



FOR LEASE



**21722 DEVONSHIRE ST,
CHATSWORTH, CA 91311**

EXECUTIVE SUMMARY

Exclusive Lease Opportunity: Prime Retail Space – 21722 Devonshire St, Chatsworth, CA 91311

IKON Properties LA is pleased to present a prime lease opportunity at 21722 Devonshire St, Chatsworth, CA. This 1,125 square foot retail and office space is ideally situated in the heart of downtown Chatsworth, offering excellent visibility and accessibility for a variety of businesses.

Featuring a flexible floorplan, this space is well-suited for retail or office use. The property includes a bathroom with a shower, secure gated parking in the back, and prominent signage, ensuring high exposure along the bustling Devonshire St corridor.

Located in a thriving commercial district with convenient access to major roads, shops, and services, this property provides an ideal setting for businesses seeking a strategic and high-traffic location. Whether for retail or office use, this versatile space is ready to accommodate your business needs.

21722 DEVONSHIRE ST,
CHATSWORTH, CA 91311

PROPERTY SUMMARY

PROPERTY INFO

Property Type:	Retail
Year Built:	1950
Parcel Number:	2747-015-004
Building:	1,125 SF
Lot Size:	2,500/.06 SF/AC
Zoning:	LAC2
Asking Price:	\$1,795/mo

All information deemed reliable but not guaranteed. Buyer to verify.





Devonshire St



SPACE HIGHLIGHTS

- ✔ Prime Location in Chatsworth
- ✔ Prominent Signage facing Devonshire St
- ✔ Ideal for various retail or commercial ventures
- ✔ High-traffic area with great visibility
- ✔ Flexible floorplan
- ✔ Secure gated parking

ABOUT CHATSWORTH

Chatsworth, CA, is a suburban neighborhood in the northwestern region of Los Angeles' San Fernando Valley, known for its scenic rocky landscapes and strong industrial presence. Historically a hub for aerospace and manufacturing, it remains a key location for warehouses, distribution centers, and office spaces. The area offers a mix of residential communities, equestrian properties, and commercial developments, making it an attractive spot for both businesses and families. With access to major freeways like the 118 and a Metrolink station, transportation is convenient for commuters and logistics operations. Additionally, Chatsworth has a growing real estate market, with ongoing redevelopment projects bringing new opportunities for investment.

WHY CHATSWORTH?

Chatsworth is an excellent choice for investing or leasing commercial space due to its strategic location, business-friendly environment, and affordability compared to other Los Angeles markets. With a strong industrial and office presence, the area is home to major distribution centers, manufacturers, and tech companies, making it a prime spot for businesses looking to expand. Its connectivity via the 118 Freeway, proximity to the 405 and 101, and access to the Metrolink provide seamless transportation for employees and logistics operations. Additionally, Chatsworth is experiencing growth with new mixed-use developments, modernized office spaces, and increasing demand for commercial real estate. Whether you're looking for a warehouse, retail space, or office, Chatsworth offers a cost-effective and promising investment opportunity in a thriving market.



