

RJC
REAL ESTATE SERVICES

TWO PROPERTIES CONSISTING OF AN INDUSTRIAL BUILDING & SINGLE-FAMILY RESIDENCE AND A GUEST HOUSE THAT **MUST BE SOLD TOGETHER**



10158 Canoga Avenue & 21336 Lemarsh Street

CHATSWORTH, CA 91311

10158 CANOGA AVENUE & 21336 LEMARSH STREET
CHATSWORTH, CA 91311

TONY CAPALTO, REALTOR

(818) 516-2516

tcapalto@usa.net

DRE #00620065



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An aerial photograph of a city, likely San Diego, showing a dense residential area with many trees and houses. In the background, there are large mountains under a clear blue sky. The text 'SECTION 1' is overlaid in the center of the image.

SECTION 1

EXECUTIVE SUMMARY

PORTFOLIO SUMMARY

OFFERED AT: \$7,300,000



	ADDRESS	CITY	APN	ZONING	USE	YEAR BUILT	BUILDING SF	LOT SF
1	10158 Canoga Avenue	Chatsworth, CA 91311	2747-009-074	LACM2	Industrial	1979	23,296	42,609
2	21336 Lemarsh Street	Chatsworth, CA 91311	2747-009-014	LARA	Residential	1950	849	16,205
							24,145	58,814



10158 Canoga Avenue

21336 Lemarsh Street

We are delighted to present a unique investment opportunity in the vibrant city of Chatsworth. The visibility combined with the reputation of the existing auto repair businesses ensure a steady stream of customers and consistent business activity. Its prime location and established tenants make this an excellent addition to any commercial portfolio.

Sale price includes two properties consisting of an industrial building & single-family residence and a guest house that must be sold together. The industrial building is zoned LACM, with ten ground level roll-up doors and a secured parking lot. Total lot square footage 58,814 creating a massive parking lot. There are two existing auto body, collision and repair facilities that occupy the industrial building.

Combined Building SF 24,145
Combined Lot sf 58,814

The property is located in the heart of a very vital industrial corridor on Canoga Ave.



KEY HIGHLIGHTS

- Established auto collision center in the San Fernando Valley
- One paint booth is included in the sales price
- Buyer is aware the properties must be sold with four existing tenants in place
- SFR and guest house are on a septic system
- Buyer shall be provided with a copy of the covenant for SFR & Industrial building
- P&L for 2023 and year-to-date shall be provided upon request
- High traffic area with a corner location
- The property is located in the heart of a very vital industrial corridor on Canoga Ave.
- Close proximity to shopping, rail access, restaurants, recreational areas and the 118 freeway.



