

# EXECUTIVE SUMMARY

**CREI**

Commercial Real Estate Investments



## HIGHLIGHTS:

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- 6,440 SF Signalized Corner Retail – Divisible into 2,000 SF, 3,000 SF or 5,00 SF
- Abundant Parking: 1 Block from 2 Free City Parking Lots
- Part of San Fernando Mall
- Easy Access to all Amenities & Restaurants with a 95/100 Walk Score
- 233 Feet of Windowed Frontage & 11-Foot High Ceilings
- Convenient Freeway Access: Blocks to 4 Freeways (118, 405, 210 & 5)
- Additional 2,000 SF Storage Space Available

**OFFERING SUMMARY:** 215 Chatsworth Dr, in the city of San Fernando, on the corner of Chatsworth & Celis, offers tenants excellent windowed frontage on a signalized corner. The entire 6,000 SF space can be leased plus an additional 2,000 SF of storage, or it could be demised. The space offers high ceilings and abundant parking with the free city parking lots within 1 block of the property.

**DEMOGRAPHICS:** Affluent neighborhood with over \$85,000 average income within 1 mile and dense growing area with over 222,000 residents within 3 miles.

**RENT: \$2.00/SF Modified Gross**

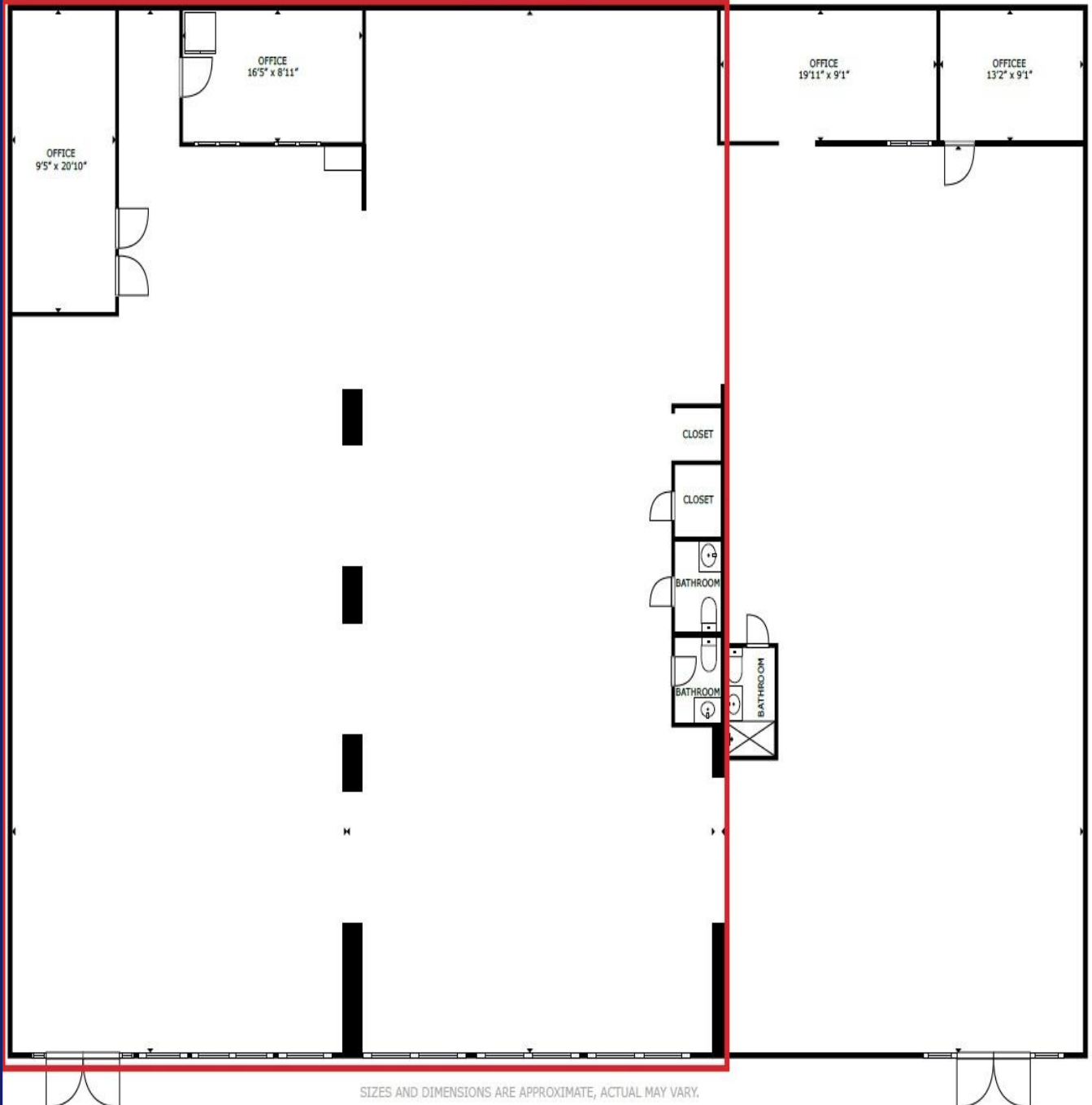
# PROPERTY PICTURES

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## FLOOR PLAN

FLOOR PLAN



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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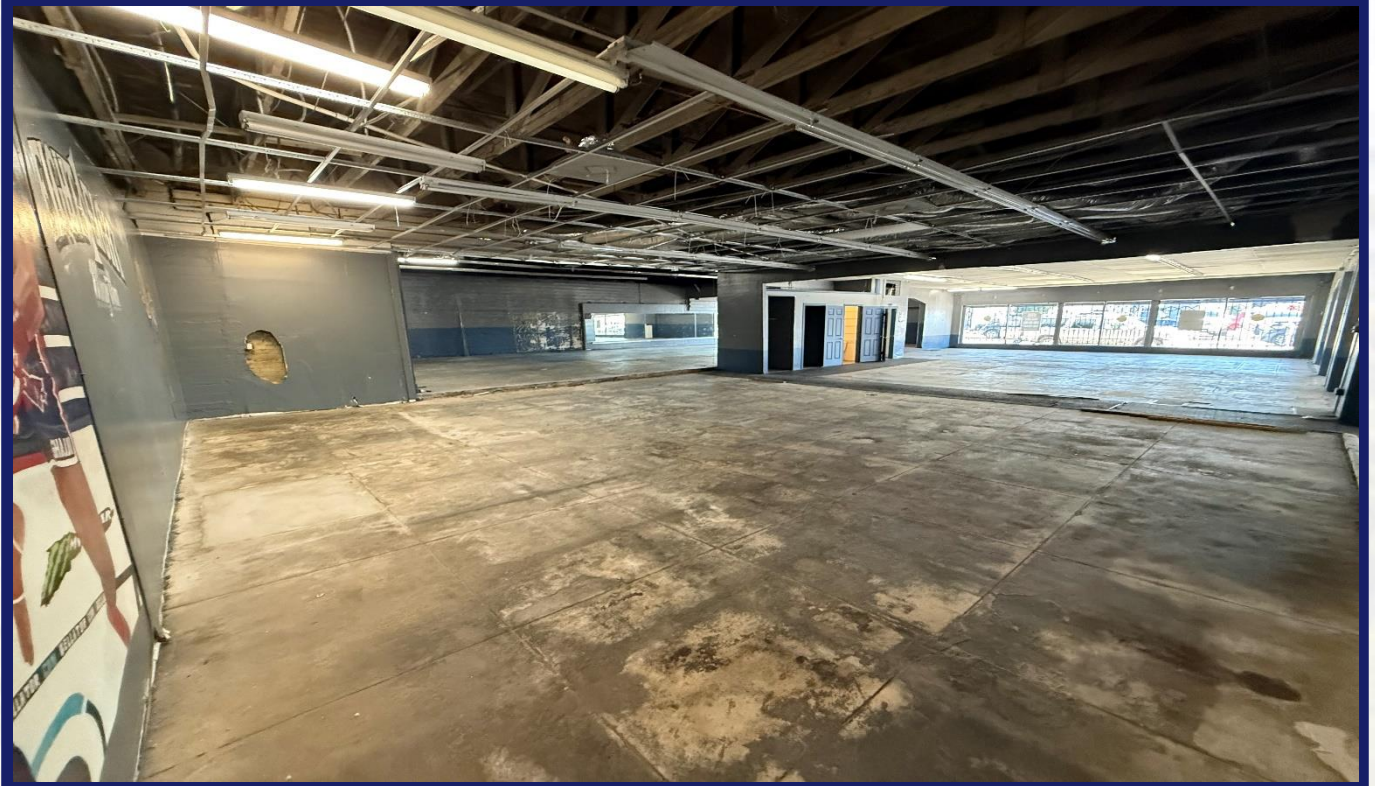
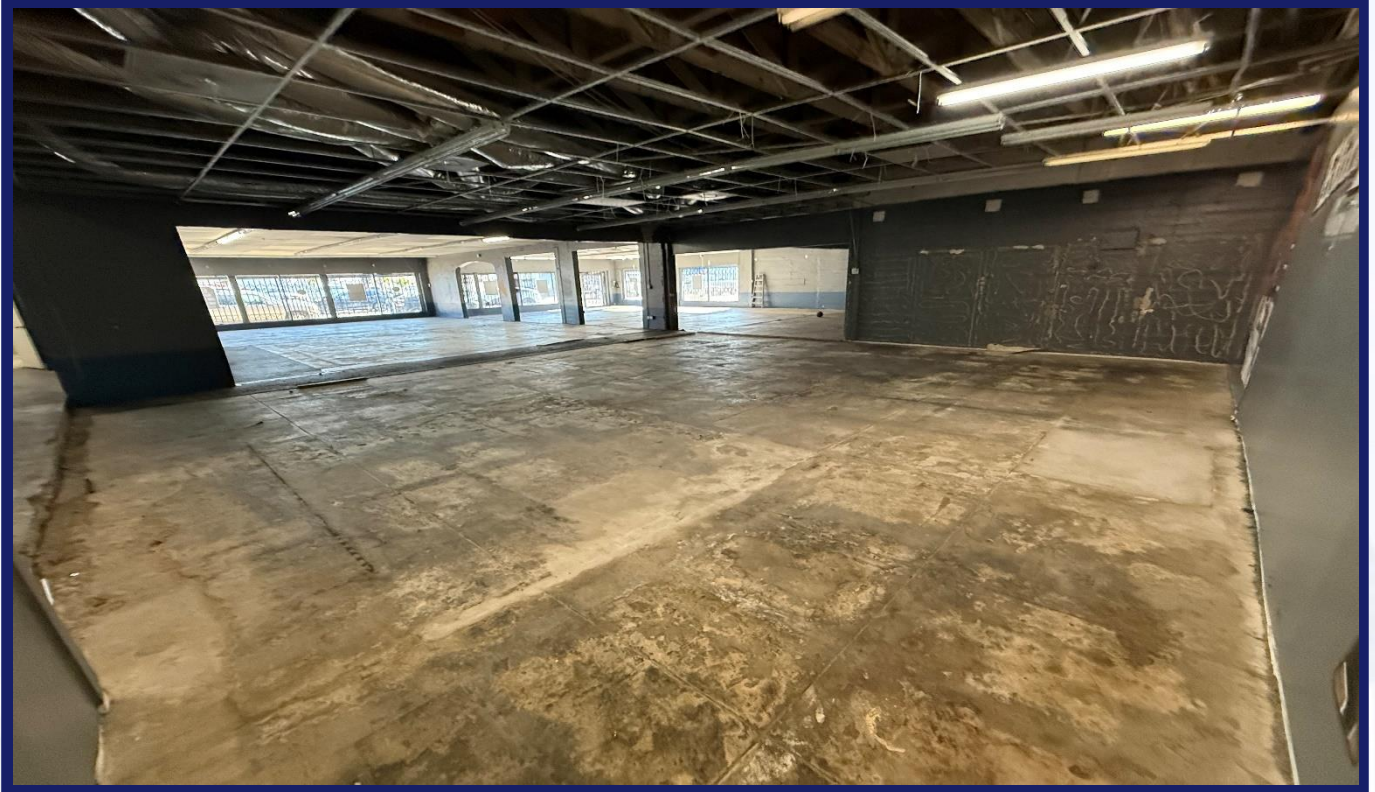
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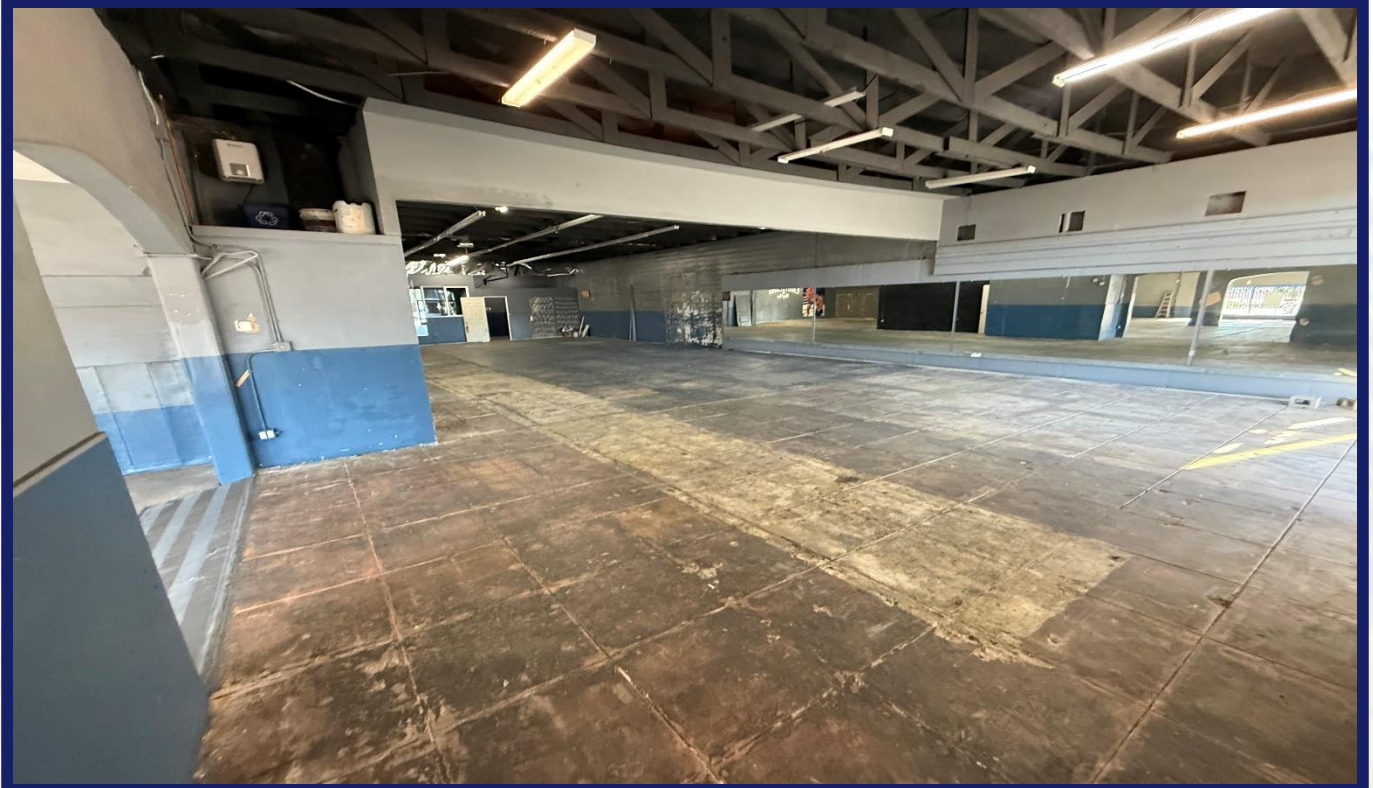


