

FOR SUBLEASE

1,510 SF

RESTURANT SPACE



21534 | UNIT A

DEVONSHIRE STREET

CHATSWORTH, CA

PROPERTY HIGHLIGHTS

-  \$150,000 Key Money
-  1,510 SF Restaurant Space
-  1-Year Left + Options on the Space
-  Beer & Wine License Included
-  Monument Signage Available

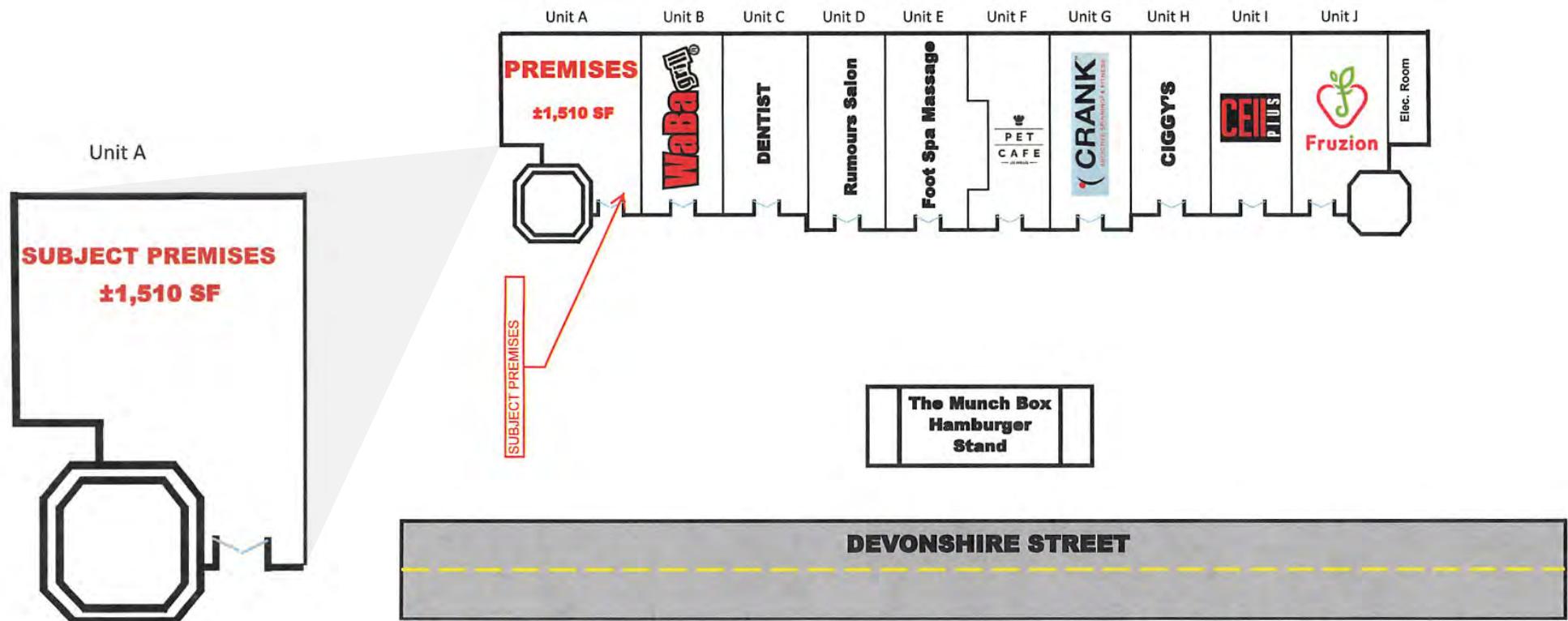
FIXED RENTAL ADJUSTMENTS (FRA)

FROM COMMENCEMENT	NEW BASE RENT
Year 4	\$3,382.54
Year 5	\$3,484.01
Year 6	\$3,588.53
Year 7	\$3,696.19
Year 8	\$3,807.07
Year 9	\$3,921.29
Year 10	\$4,038.93