10158 Canoga Avenue & 21336 Lemarsh Street



21336 Lemarsh St

SFR

2747-009-014

1950

849 Bldg. SF

16,205 Lot SF

10158 Canoga Avenue

Industrial

2747-009-074

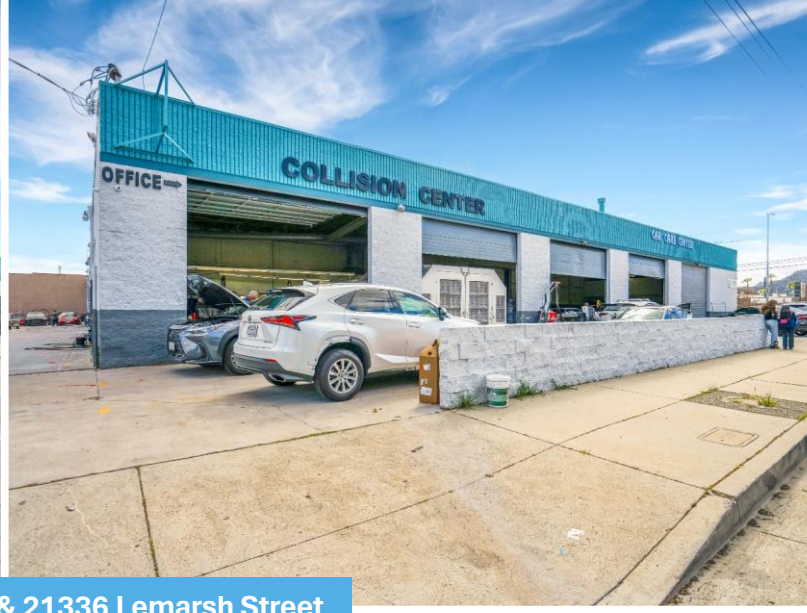
1979

23,296 Bldg. SF

42,609 Lot SF

LEMARSH ST

CANOGA AVE



10158 Canoga Avenue & 21336 Lemarsh Street



10158 Canoga Avenue & 21336 Lemarsh Street



Amenity Package

- BUILDINGS ▪ 2

- ELECTRIC METERS ▪ 5

- GAS METERS ▪ 2

- CONSTRUCTION ▪ Industrial Building Concrete Block
▪ SFR & Guest Unit Wood Frame.

- ROOF ▪ Industrial = Flat
▪ SFR & Guest = Comp

- CLEARANCE ▪ 18 Feet

- LOADING GL ▪ 10 Roll-up Doors

- PARKING ▪ Open

21336 Lemarsh Street

SFR

10158 Canoga Avenue

INDUSTRIAL

LEMARSH ST

CANOGA AVE



75

WALK SCORE



51

TRANSIT SCORE



78

BIKE SCORE

An aerial photograph of a city at sunset. The sun is low on the horizon, casting a warm, golden glow over the scene. In the center, a cluster of modern, dark-colored buildings with unique, angular designs stands out. Surrounding these are various other buildings, parking lots, and green spaces. The city extends to the edges of the frame, with mountains visible in the far distance under a clear sky.

SECTION 4

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LOCATION OVERVIEW

Chatsworth, CA



182,754
POPULATION



\$723,600
MEDIAN HOME VALUE



\$97,737
AVG HH INCOME

PREMIER LOCATION

Chatsworth is a neighborhood in the northwestern San Fernando Valley region of Los Angeles, California, United States. Chatsworth has seven public and eight private schools. There are large open-space and smaller recreational parks as well as a public library and a transportation center. Distinctive features are the former Chatsworth Reservoir and the Santa Susana Field Laboratory. Overall, Chatsworth has one of the lowest densities of any neighborhood in the city, and a relatively high income level.



Business Profile

The MGA factory campus, one of the world's largest toy companies, is the new product of the renovation of the old Los Angeles Times printing facility to create the headquarters office in Chatsworth. The entire 24-acre site was designed as a sequence of spaces, with the experiential having several choices as they walk through the campus, much like a unique adventure story. The campus includes various features- a boardwalk, dog park, party deck, and clubhouse, retail plaza, amongst a multitude of other amenities.