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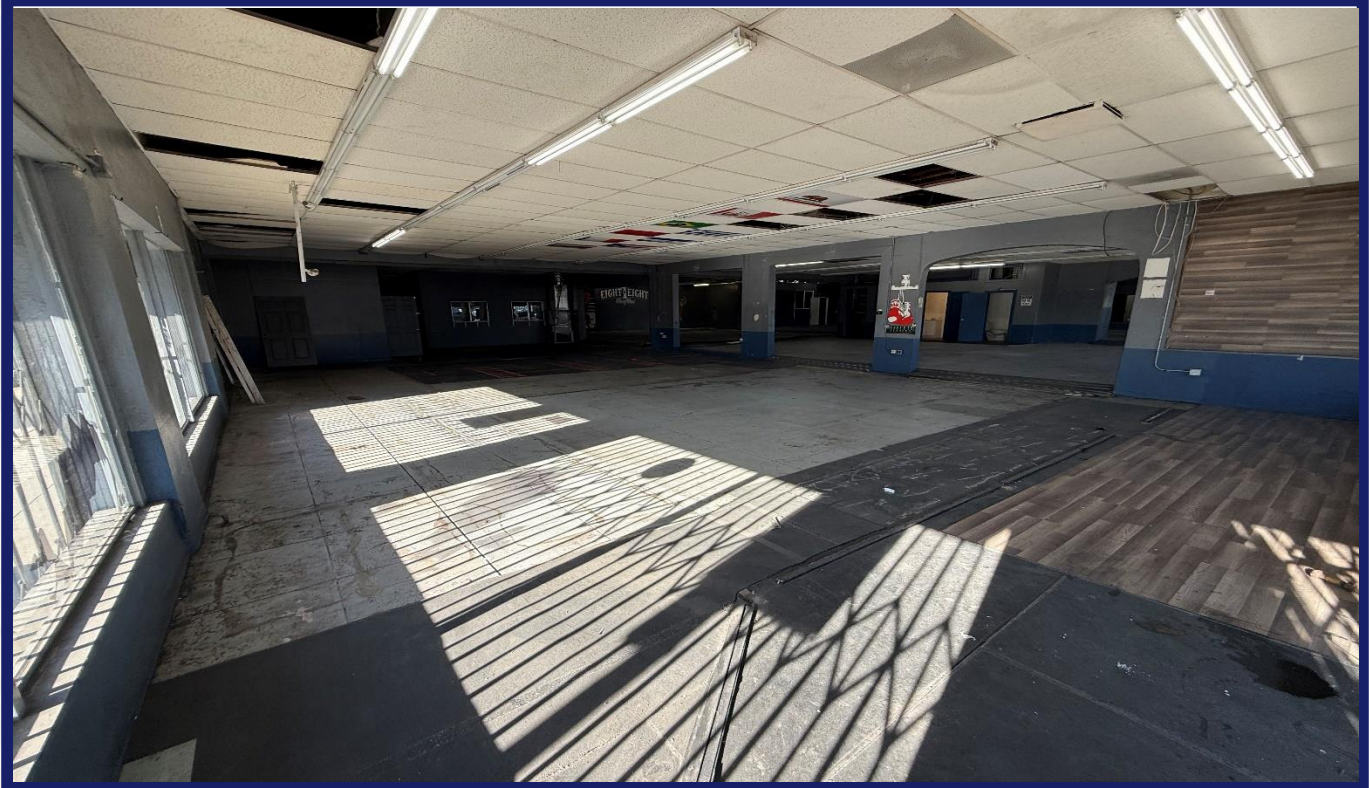
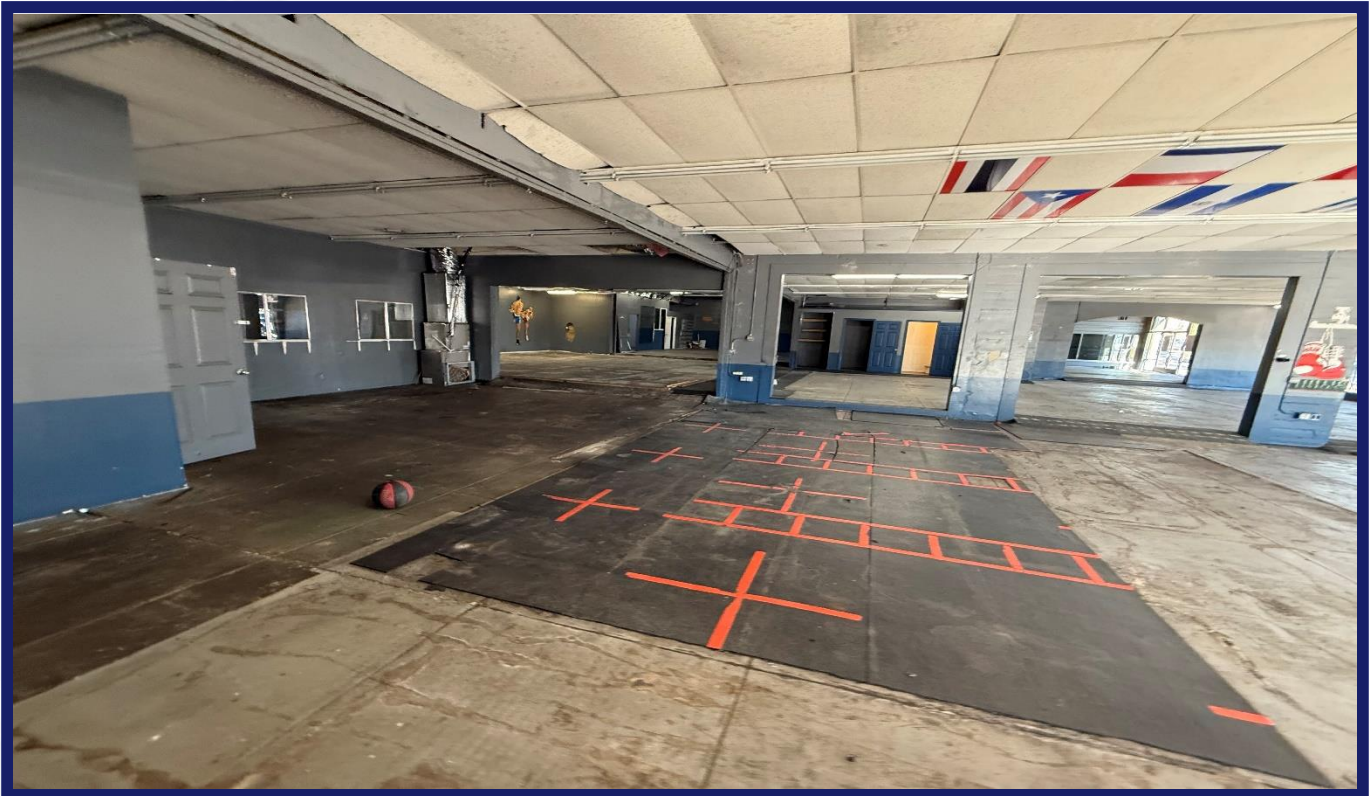