OPTION PERIOD

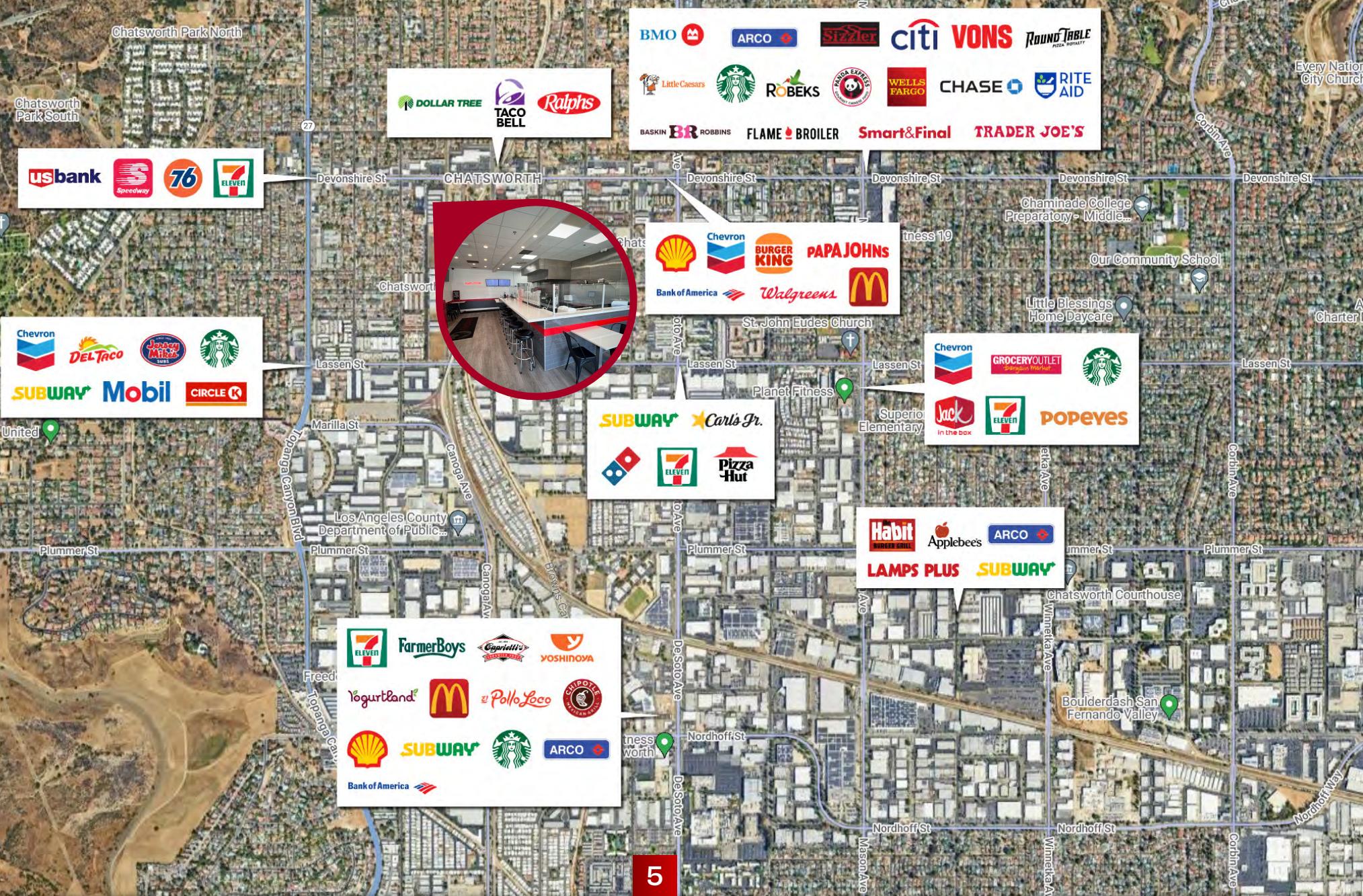


SITE PLAN





AMENITIES MAP



CHATSWORTH, CA

Beloved for natural escapes where locals ride horseback, Chatsworth is also earning a reputation for some of the most comparably affordable gated communities in the LA area. It's been home to entertainment legends like Frank Sinatra and private school grads such as Scotty Pippen Jr. and Willow Smith. The oldest Protestant church in the San Fernando Valley, built in 1903 and attended by Roy Rogers and Dale Evans, now stands in a private cemetery that holds the final resting place for Ginger Rogers and Fred Astaire.

Chatsworth residents enjoy a blend of seclusion and convenience, close to coffee shops, plazas and State Route 118, known as Ronald Reagan Freeway, while being surrounded by some of the valley's most beautiful vistas.

Chatworth's protected wilderness and parks highlight dramatic vistas and challenging trails, making the area a popular destination for nature lovers. Stoney Point Park features a blend of rugged terrain — with ancient boulders and steep inclines. The 1,300-acre Chatsworth Nature Preserve is home to more than 200 bird species and a variety of native wildlife.

AREA ATTRACTIONS

- Near numerous beaches including Venice & Santa Monica Beach/Pier
- Minutes from Universal Studios & The Hollywood Walk of Fame
- Sample Local Craft Beer at Hand-Brewed Beer Co.
- Get Back to Nature in Santa Susana Pass Historic Park & Stoney Point



DEMOGRAPHIC DATA



POPULATION	1 MILE	2 MILES	3 MILES
Estimated Population	19,148	44,781	96,945
Estimated Households	7,151	16,366	33,983
Median Age	42.2	42.4	41.4

