

COMMERCIAL  
REAL ESTATE  
*the sign of a profitable property*

AVAILABLE 



LASSEN ST

DE SOTO AVE

**RETAIL SPACE & FORMER BARBER SHOP IN 7-11 ANCHORED SHOPPING CENTER!**  
20863 Lassen St, Chatsworth, CA 91311



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# PROPERTY FEATURES

20863 Lassen St, Chatsworth, CA 91311







## APPROX. 900-1,425 SF

RETAIL SPACES AVAILABLE

- ✓ Monument signage opportunity available
- ✓ 7-Eleven anchored center
- ✓ On-site parking
- ✓ Muscle Macros and One876 Caribbean—Now Open!

## AREA AMENITIES

- ✓ Strong day time population
- ✓ Busy signalized intersection with over 65,000 CPD
- ✓ Close to Chatsworth High School
- ✓ Convenient access to 118 Freeway
- ✓ Above average household incomes

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	18,424	142,637	380,404
 Avg. HH Income	\$110,880	\$119,723	\$114,843
 Daytime Pop	18,670	142,544	377,547
 Traffic Count	±65,981 CPD ON DE SOTO AVE & LASSEN ST		

RETAIL SPACES  
CHATSWORTH, CA

# INTERIOR PHOTOS

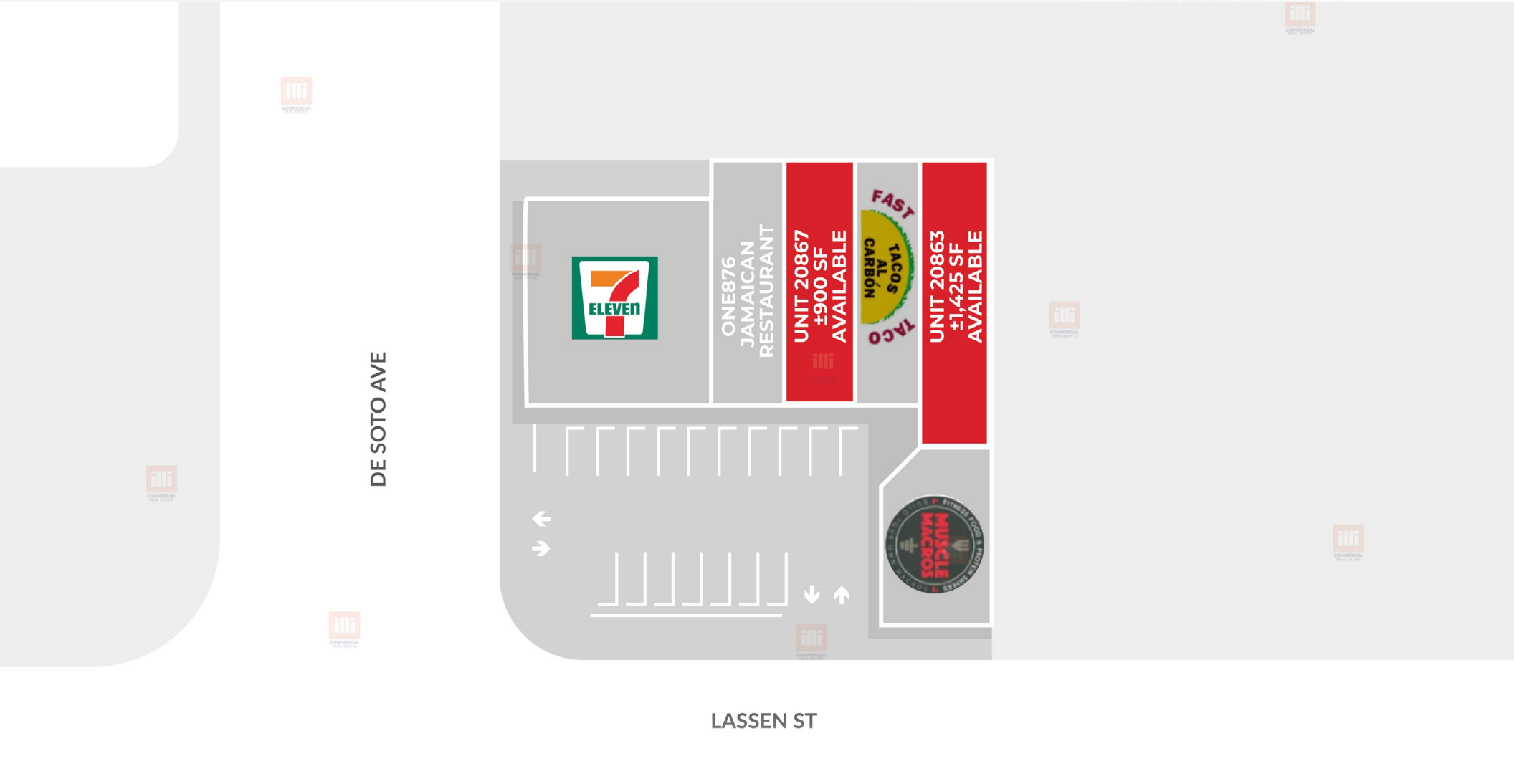
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SUITE 20867

# SITE 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.



**AVAILABLE**

**Public Storage**

**CRUNCH FITNESS**

**DEL TACO**

**Carl's Jr.**

**Domino's**

**McDonald's**

**planet fitness**

**FITNESS 19**

**St. JOHN EUDES SCHOOL**  
A Catholic School of the Archdiocese of Los Angeles  
Serving Students in Grades TK-8

**WELLS FARGO**

**TRADER JOE'S**

**VONS**

**Smart & Final.**

**Walgreens**

**BANK OF AMERICA**



**O'Reilly AUTO PARTS**



**Ralphs**

**GERMAIN**  
ACADEMY FOR ACADEMIC ACHIEVEMENT



**ExtraSpace Storage**

**TOPANGA CANYON BLVD**

**DEVONSHIRE ST**

**DE-SOTO AVE**

**LASSEN ST**

**PLUMMER ST**

**MASON AVE**



**ExtraSpace Storage**

**TRADER JOE'S**

**Ralphs**

**SUBWAY**



**CVS pharmacy**

**FITNESS 19**

**GERMAIN**  
ACADEMY FOR ACADEMIC ACHIEVEMENT

**Smart & Final.**



**AERIAL MAP**

**WELLS FARGO**

**VONS**

**Walgreens**

**BANK OF AMERICA**



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