# PROPERTY PICTURES





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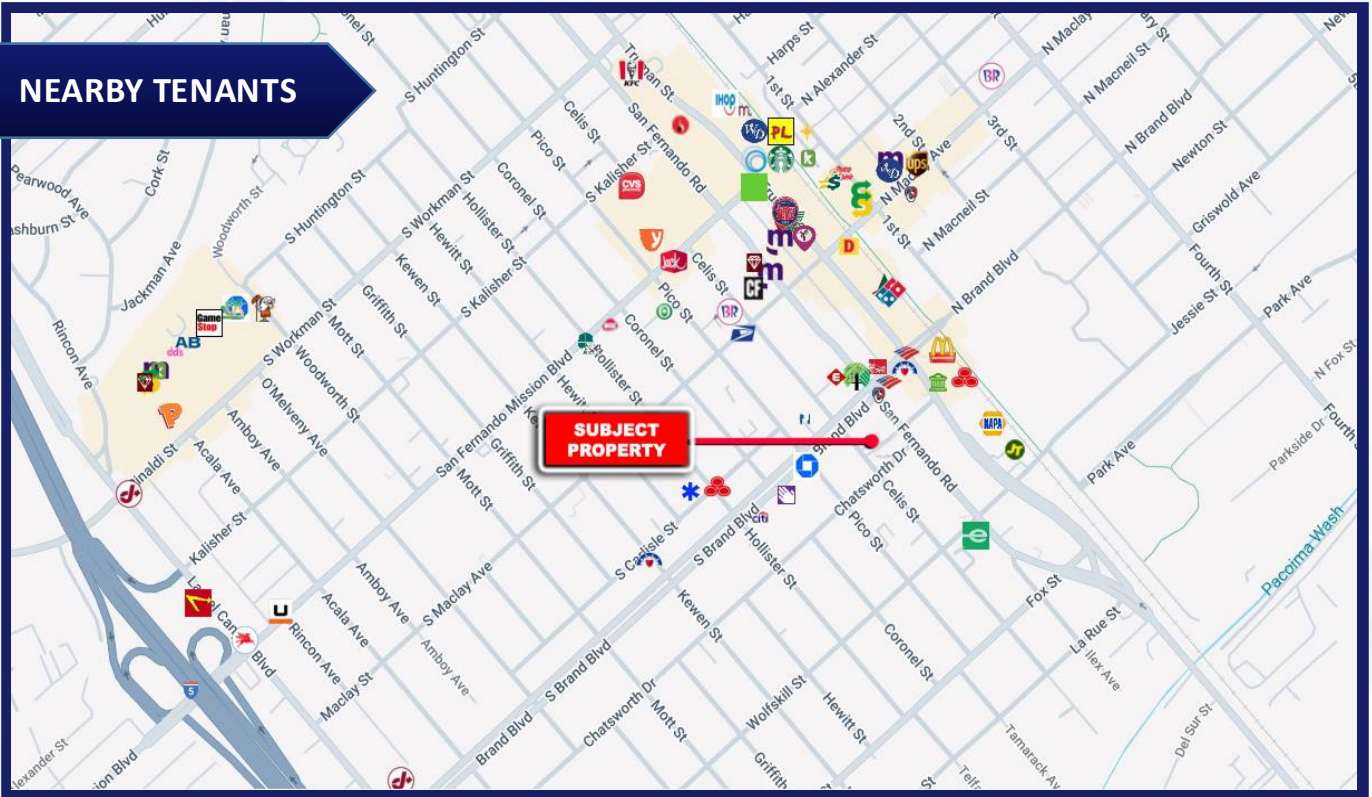


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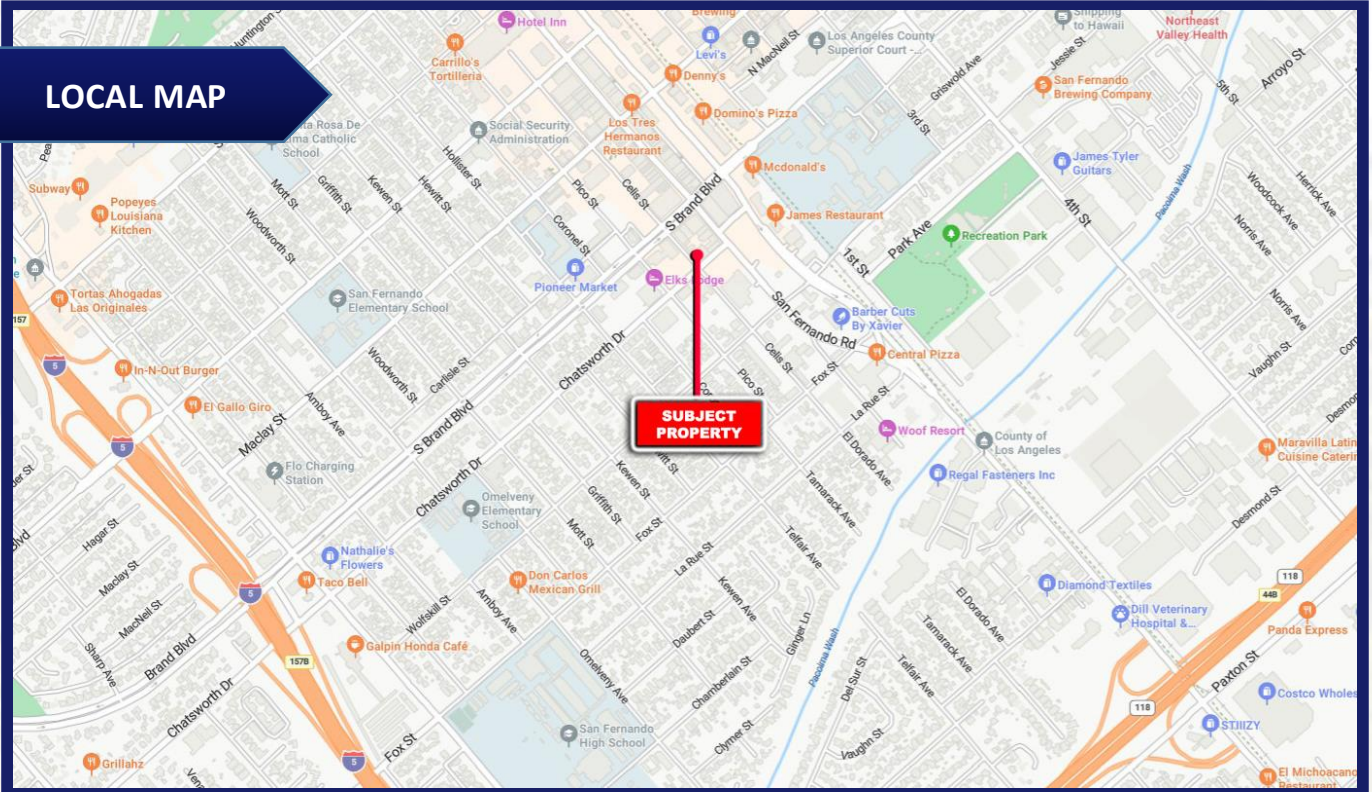
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## NEARBY TENANTS



