

# PROMINENT GROCERY ANCHORED NEIGHBORHOOD CENTER - NW SAN FERNANDO VALLEY

FORMER RITE AID / FITNESS 19 SPACES AVAILABLE PLUS SHOP SPACE

**FOR LEASE**



SEC DEVONSHIRE & MASON AVENUE, CHATSWORTH, CA

## PROPERTY HIGHLIGHTS

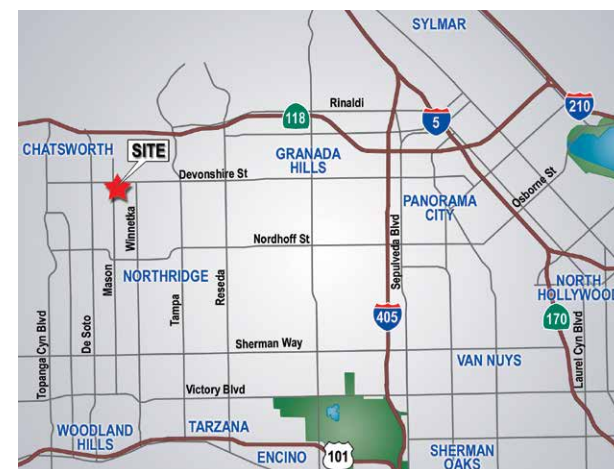
- Successful neighborhood center of over 129,000 square feet
- Great visibility and signage
- Available Square Footage
  - 7,200 SF (Divisible)
  - 17,000 SF (Existing Gym Use - Fully Entitled)
  - 18,5000 SF (Former Rite Aid)
- Excellent parking ratio of over 5.6/1000
- Major tenants within the center include Von's, 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	17,334	55,113	140,887
AVG. HH INCOME	\$146,766	\$168,504	\$155,890
NO. OF EMPLOYEES	9,768	55,336	77,064

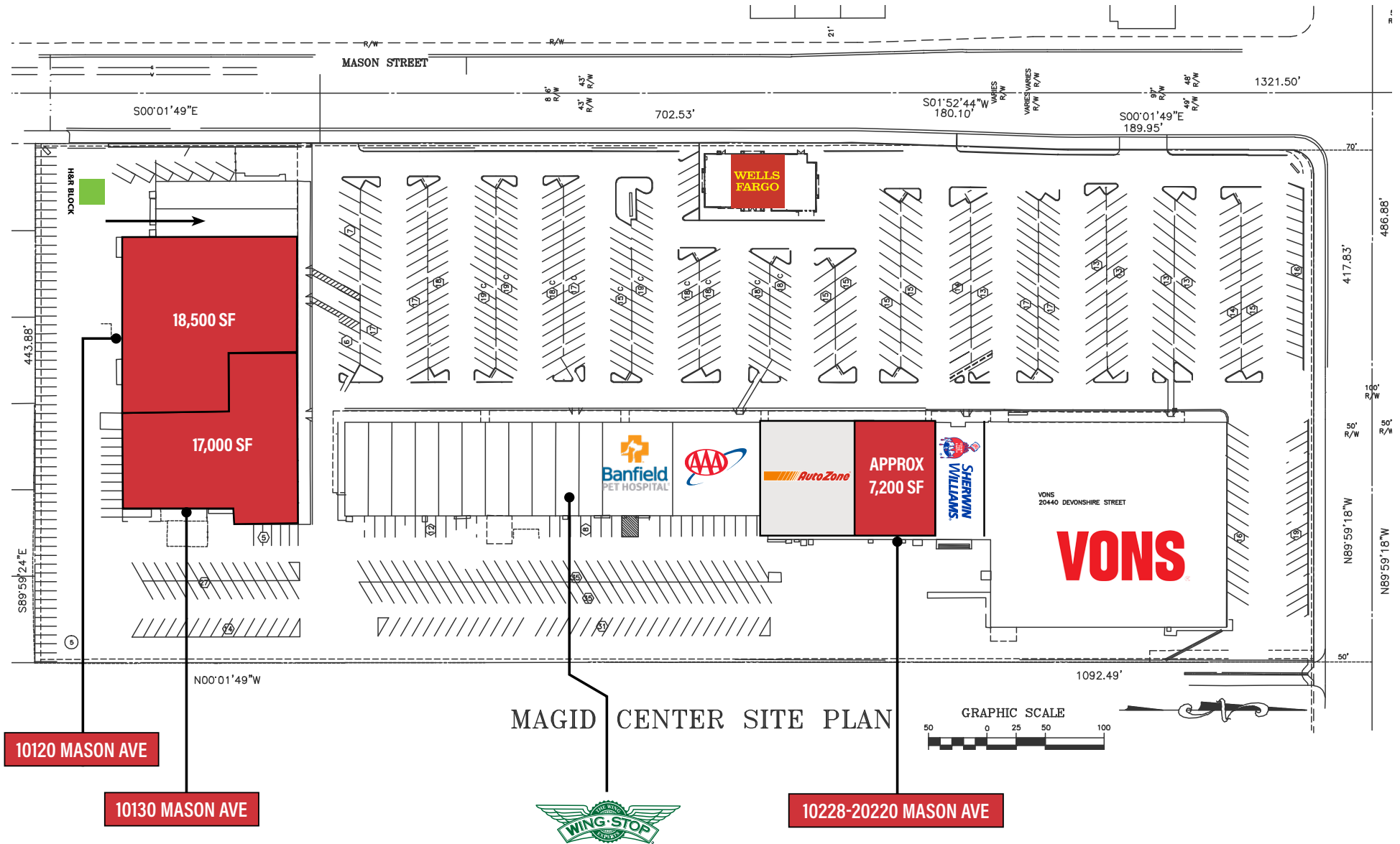
## TRAFFIC COUNT

DEVONSHIRE STREET	21,258
MASON AVENUE	34,551
TOTAL	55,809





## SITE PLAN



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