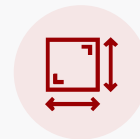
PROPERTY DETAILS



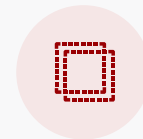
Price:
\$3,250,000



Building Size:
10,200 SF



Land AC/SF:
0.35 AC / 15,246 SF



Zoning:
CR – 1VL



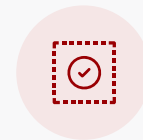
Year Built:
1985



Parking:
29 spaces



Floors:
2



Land Use:
Neighborhood
Commercial



FIRST TIME EVER ON MARKET — PRICE REDUCED, MOTIVATED SELLER! PRIDE OF OWNERSHIP OFFICE SOLD BY ORIGINAL DEVELOPER.

NAI Capital Commercial is pleased to present 17037 Chatsworth St, a rare opportunity to acquire a beautifully maintained commercial office building in the desirable community of Granada Hills. The approximately 10,200 SF two-story office is situated on prime Chatsworth St, near the signalized corner of Chatsworth St and Balboa Blvd. It is currently 100% occupied with a total of 15 units, all of which are currently on short term leases. An incoming owner user or investor will be able to enjoy maximum flexibility to either increase current tenants to market rent, or vacate units for their own use if desired. Owner users seeking to occupy 51% or more of the rentable building area may qualify for SBA financing with as little as 10% down payment.