## LOCAL MAP



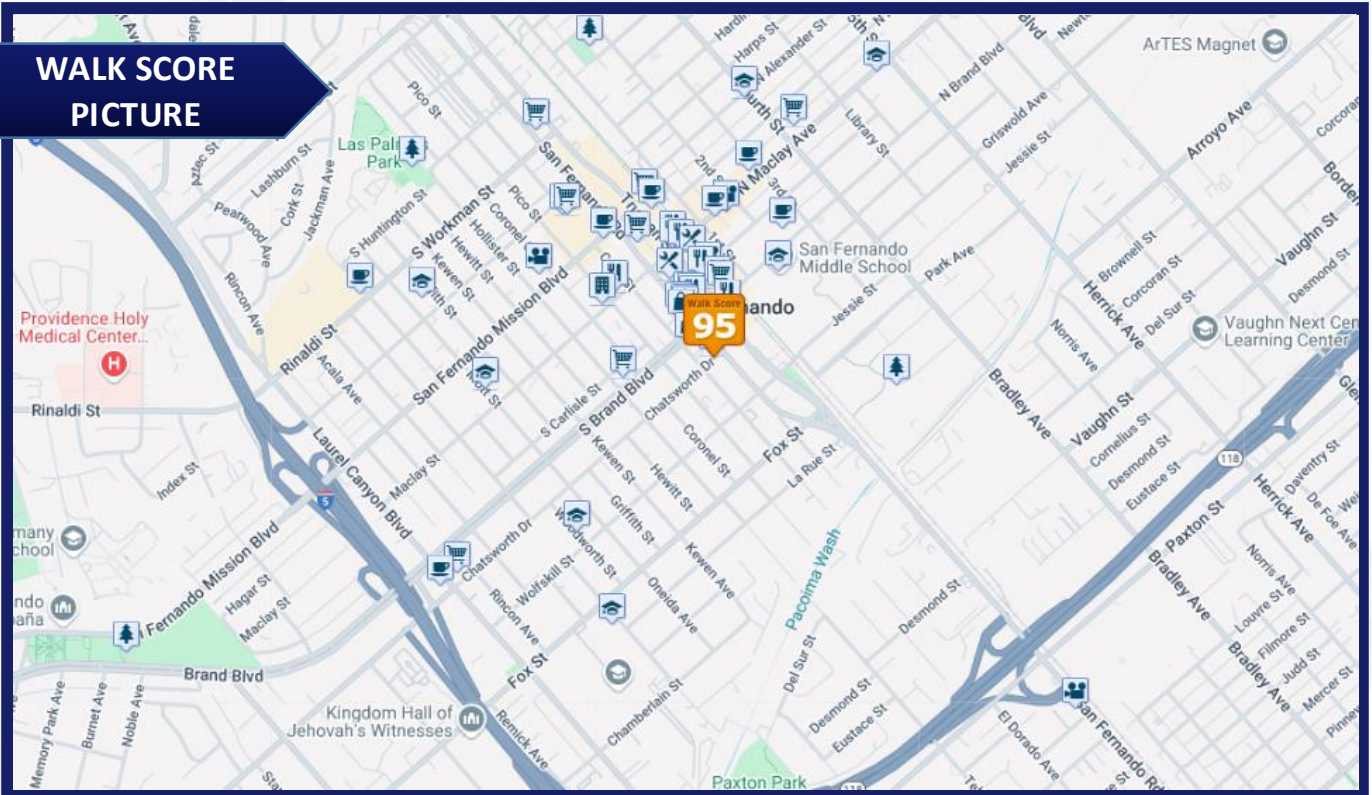


# PROPERTY PICTURES

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## WALK SCORE PICTURE



Walk Score  
**94**

Transit Score  
**50**

## WALK SCORE SUMMARY

### Walk Score

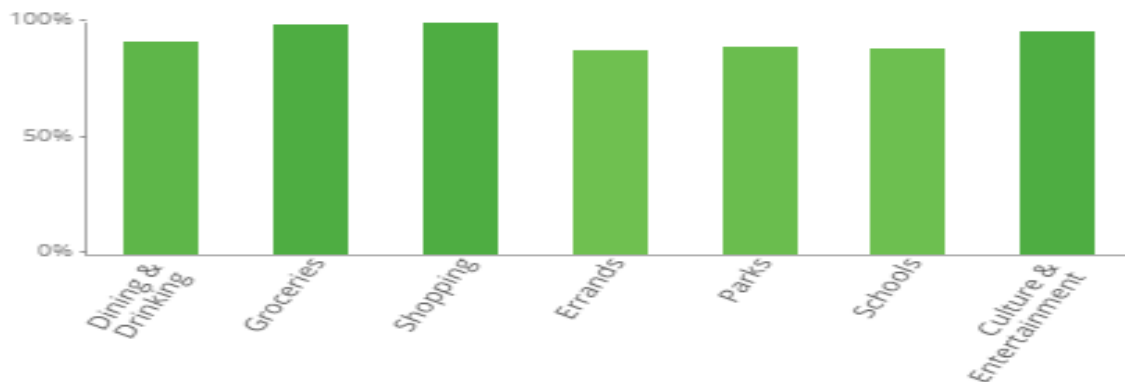
### Transit Score

### Bike Score

#### Score Details

#### What is Walk Score

The Walk Score for 215 Chatsworth Drive is based on the following categories.





# DEMOGRAPHIC SUMMARY

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## DEMOGRAPHICS BY 5-MILE RADIUS

**AVERAGE HH INCOME****\$97,574****POPULATION****446,924****HOUSEHOLDS****120,145****OWNER-OCCUPIED  
HOUSING****65,351****RENTER-OCCUPIED  
HOUSING****50,445****BUSSINESSES****15,280**

<b>POPULATION</b>	<b>2-MILE</b>	<b>5-MILE</b>	<b>10-MILE</b>
2020 POPULATION	122,365	469,413	1,451,879
2024 POPULATION	109,952	446,924	1,412,798
2029 POPULATION PROJECTION	104,845	431,675	1,370,885
ANNUAL GROWTH 2020-2024	-2.5%	-1.2%	-0.7%
ANNUAL GROWTH 2024-2029	-0.9%	-0.7%	-0.6%
MEDIAN AGE	36.4	37.6	39.1

<b>INCOME</b>	<b>2-MILE</b>	<b>5-MILE</b>	<b>10-MILE</b>
AVG HH INCOME	\$91,070	\$97,574	\$104,328
MEDIAN HH INCOME	\$71,373	\$75,526	\$78,371

<b>HOUSEHOLDS</b>	<b>2-MILE</b>	<b>5-MILE</b>	<b>10-MILE</b>
2020 HOUSEHOLDS	30,040	127,174	486,083
2024 HOUSEHOLDS	26,623	120,145	470,447
2029 HOUSEHOLDS	25,293	115,796	455,727