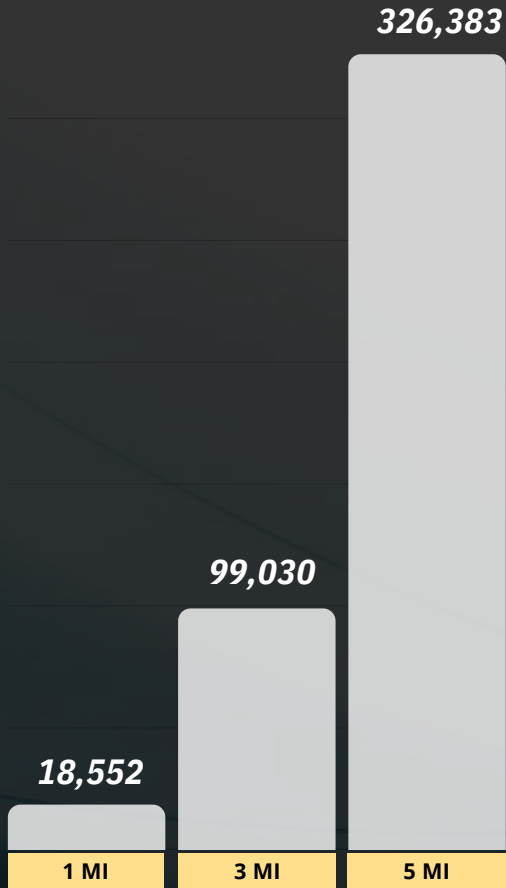
PROPERTY PHOTOS

21722 DEVONSHIRE ST, CHATSWORTH, CA 91311



DEMOGRAPHICS

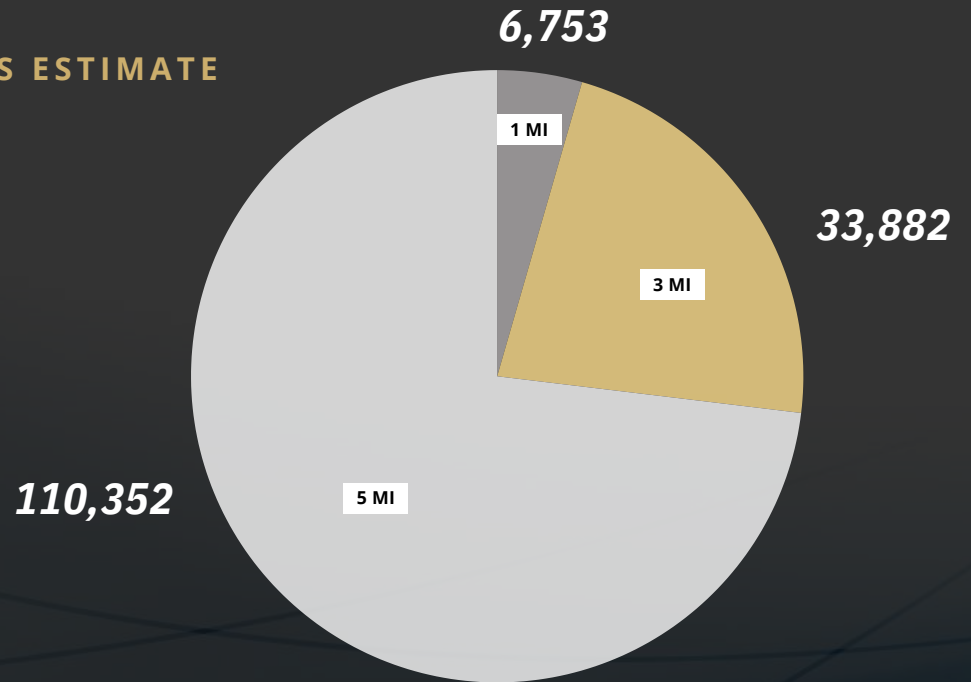
POPULATION



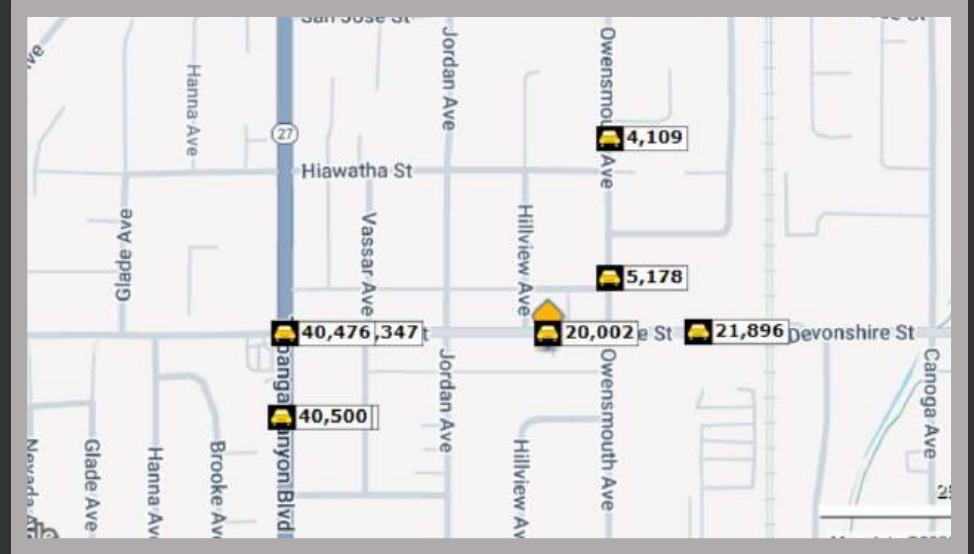
AVERAGE HOUSEHOLD INCOME



HOUSEHOLDS ESTIMATE



TRAFFIC COUNTS



Street	Cross Street		Traffic Volume	Distance from Subject
Devonshire St	Hillview Ave	0.01 W	20,002	MPSI .02
Owensmouth Ave	Blackhawk St	0.03 N	5,178	MPSI .08
Devonshire St	Owensmouth Ave	0.07 W	21,896	MPSI .12
Devonshire St	Vassar Ave	0.03 E	13,965	MPSI .17
Devonshire St	Vassar Ave	0.03 E	15,347	MPSI .17
Owensmouth Ave	Minnehaha St	0.01 N	4,109	MPSI .17
Devonshire Street	Hanna Ave	0.04 W	40,476	MPSI .20
N Topanga Canyon Blvd	W Craggy View St	0.06 S	41,153	MPSI .21
N Topanga Canyon Blvd	W Craggy View St	0.06 S	38,010	MPSI .21
27	W Craggy View St	0.06 S	40,500	MPSI .21

EXCLUSIVELY REPRESENTED BY



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