



**PRICE
IMPROVEMENT!
\$1,250,000**

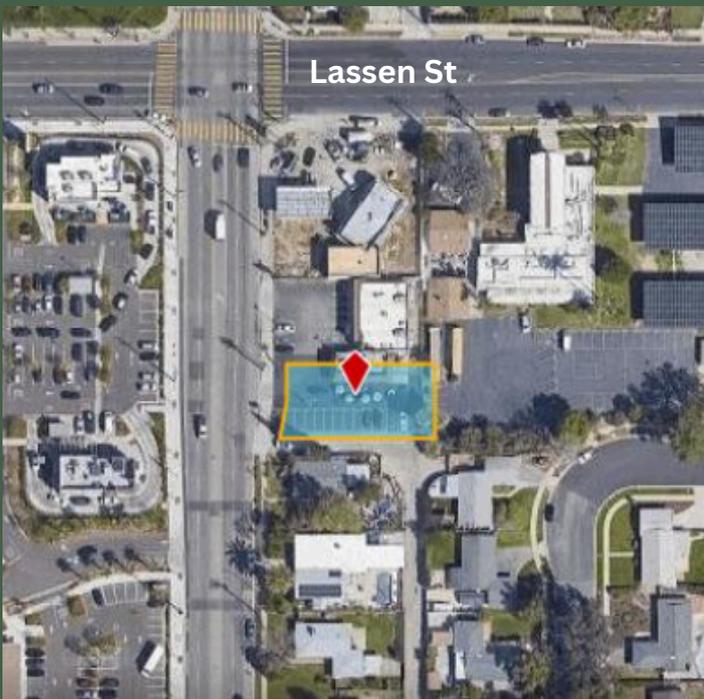
**9846 Mason Ave.
Chatsworth, CA 91311**

ABOUT THE PROPERTY

Existing restaurant
4 Years remaining on a 5 year lease
+ 3% annual increase.
Effective 9/2025 5.93% CAP Absolute NNN
8768 SF Lot
\$143 / Lot SF
LAC1 - LAP Zoning
Built in 1975
24-36K Vehicles per day
Near by major retailers include 7-Eleven, Planet
Fitness, Grocery Outlet, Popeye's Chicken, Jack in the
Box, Starbucks, and brand new Marriott Residence
Inn.

CONTACT US

213.446.3636
 totalrealtygroup.com
 info@total-realtygroup.com
 963 Colorado Blvd
Los Angeles, CA 90041



Stephen Watson
DRE 01187813
213.446.3636
swatson@total-
realtygroup.com



Michael Fukushima
DRE 01380445
818.321.6490
mfukushima@total-
realtygroup.com