



COMMERCIAL  
REAL ESTATE  
*the sign of a profitable property*



**AVAILABLE** 

**FarmerBoys**  
BREAKFAST, BURGERS & MORE

**Yogurtland**



# BUILT OUT 2ND GENERATION RESTAURANT AVAILABLE

20790 Nordhoff St, Chatsworth, CA 91311



**CAROL MARMOR**  
(818) 697-9381 | [cmarmor@illicre.com](mailto:cmarmor@illicre.com)  
DRE#01994635

**GREG OFFSAY, CCIM**  
(818) 697-9387 | [greg@illicre.com](mailto:greg@illicre.com)  
DRE#01837719



# PROPERTY FEATURES

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## APPROX. 1,550 SF

2ND GENERATION RESTAURANT AVAILABLE

- ✓ Fully built out restaurant with hood, grease interceptor, walk-in cooler, and equipment in place
- ✓ New construction completed in 2015
- ✓ 15 foot ceilings
- ✓ Co-tenants include: Starbucks, El Pollo Loco, Farmer Boys, Yogurtland, Hook'd Fish Grill, Bon Bon Tea House, and Polished Nail Salon
- ✓ Pylon signage available

## AREA AMENITIES

- ✓ Located on a signalized, highly trafficked intersection in an enterprise zone
- ✓ Huge employment base in immediate area, including Aerojet Rocketdyne, RPI Dental, Solar City, Worxshaks, and DNJ Engine Components
- ✓ Nearby retailers include LA Fitness, Starbucks, and McDonalds

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	21,268	191,397	440,324
 Avg. HH Income	\$92,286	\$107,557	\$115,246
 Daytime Pop	22,225	189,501	437,438
 Traffic Count	± 62,080 CPD ON NORDHOFF ST & DE SOTO AVE		

RESTAURANT SPACE  
CHATSWORTH, CA

# EXTERIOR PHOTOS

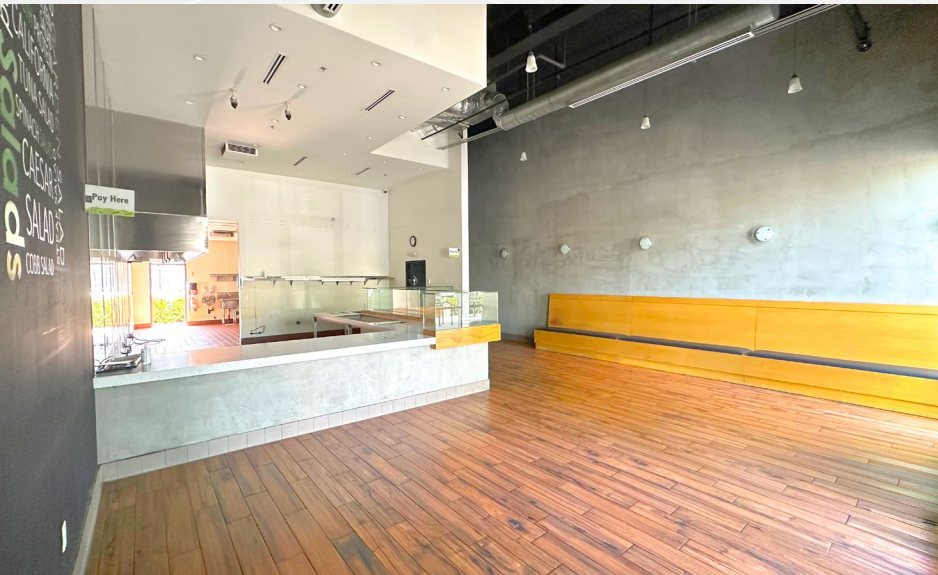
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RESTAURANT SPACE  
CHATSWORTH, CA