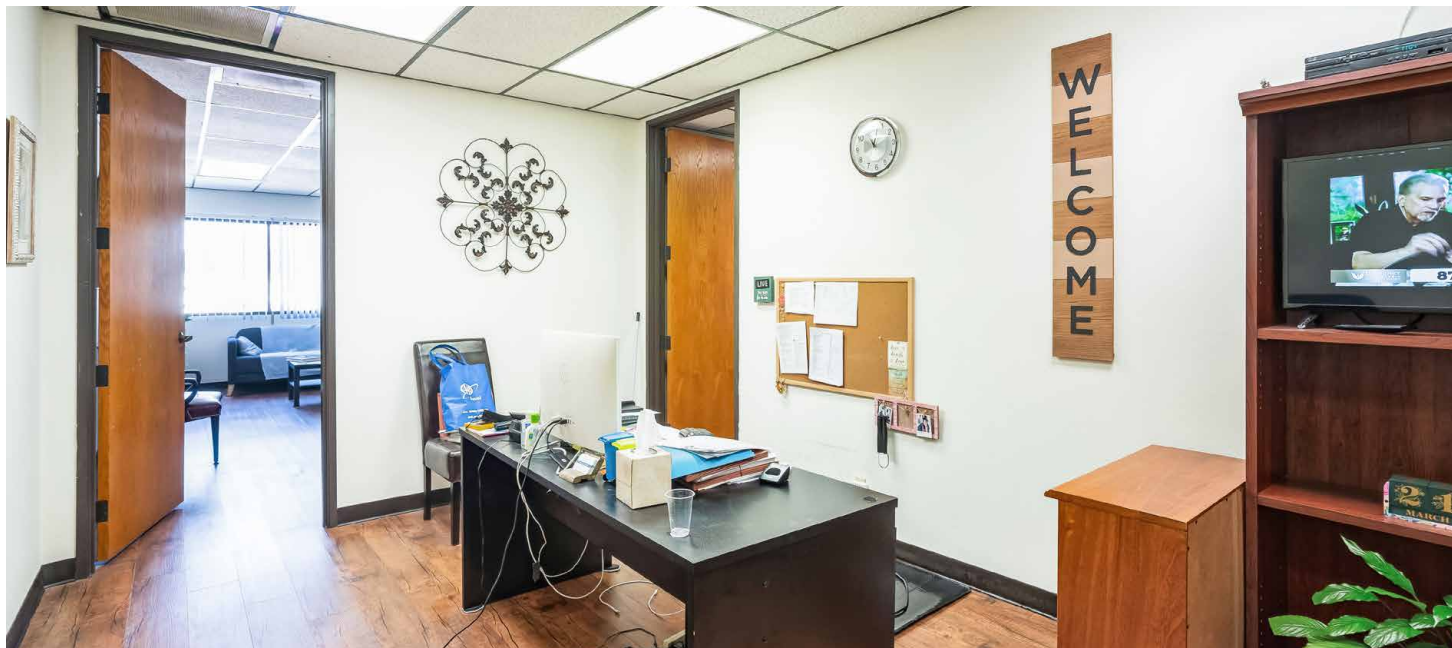
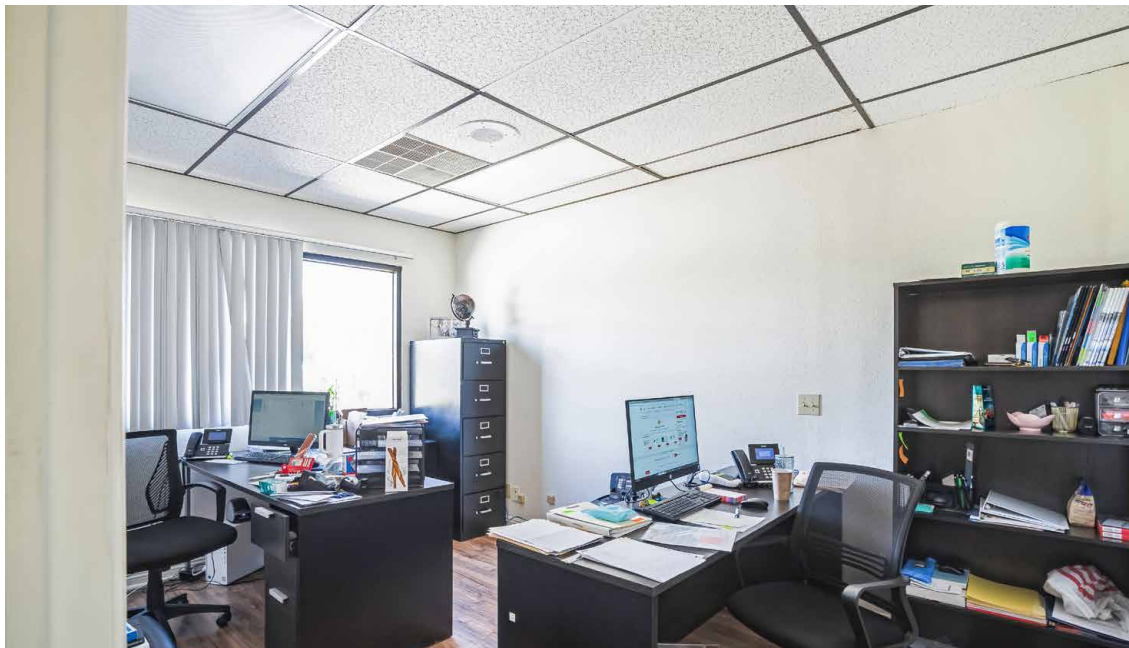
17037 Chatsworth St was originally built in 1985 and is masonry construction. The multi-tenant property has a total of 29 parking spaces, 21 surface, 8 covered, with an excellent parking ratio of 2.84/1000. Tenants are generally long term, stable local businesses, with excellent tenure and strong rental upside. The property benefits from its excellent central location with strong frontage on Chatsworth St and easy access to the 118 and 405 Freeways.

