



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property



PRIME WEST SFV INDUSTRIAL SPACE WITH HIGH VISIBILITY & EASY FWY ACCESS

20600-20630 Lassen St., Chatsworth, CA 91311



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PROPERTY FEATURES

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APPROX. 2,930 SF

INDUSTRIAL SPACE AVAILABLE FOR LEASE

- ✓ Private restrooms
- ✓ On-site parking
- ✓ Great street visibility
- ✓ M1 Zoning
- ✓ 14' clear height in warehouse
- ✓ Large roll-up door
- ✓ 200 amp, 3-phase power
- ✓ Warehouse with small office

AREA AMENITIES

- ✓ Excellent unit prime West SFV location
- ✓ Beautifully maintained
- ✓ Located on busy Lassen Street
- ✓ Minutes from the 118 Freeway

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	17,221	158,101	404,329
 Avg. HH Income	\$110,462	\$118,693	\$113,809
 Daytime Pop	14,367	130,906	334,630
 Traffic Count	± 23,517 CPD ON LASSEN ST		



AVAILABLE

Public Storage

CRUNCH FITNESS

FITNESS 19

TRADER JOE'S

VONS

DEVONSHIRE ST

LASSEN ST

DE SOTO AVE

PLUMMER ST

MASON AVE

TOPANGA CANYON BLVD



TRADER JOE'S

Walgreens



AERIAL MAP





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