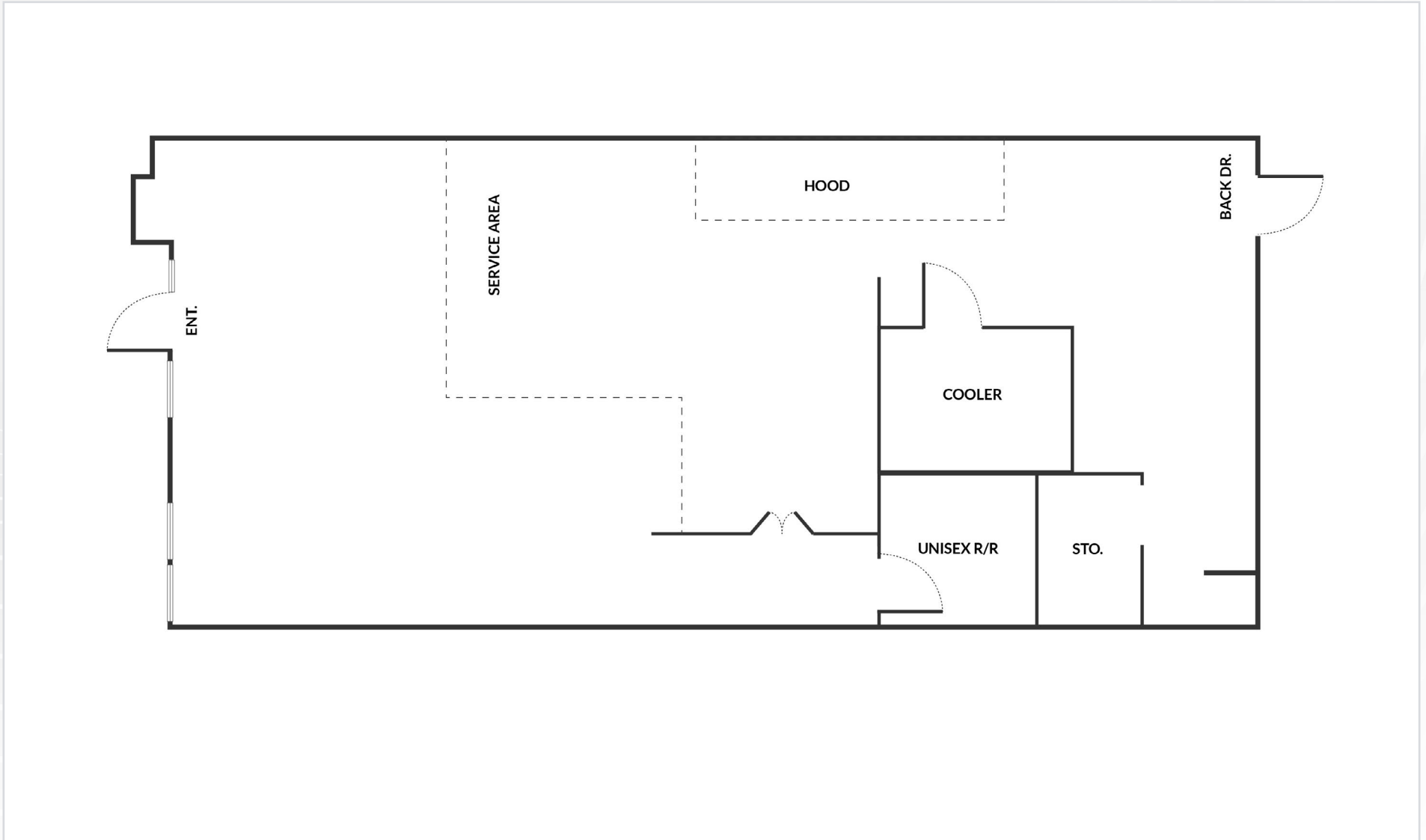
# INTERIOR PHOTOS

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# FLOOR PLAN

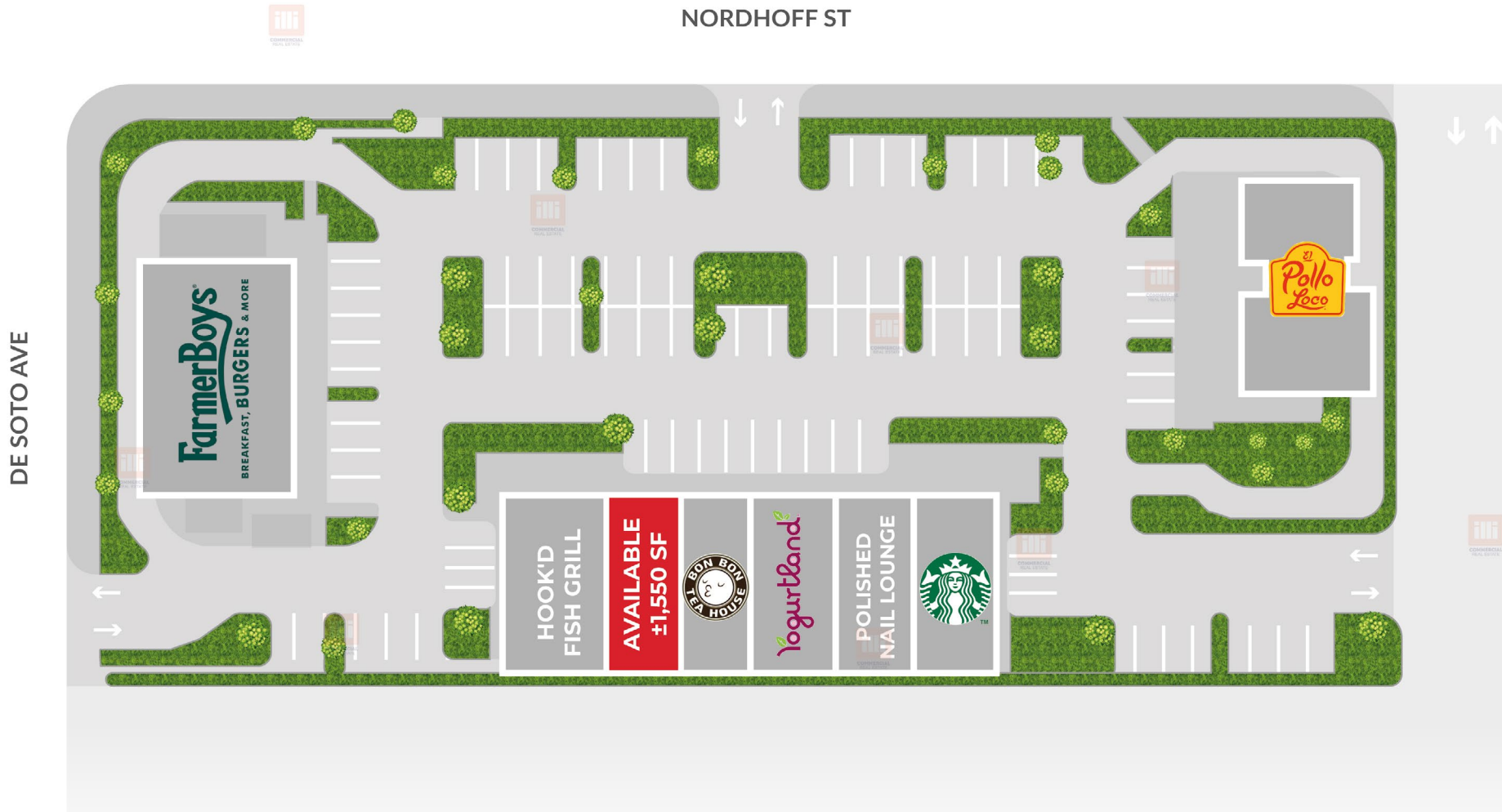
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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.

# SITE PLAN

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**AVAILABLE**



**AERIAL MAP**



**COMMERCIAL  
REAL ESTATE**

**CAROL MARMOR**  
SENIOR ASSOCIATE

(818) 697-9381 | [cmarmor@illicre.com](mailto:cmarmor@illicre.com)  
DRE#01994635

**GREG OFFSAY, CCIM**  
EXECUTIVE VICE PRESIDENT

(818) 697-9387 | [greg@illicre.com](mailto:greg@illicre.com)  
DRE#01837719



5945 CANOGA AVENUE | WOODLAND HILLS, CA 91367 | 818.501.2212/PHONE | [www.illicre.com](http://www.illicre.com) | DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.