PRICING DETAILS

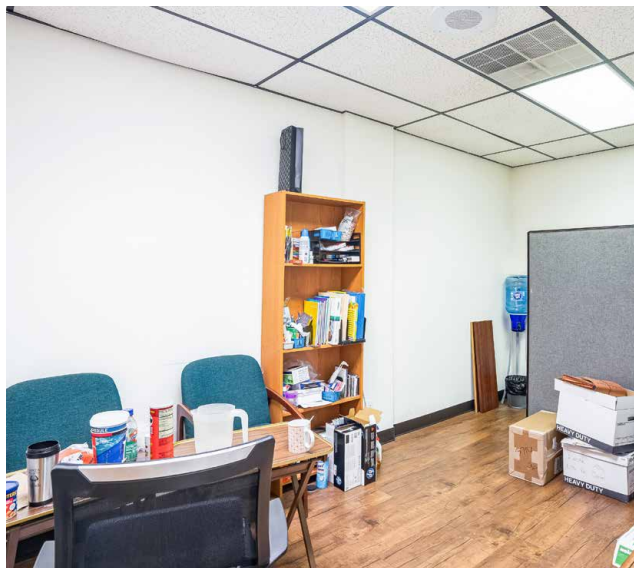
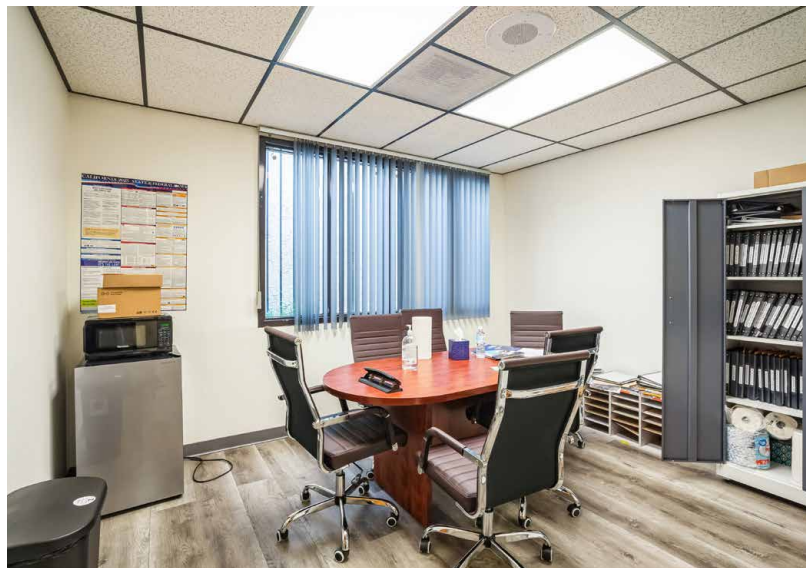
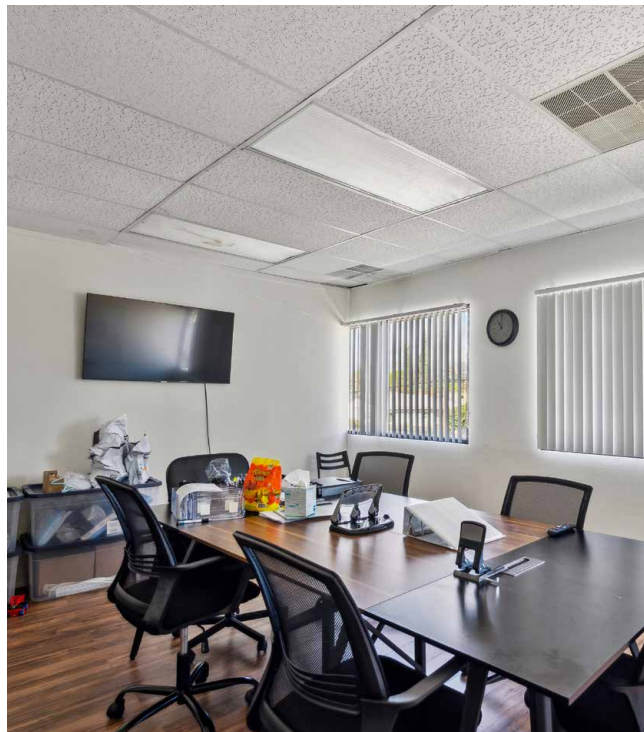
Price:	\$3,250,000
Building Size:	10,200 SF
Price per SF:	\$318.63/SF
Land Size:	15,246 SF
Price per Land SF:	\$213.17/SF