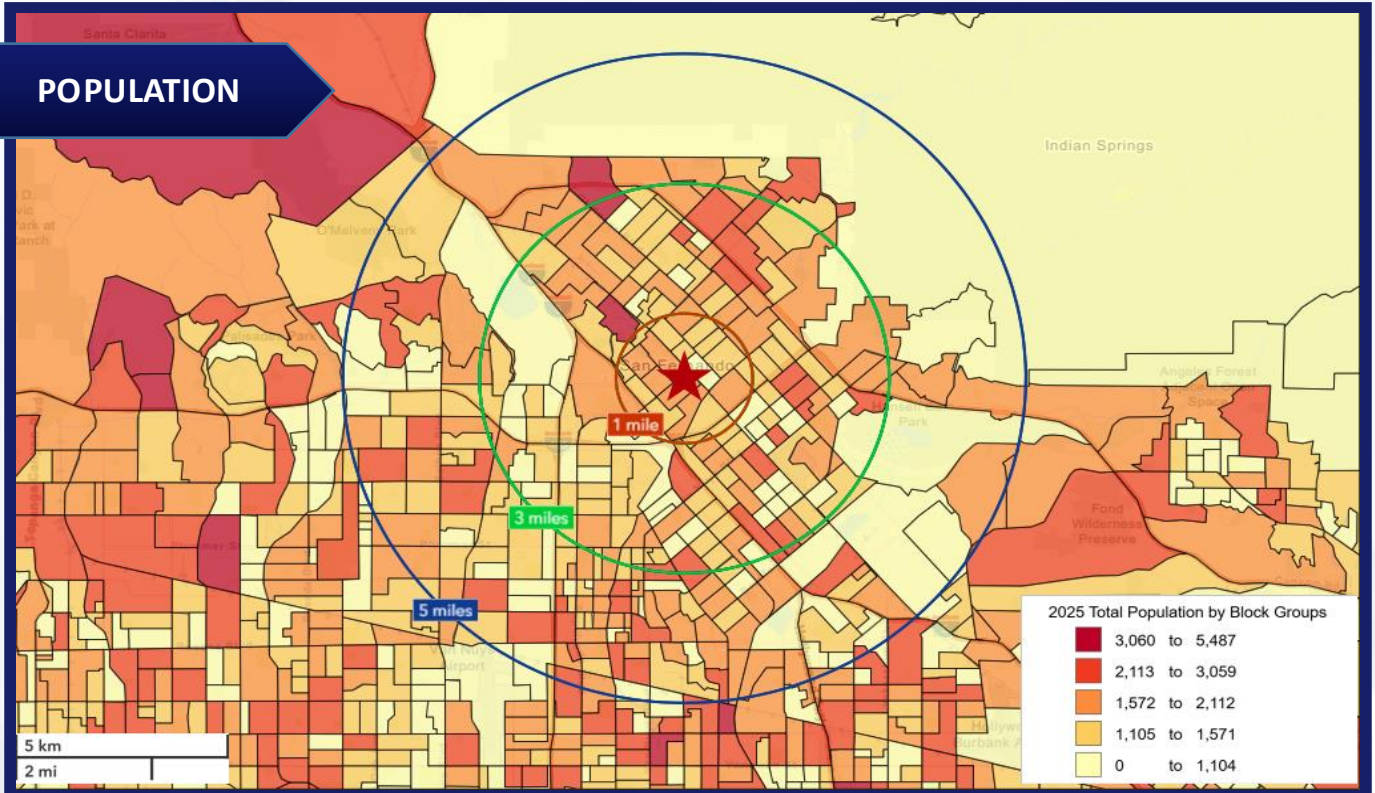


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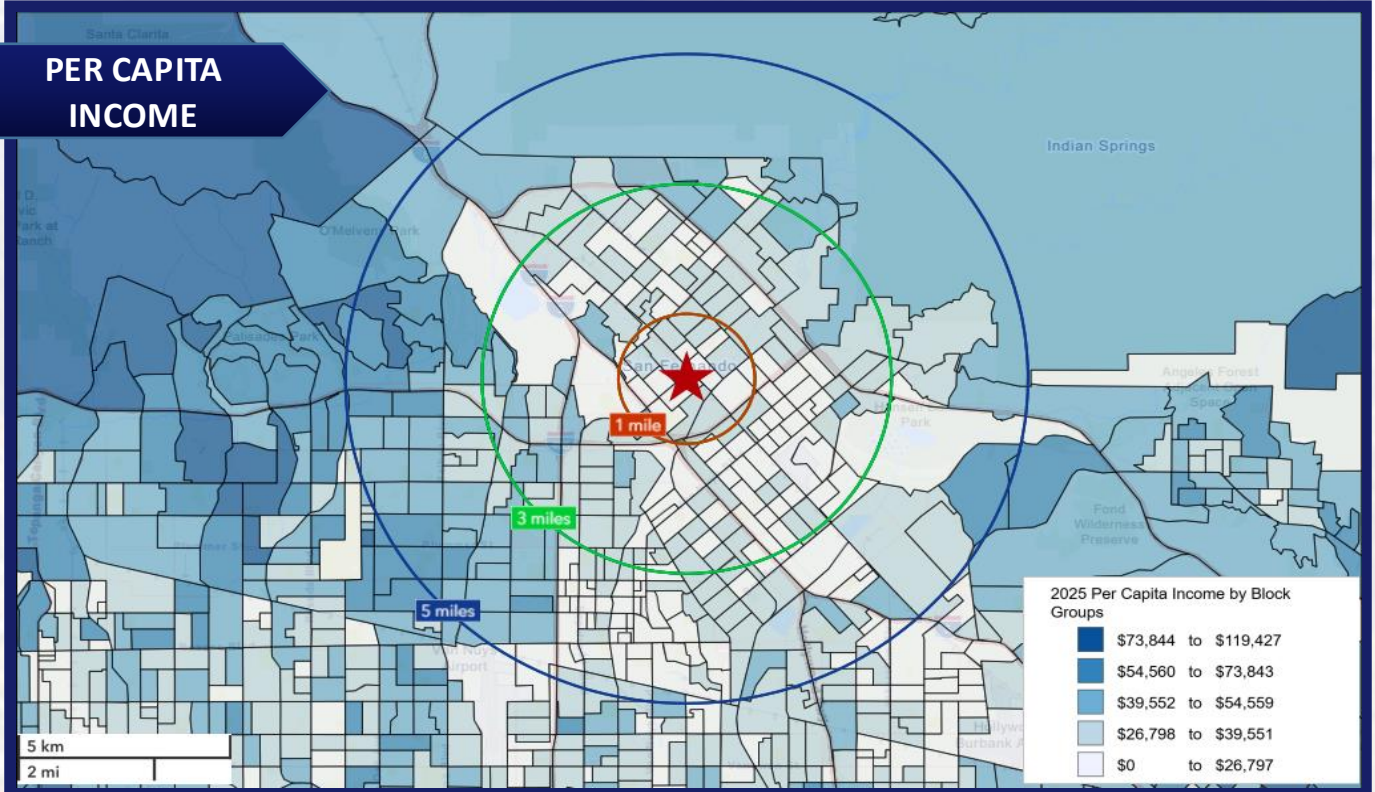
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## POPULATION



