



24 Acres to Live, Work & Play

9254 Winnetka Ave, Chatsworth, CA



PROJECT OVERVIEW

24 ACRES

of a creative community that offers an array of amenities and monthly community including a preschool and a farmers' market.

728

High-end apartments in the project with over 2800 residents (Phase 1 and 2 100% leased)

1 MILE

away from shuttles to & from CSUN & Pierce College.

7 MIN.

away from the Metrolink Station.

OVER 11,000 SF

of Restaurant + Retail space in the Heart of the Project.

OVER 1.5M SF

Of Class A Office

PARKING RATIO 3.7

per 1,000 SF



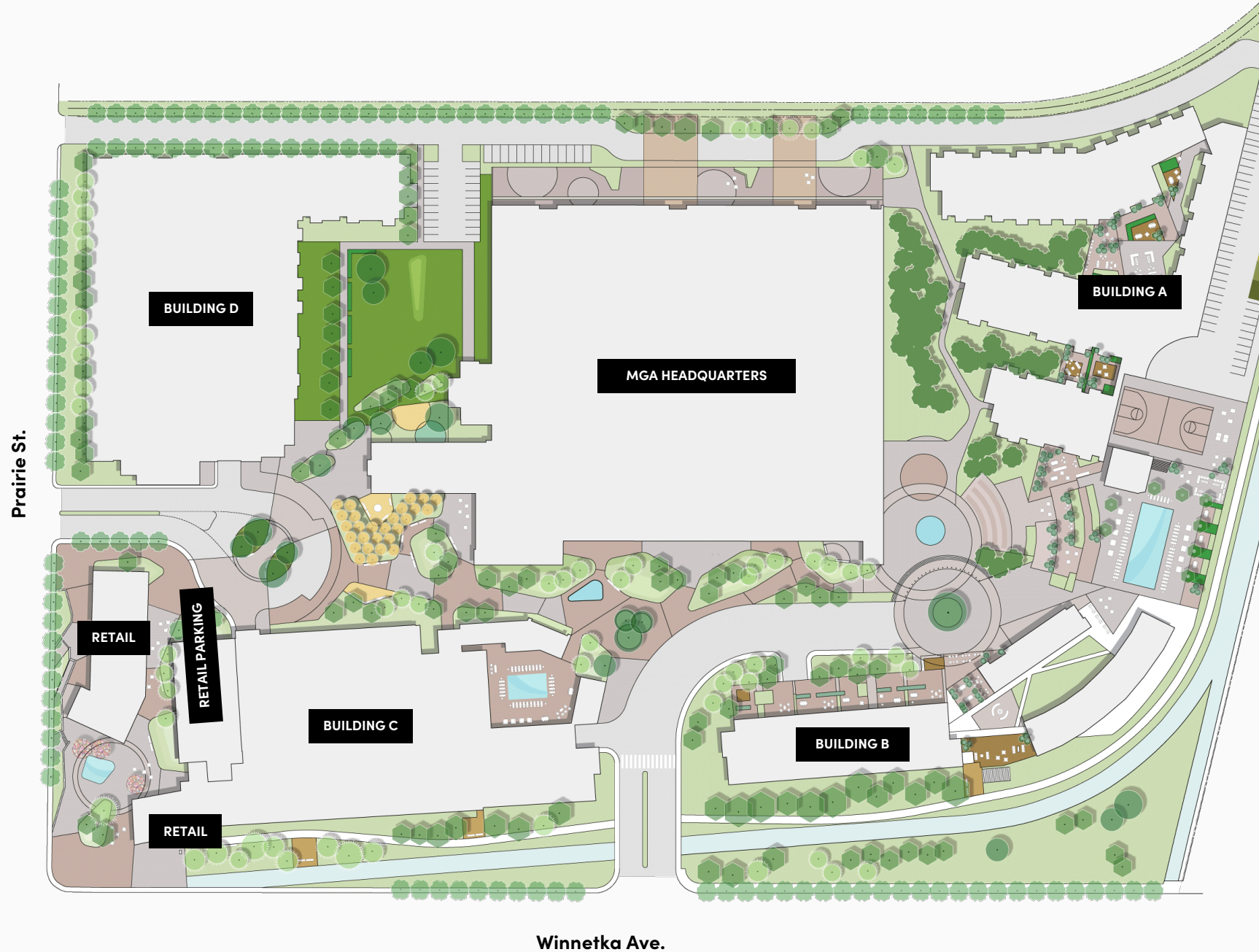
APARTMENT AMENITIES

Pools, Clubhouses, Fitness Centers, Private Pilates and Yoga Rooms, Spa/Hot Tub, Sauna, Steam Room, DOLBY ATMOS Movie Theatres, Bamboo Forest, Playground, Large Event Center, Golf Simulator room, Sport Simulator room, Conference Center, Pod Cast Facilities, Level 2 and Level 3 EV charging, Community Park, Dog Walk and Dog Run.