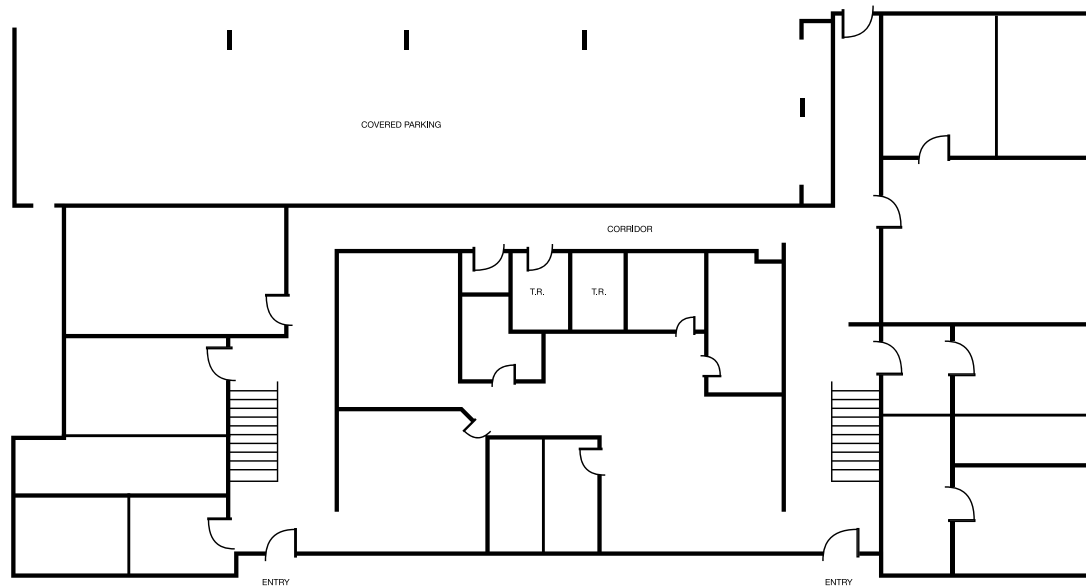
PROPERTY PHOTOS



PROPERTY PHOTOS



FLOOR PLAN



First Floor



Second Floor

*Floor plans are estimated from historical records and some space configurations may have changed – call broker for details.

AREA OVERVIEW

Granada Hills, CA

Granada Hills is an affluent community in the northern San Fernando Valley. Located at the foothills of the Santa Susana Mountains, the neighborhood is bordered by North Hills and Northridge to the north, Mission Hills and Sylmar to the east, and Porter Ranch to the west. The 118 Freeway runs through the southern portion of the area. Granada Hills is a largely residential area with some commercial thoroughfares supporting the surrounding community. It is home to O'Melveny Park, the second largest park in Los Angeles, consisting of 672 acres of largely undeveloped land.

Granada Hills is part of the San Fernando Valley, a large urbanized area in northern Los Angeles. The Valley is home to more than 1.8 million residents, and is home to many major businesses, including professional services, entertainment, aerospace, and other industries. It is also home to many educational institutions, including Cal State University Northridge, Woodbury University, four community colleges, and suburban campuses of many private colleges and universities.

AERIAL MAP



REGIONAL MAP



AMENITIES MAP



AREA DEMOGRAPHICS

Population	1 Mile	3 Miles
Est. Population (2024)	23,058	161,223
Proj. Population (2029)	22,219	157,331
Census Population (2020)	22,258	159,703

Households	1 Mile	3 Miles
Est. Households (2024)	7,737	53,429
Proj. Households (2029)	7,495	52,382
Census Households (2020)	7,851	53,716

Average Household Income	1 Mile	3 Miles
Est. Average Household Income (2024)	\$130,409	\$145,933
Proj. Average Household Income (2029)	\$136,715	\$152,787
Census Average Household Income (2010)	\$70,516	\$85,482
Est. Per Capita Income (2024)	\$43,898	\$48,641
Proj. Per Capita Income (2029)	\$46,263	\$51,155

Daytime Demographics	1 Mile	3 Miles
Total Businesses	1,263	7,111
Total Employees	8,054	46,523



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