## PER CAPITA INCOME



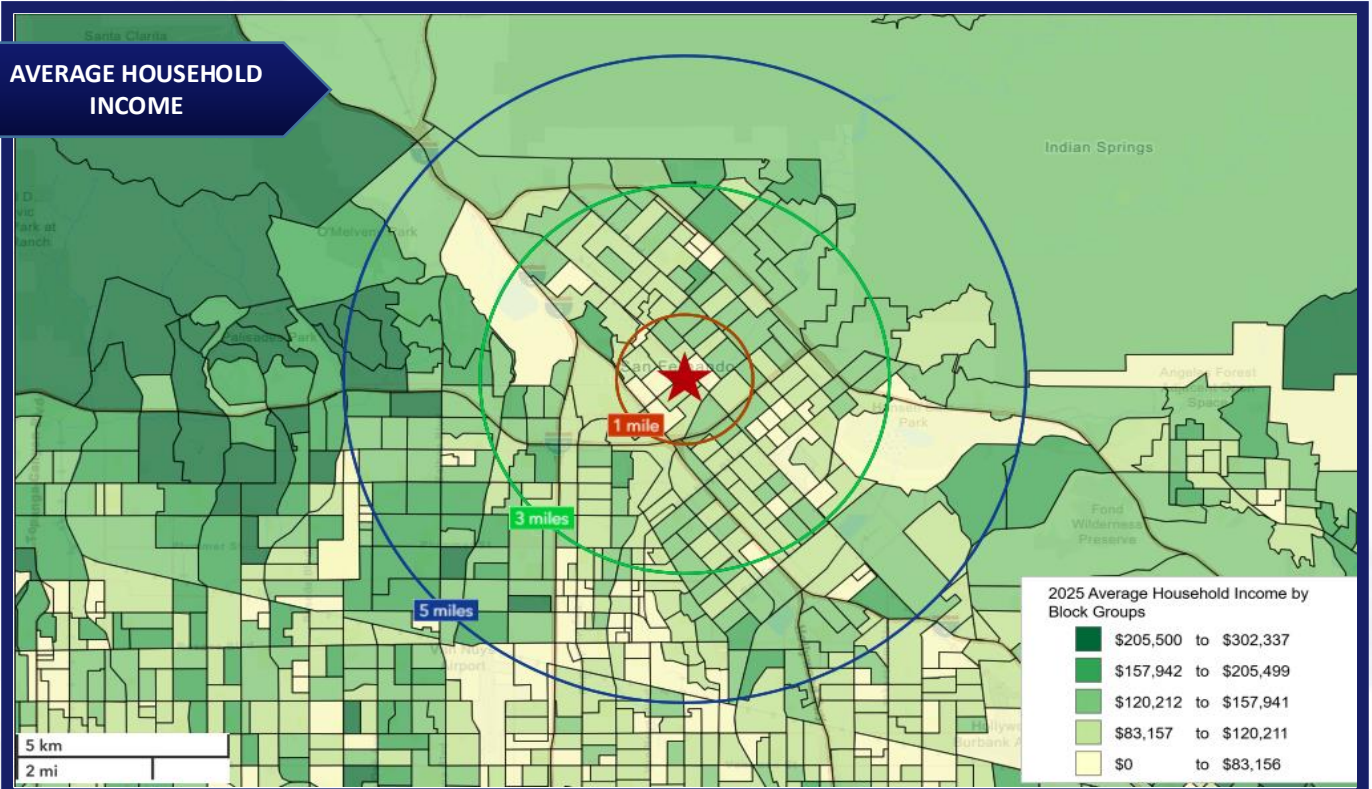


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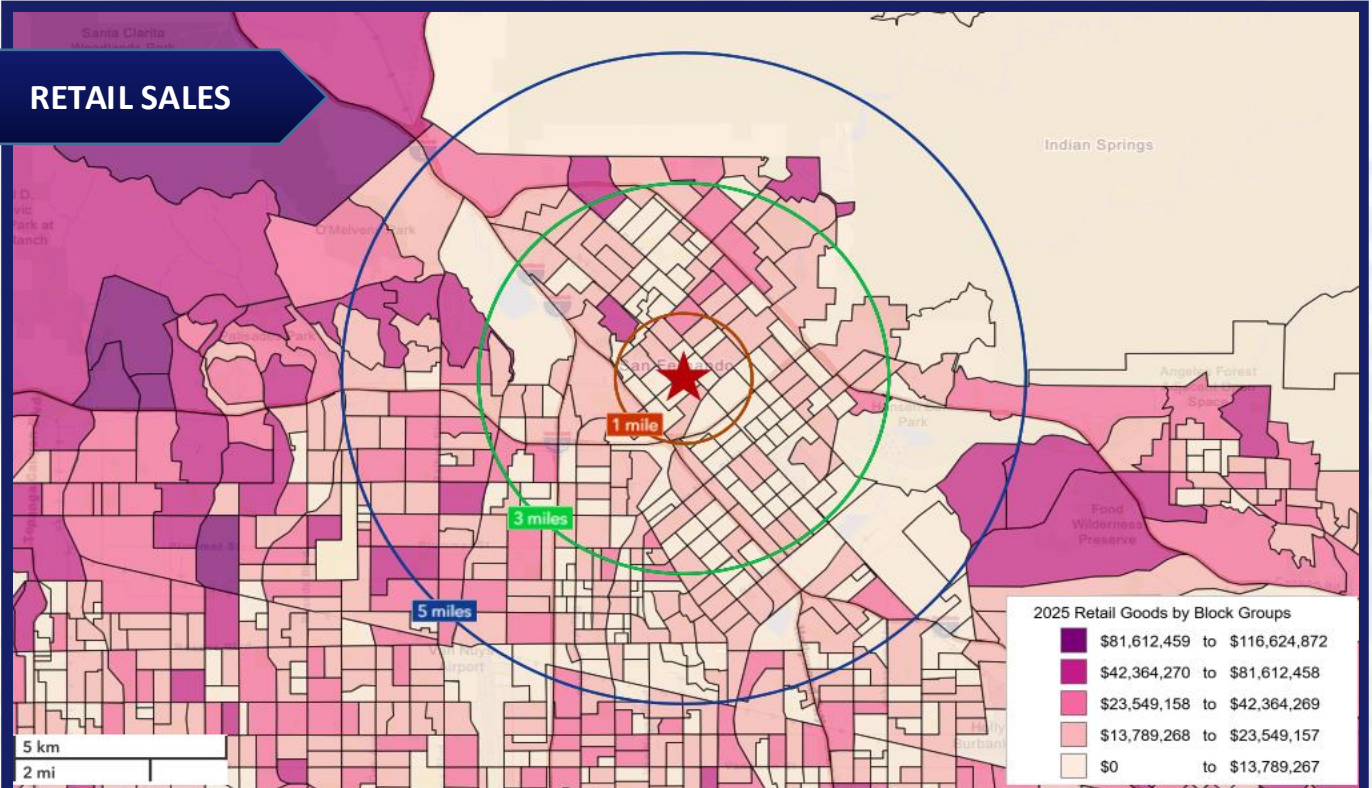
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## AVERAGE HOUSEHOLD INCOME