CAMPUS SITE PLAN

24 ACRES
4 BUILDINGS
RETAIL AREA



RETAIL AREA



5 UNITS
DINING PLAZA
PARKING





UNIT A
3,046 SF



24

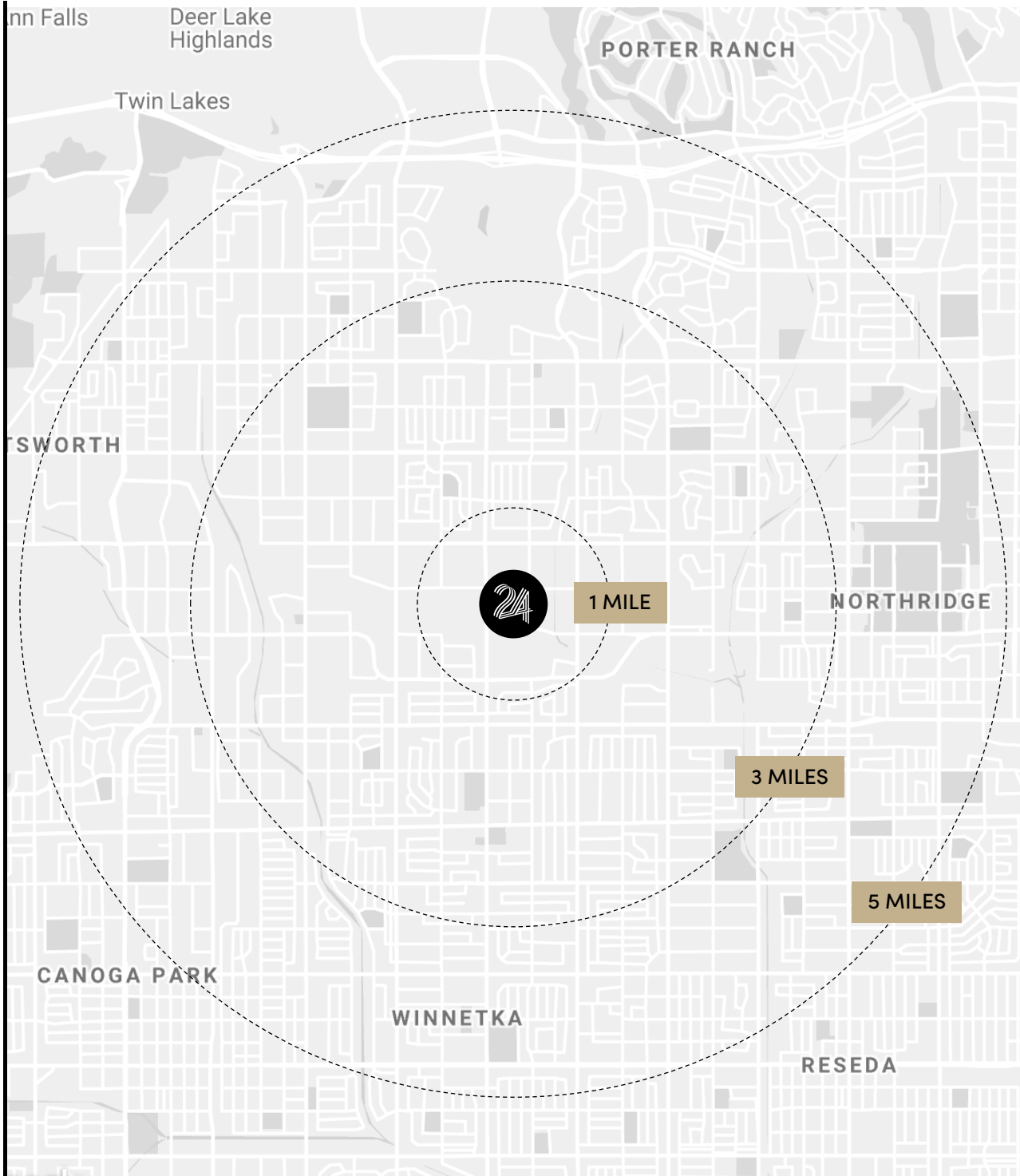
UNIT B
2,312 SF



24

UNIT E
2,091 SF





AREA DEMOGRAPHICS

BUSINESS

1 MILE	1,785
3 MILES	10,799
5 MILES	24,635

EMPLOYEES

1 MILE	23,622
3 MILES	101,456
5 MILES	212,282

AVERAGE INCOME

1 MILE	\$90,007
3 MILES	\$96,478
5 MILES	\$100,698

HOUSEHOLDS

1 MILE	4,413
3 MILES	71,760
5 MILES	157,804

POPULATION

1 MILE	13,631
3 MILES	224,685
5 MILES	468,086

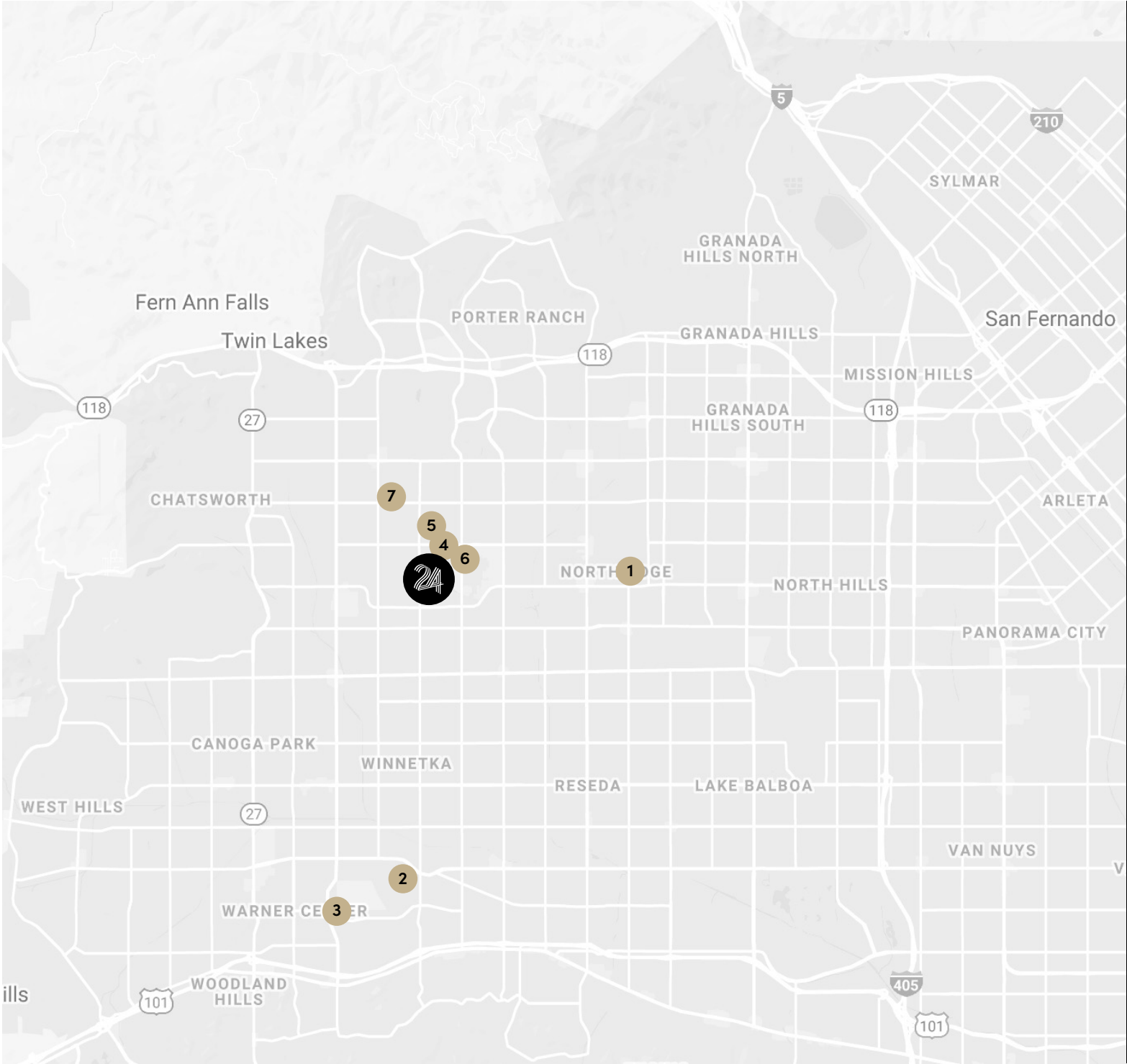
MEDIAN HOME VALUE

1 MILE	\$652,592
3 MILES	\$654,958
5 MILES	\$665,723

MEDIAN AGE

1 MILE	42.3
3 MILES	36.8