COMPANY REVENUE

\$9.5B

REVENUE

1,100

EMPLOYEES

1979

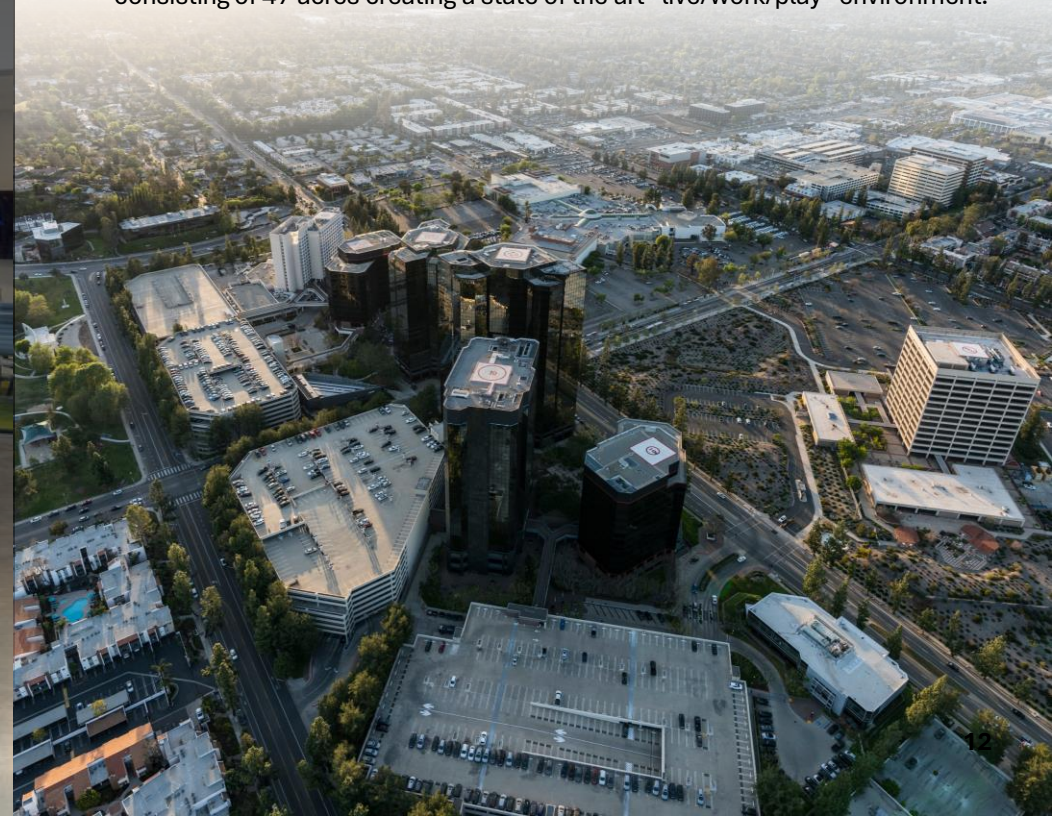
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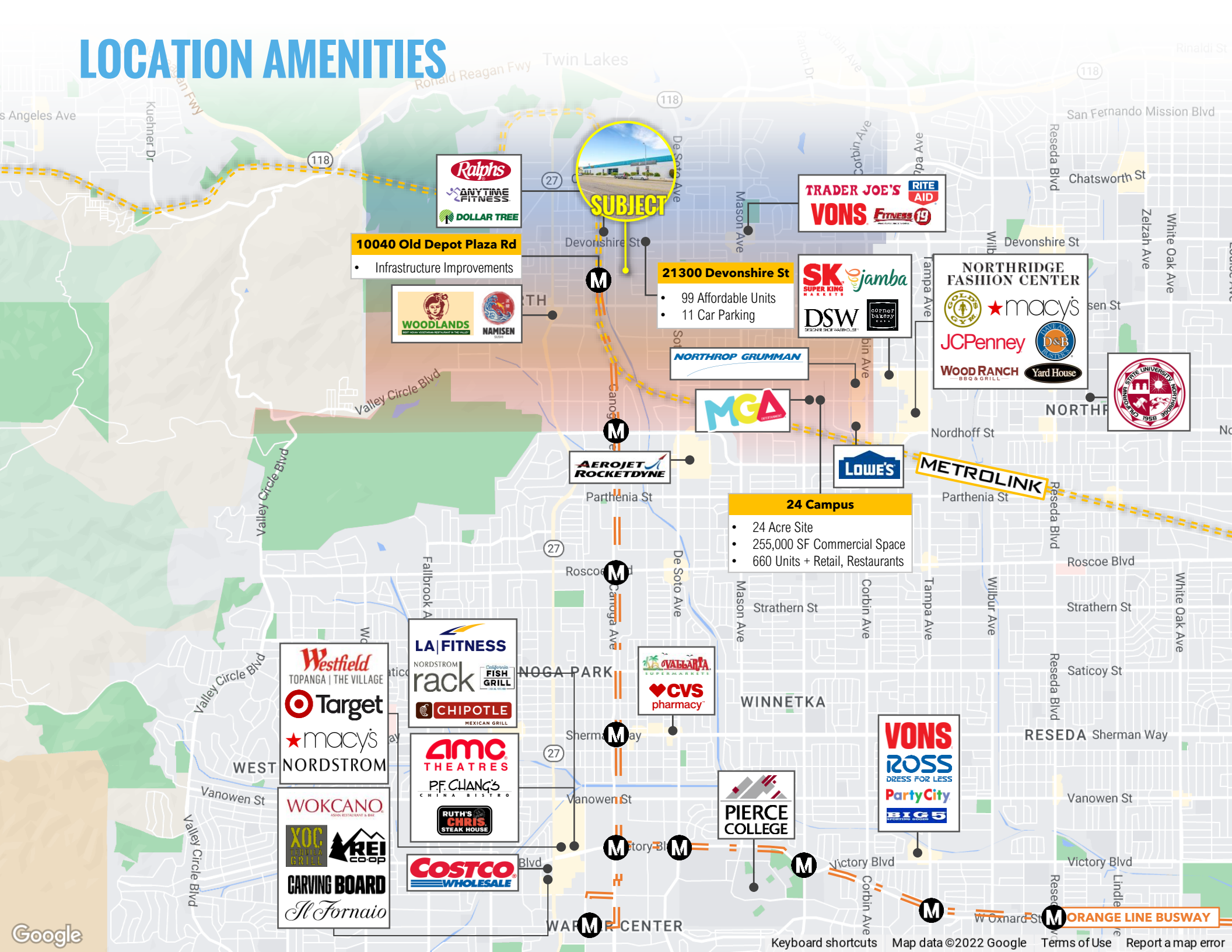
ADJACENT WARNER CENTER