## RETAIL SALES



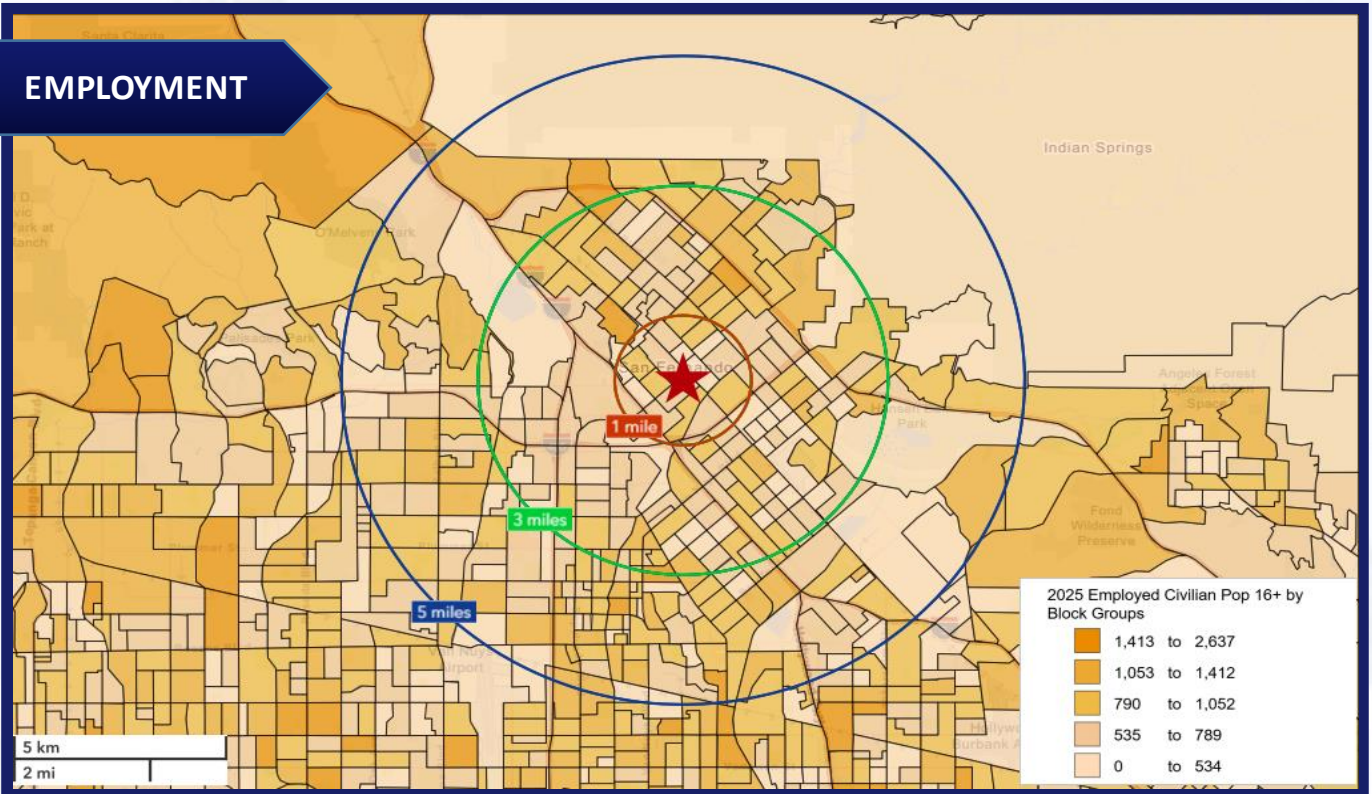


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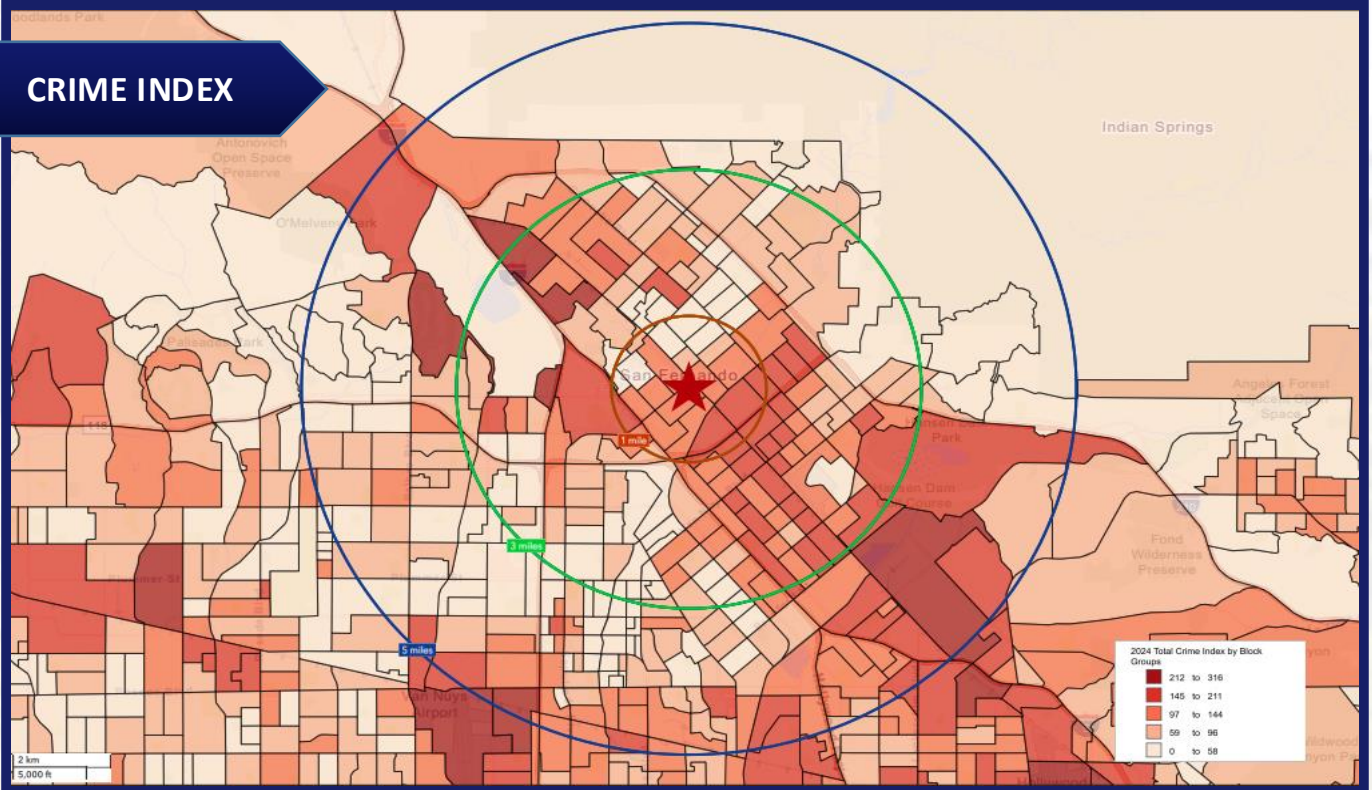
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## EMPLOYMENT



## CRIME INDEX





# AREA OVERVIEW



**San Fernando** is a community of attractive contrasts. What was once a land of farms and ranches adjoining the Mission de San Fernando Rey is now a vibrant center of manufacturing and commerce. San Fernando enjoys a sweeping view of the panoramic San Gabriel foothills and a sense of privacy; yet it is only minutes from downtown Los Angeles and other centers of commercial activity, thanks to a network of freeways and nearby airports. The city combines modern metropolitan conveniences with a close-knit community of friendly, civic-minded residents. Moreover, San Fernando proudly offers responsive city services, good access to city government, a large labor pool, a lower business tax than Los Angeles, and no utility tax. The city's unique entertainment focus makes it a great place after hours with scores of landmark restaurants, night spots, and theaters. Universal Studios and its unique City Walk entertainment scene are at the heart of the city. Ventura Boulevard, made famous in both film and song, stretches 17 miles across the valley from Studio City to Calabasas. The San Fernando Valley offers a wide range of retailers from hip boutiques to upscale department stores.



**San Fernando Valley Square** is a major commercial development for the city, converting a large, previously vacant big-box site into a full retail destination with strong occupancy which is good for local economic activity, job creation, and increased foot-traffic. This 245,000-square-foot regional retail center is anchored by Target and other retail such as Starbucks, McDonald's, Taco Bell, etc.

**East San Fernando Valley Light Rail Transit Project** is a light-rail system being developed by Los Angeles County Metropolitan Transportation Authority along Van Nuys Boulevard, with a southern segment of 6.7 miles and 11 stations, and a planned northern extension of 2.5 miles that would serve the City of San Fernando. The project recently secured \$893 million in federal funding.