5 MILES	38.9

EDUCATION



1. CALIFORNIA STATE UNIVERSITY, NORTHRIDGE

2. PIERCE COLLEGE

3. CALIFORNIA LUTHERAN UNIVERSITY

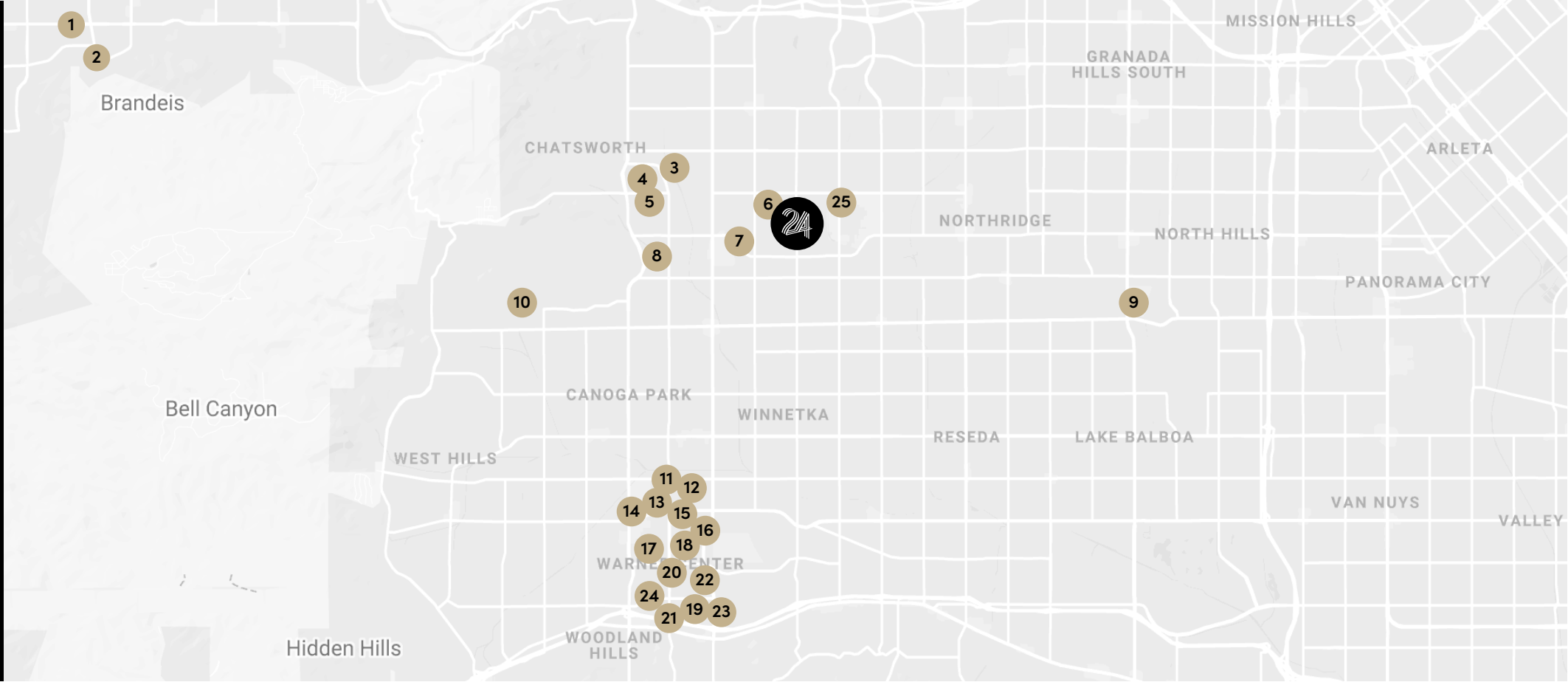
4. UNIVERSITY OF WEST LA

5. SUPERIOR STREET ELEMENTARY SCHOOL

6. PHILIPS GRADUATE UNIVERSITY

7. CHATSWORTH CHARTER HIGH SCHOOL

MAJOR EMPLOYERS



- **1. MEGGITT SAFETY SYSTEMS**

- **2. TOPCO WHOLESALE**

- **3. NOBLE HOME FURNISHING**

- **4. THE FOAM SHOP**

- **5. SYNEAR FOOD HOLDINGS**

- **6. ONTIC ENGINEERING AND MA.**

- **7. ARMORCAST PRODUCTS CO.**

- **8. INTERAMERICAN MOTOR CORP.**

- **9. REGAL MEDICAL GROUP**

- **10. PHARMAVITE**

- **11. BLACKLINE SYSTEMS INC.**

- **12. CATALINA YACHTS**