Warner Center boasts high-end demographics, dense immediate population, high barriers to entry and strong market fundamentals. Known as the central business district of the San Fernando Valley, Warner Center is one of Los Angeles' largest urban developments, offering a sweeping complex of office parks, high-rise office towers, apartments, and shopping centers including Westfield Topanga and the Village at Westfield Topanga.

The multi-billion-dollar submarket is home to substantial development, including the \$1.5 billion renovation the Westfield Promenade and the \$3.5 billion Uptown at Warner Center. The Westfield Promenade will include retail, Class A office, two hotels, 14,000 residential units, and an entertainment and sports center. Uptown at Warner Center is a one-of-a-kind development consisting of 47 acres creating a state of the art "live/work/play" environment.



LOCATION AMENITIES



10040 Old Depot Plaza Rd

- Infrastructure Improvements

21300 Devonshire St

- 99 Affordable Units
- 11 Car Parking

24 Campus

- 24 Acre Site
- 255,000 SF Commercial Space
- 660 Units + Retail, Restaurants

Ralphs
ANYTIME FITNESS
DOLLAR TREE

TRADER JOE'S
VONS
RITE AID
Fitness 19

WOODLANDS
NAMISEN

SK SUPER KING
jamba
DSW
corner bakery

NORTHRIDGE FASHION CENTER
GOLD'S GYM
macys
JCPenney
WOOD RANCH
Yard House

NORTHROP GRUMMAN

MGA

AEROJET ROCKETDYNE

LOWE'S

METROLINK

Westfield
 TOPANGA | THE VILLAGE
Target
macys
NORDSTROM

LA FITNESS
rack
FISH GRILL
CHIPOTLE
AMC THEATRES
P.F. CHANG'S
RUTH'S CHRIS STEAK HOUSE

WOKCANO
XOC
REI co-op
CARVING BOARD
Il Fornaio

COSTCO WHOLESALE

CVS pharmacy

PIERCE COLLEGE

VONS
ROSS
 DRESS FOR LESS
Party City
BIG 5

San Fernando Valley

HOME OF INNOVATION

COMMUNITY OVERVIEW

Almost 1.9 million people reside in the San Fernando Valley, which includes the submarkets of Chatsworth / Northridge-Northwest San Fernando Valley; Van Nuys-Northeast San Fernando Valley; Woodland Hills; Burbank-Glendale-Pasadena; as well as Sherman Oaks-North Hollywood-Encino. The area's population is expected to increase by nearly 45,000 new residents through 2021.

AFFLUENT SYNERGY

Key Valley neighborhoods such as Hidden Hills, Calabasas, Agoura Hills and Woodland Hills each have average household incomes higher than other Los Angeles high-profile communities such as Brentwood, Santa Monica and West Los Angeles.