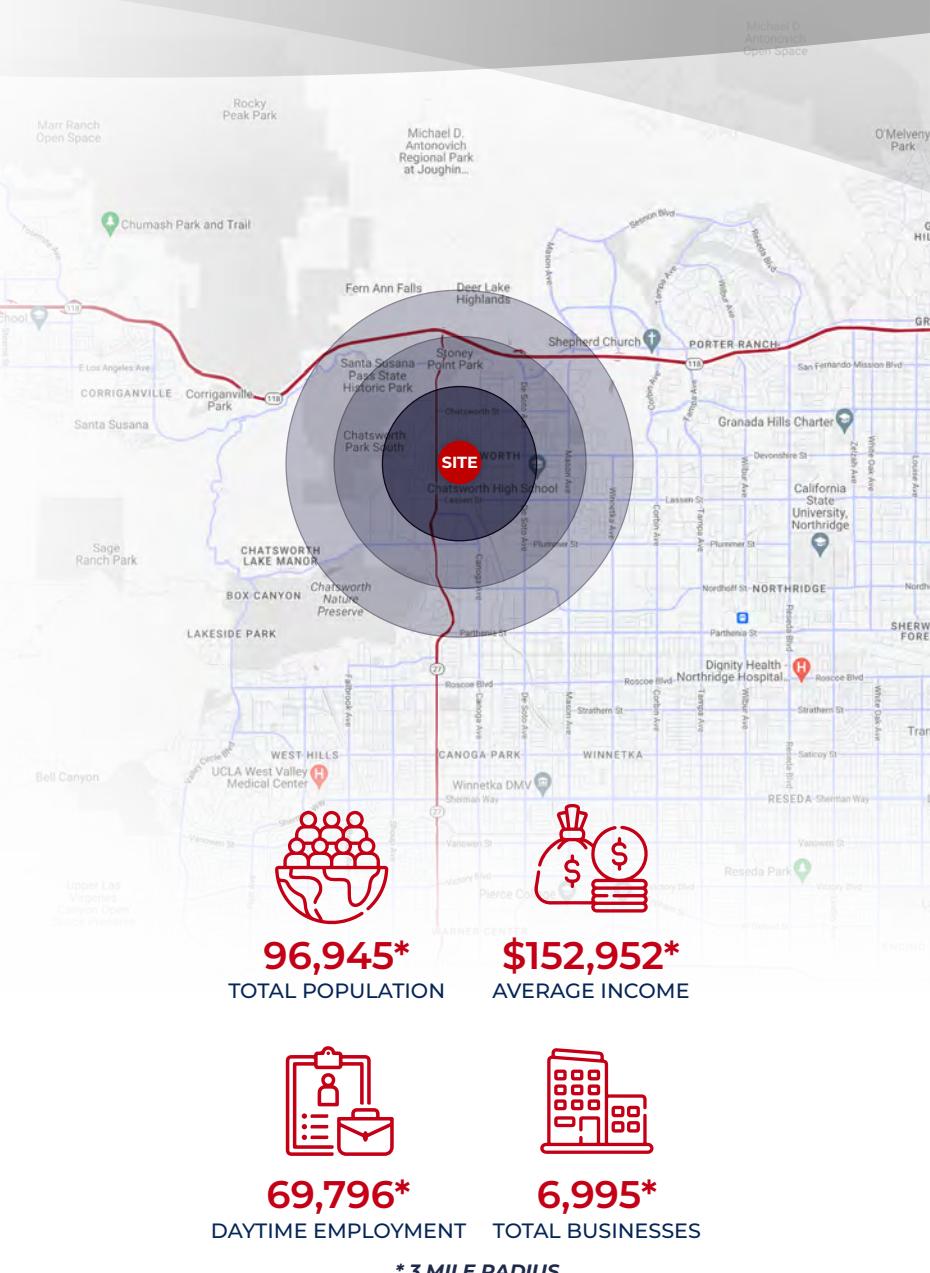
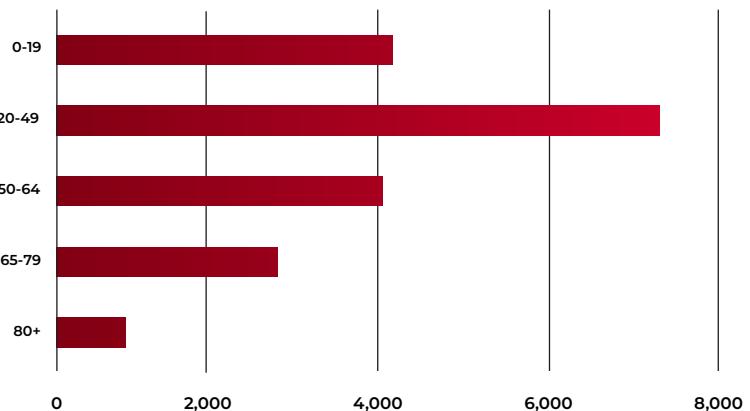


HOUSEHOLD INCOME	1 MILE	2 MILES	3 MILES
Average Household Income	\$138,028	\$145,682	\$152,952
Median Household Income	\$110,361	\$113,731	\$116,648



DAYTIME POPULATION	1 MILE	2 MILES	3 MILES
Total Businesses	1,598	3,769	6,995
Total Employees	15,014	39,059	69,796

AGE DISTRIBUTION



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DEVONSHIRE STREET
CHATSWORTH, CA

FOR SUBLEASE



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