- **13. FIDELITY INVESTMENTS**

- **14. FARMERS INSURANCE**

- **15. BLUE SHIELD OF CALIFORNIA**

- **16. PANAVISION**

- **17. AIG**

- **18. ZENITH NATIONAL INSURANCE**

- **19. UNIVERSAL MUSIC GROUP**

- **20. VIKING RIVER CRUISES INC.**

- **21. POMS & ASSOCIATES INSURANCE**

- **22. ANTHEM BLUE CROSS**

- **23. KAISER PERMANENTE**

- **24. ACCOUNTING PRINCIPALS**

- **25. NORTHROP GRUMMAN INNOVATION SYSTEMS**

CHATSWORTH AMENITIES

1. MGA ENTERTAINMENT INC.

2. THE HABIT BURGUER GRILL

3. STONEFIRE GRILL, POQUITO MAS

4. MENCHIE'S FROZEN YOGURT

5. BRENT'S DELI NORTHDRIGE

6. NORTHRIDGE FASHION CENTER
Dave & Busters, California Pizza Kitchen, Yardhouse, Potato Corner, See's Candies, Ben & Jerris.

7. THE STAND

8. BOB'S BIG BAY

9. HANDEL'S HOMEMADE ICE CREAM

10. PANERA BREAD

11. IHOP

12. IN-N-OUT BURGER

13. THE VINEYARDS AT PORTER RANCH
Whole Foods, Lure Fish House, Chipotle, Finney's Craffthouse & Kitchen, Peet's Coffee, Patxi's Pizza, Silverlake Ramen, Ulta Beauty, AMC Theaters.

14. STARBUCKS

15. BEST BUY

16. CALIFORNIA CHICKEN CAFE

17. YOGURLAND

18. CRUNCH FITNESS

19. CVS

20. THE HOME DEPOT

21. UNCLE ERNIE'S PIZZA

22. ZPIZZA

23. PETCO

24. GEN KOREAN BBQ HOUSE

25. WESTFIELD TOPANGA WOODLAND HILLS
Afters Ice Cream, Blaze Pizza, CAVA, Carving Board, Il Fornaio, Gyu-Kaku, Pressed, Sweefin, Susie Cakes, Katsu-ya