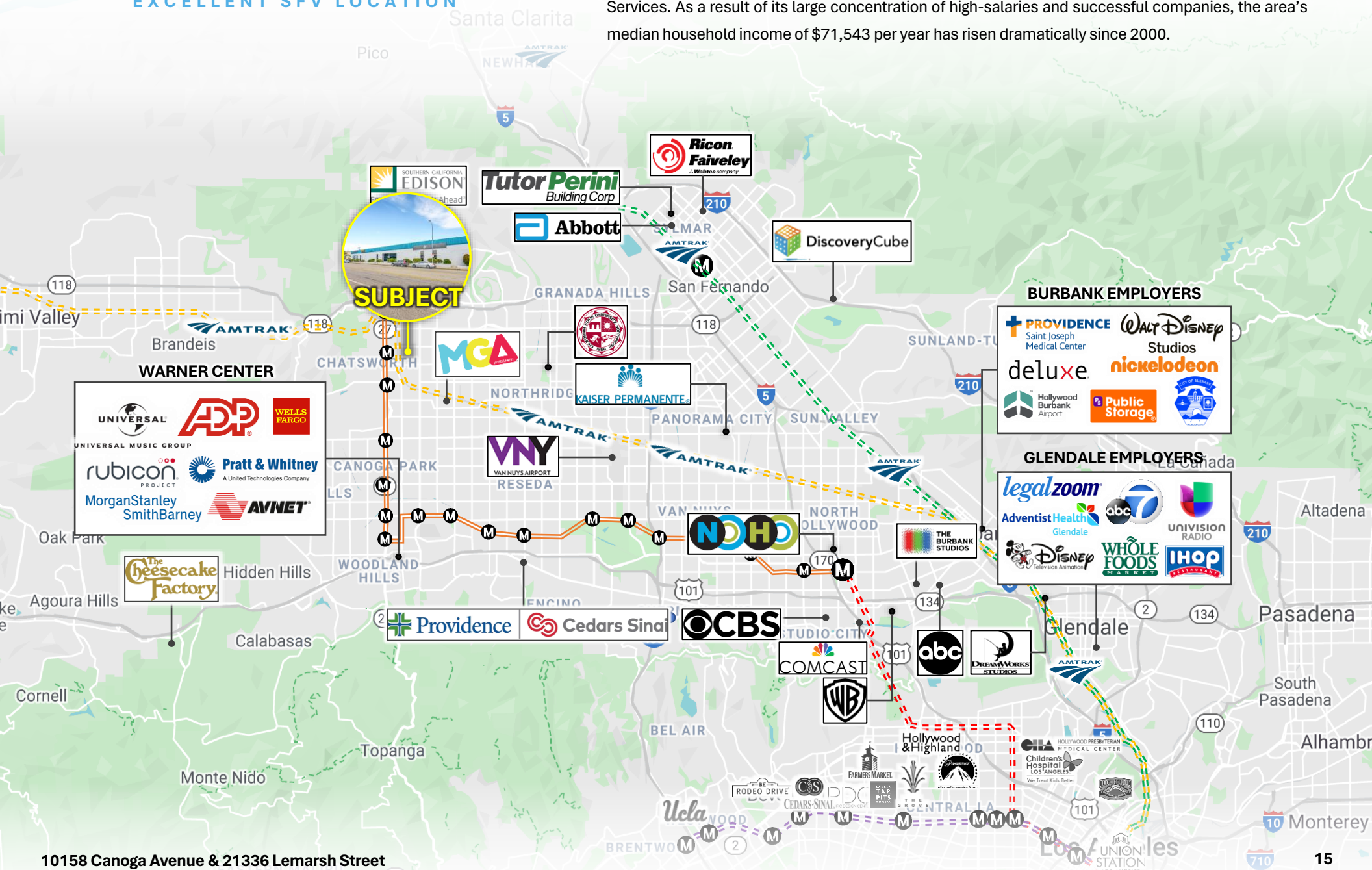
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Demand Drivers

EXCELLENT SFV LOCATION

There is a diverse economy whose GDP is fueled by the Financial Services, Information Technology, Entertainment, Healthcare, and Advanced Manufacturing sectors among others. Moreover, the region offers more affordable commercial space than other major U.S. regions. Healthcare is also a major source of employment with providers that include Kaiser Permanente, and Providence Health & Services. As a result of its large concentration of high-salaries and successful companies, the area's median household income of \$71,543 per year has risen dramatically since 2000.



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