

# FOR LEASE

## Vons/Rite Aid Anchored Neighborhood Center Northwest San Fernando Valley



### SEC Devonshire & Mason Ave. Chatsworth, California

#### Property Highlights:

- Successful neighborhood center of over 129,000 square feet
- Great visibility and signage
- Available Square Footage
  - o 1,600 SF
  - o 7,200 SF (Divisible)
  - o 17,000 SF (Existing Gym Use - Fully Entitled)
- Excellent parking ratio of over 5.6/1000
- Major tenants within the center include Von's, Rite Aid, 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 MILES	2 MILES	3 MILES
TOTAL POPULATION	17,302	49,968	134,236
AVG. HH INCOME	\$96,899	\$108,009	\$96,854
NO. OF EMPLOYEES	10,620	49,129	74,857



#### Traffic Count

DEVONSHIRE STREET	26,801
MASON AVENUE	28,905
TOTAL	55,706

#### FOR MORE INFORMATION:

Steven H. Weiss  
Executive Vice President  
818 905 2400 Ext. 1634  
sweiss@naicapital.com  
Cal DRE License #0068554

15821 Ventura Blvd.  
Suite #320  
Encino, CA 91436  
818 905 2400  
naicapital.com

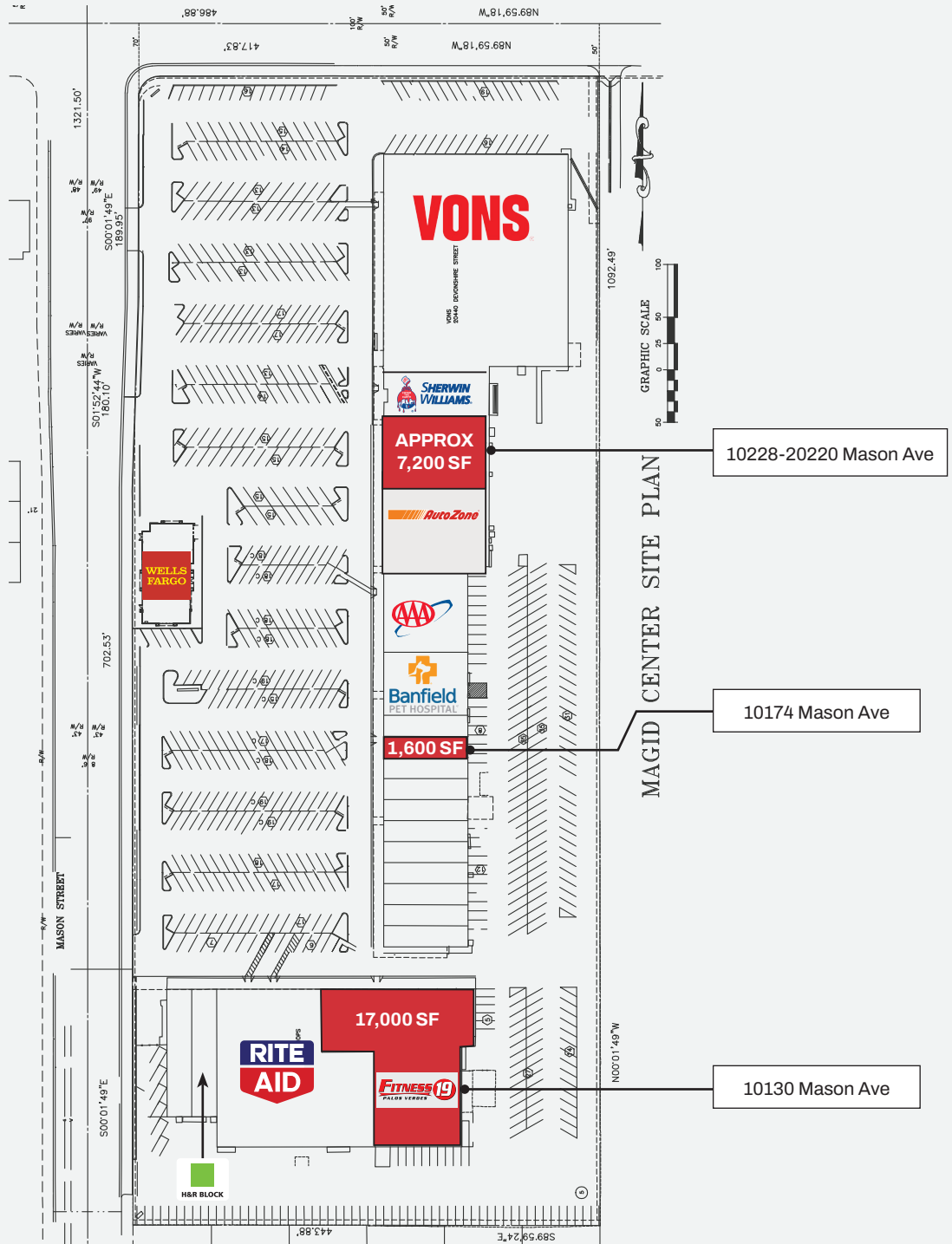
No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital, Inc. CA BRE Lic. #02130474.

# SEC Devonshire & Mason

Chatsworth, California

## Site Plan

**FOR LEASE**  
Vons/Rite Aid Anchored  
Neighborhood Center  
Northwest San Fernando Valley



For more information:

**Steven H. Weiss**  
Executive Vice President  
sweiss@naicapital.com  
818.905.2400 Ext. 1634  
Cal DRE License #0068554

**NAI Capital Commercial**  
15821 Ventura Blvd.  
Encino, CA 91436  
818.905.2400  
naicapital.com