26. DOUGH GRIL PLAZA

27. URBANE CAFE

28. DOG HAUS

29. DAVE'S HOT CHICKEN

30. NORTHERN CAFE

31. RITE AID

32. WIENERSCHNITZEL

33. MYUNGIN DUMPLINGS

34. A&W SEAFOOD RESTAURANT

35. ORANGETHEORY FITNESS

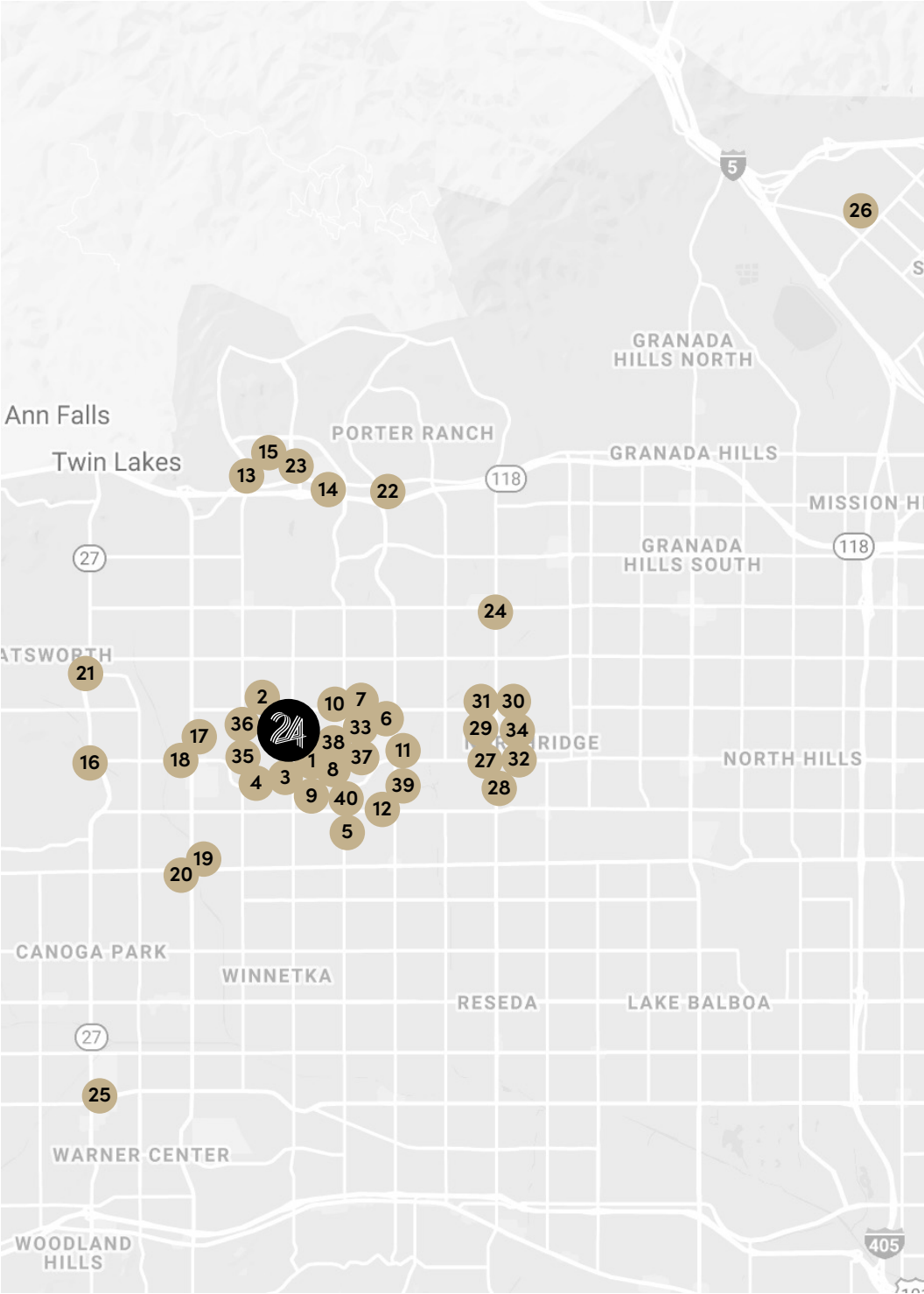
36. PACIFIC WINNETKA 12 & XD

37. TARGET

38. LOWE'S HOME IMPROVEMENT

39. COSTCO

40. KNOHL'S





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