



For Sale

# 11051 Old Santa Susana Pass Rd Chatsworth, CA

A rare opportunity to purchase a ± 5.18 acre, fully landscaped campus in North Los Angeles County

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Accelerating success.





Sale price:

**\$10,000,000**



Incredible  
Park-Like Campus



Minutes to  
Abundant Amenities

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11051 Old Santa Susana Pass Rd | Chatsworth

# Executive Summary

Colliers is pleased to present 11051 Old Santa Susana Pass Rd in Chatsworth, CA (“The Property”) for sale.

United Cerebral Palsy is moving their programming from the Property, creating a unique opportunity for a school, healthcare operator, religious group or any other organization looking for a serene campus setting in North Los Angeles County. The ± 5.18 acre property includes an enclosed pool and spa, outdoor recreational area, shaded areas with grills, a gazebo, and plenty of spaces throughout for occupants and visitors to sit, relax, and enjoy the views. Six residences, around 2,300 square feet each, are self-sufficient with 4 bedrooms, full kitchens and bathrooms and provide plenty of

space to accommodate a variety of applications. The covered pool and spa provide a place for swimming instruction, therapy, or to relax and unwind, while the commercial-grade kitchen and multiple classrooms offer a prospective buyer the ability to accommodate activities throughout the day. Despite being surrounded by nature and beautiful panoramic views, the Property is minutes to the 118 freeway with easy access to amenities in northwest Los Angeles County and neighboring Ventura County - offering a rare turnkey combination of convenience and tranquility.



# Property Information



Rare 5+ acre gated and fully landscaped campus with beautiful, panoramic mountain views



Ideal for school, medical treatment, healthcare, religious, recreational, or residential uses



Covered pool and spa area; recreation area, covered patio with grills, and other outdoor relaxation areas



Fully operational industrial kitchen with walk-in freezers, stoves, vent hoods, and food prep stations



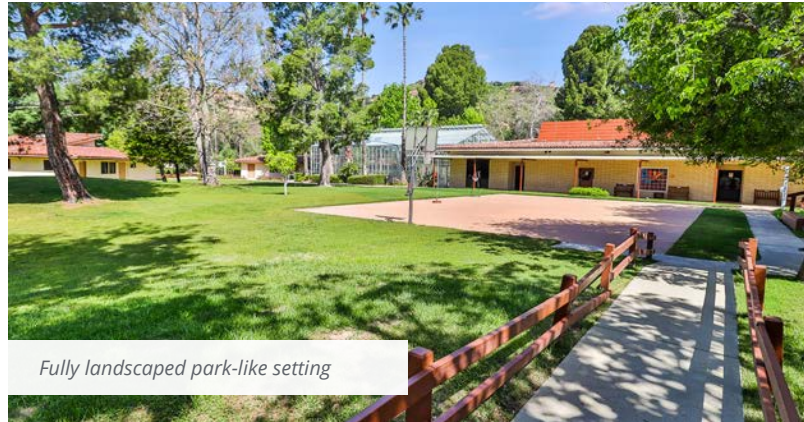
Convenient access to 118 Freeway, State Route 19 (Topanga Cyn Blvd), and other area freeways



Minutes to various amenities: shopping, entertainment, and recreation



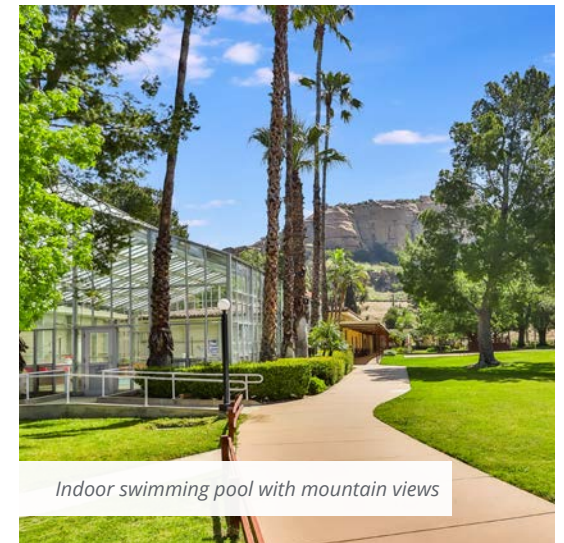
Recently replaced gas, sewer, and water lines throughout the campus; new high-pressure water system



Fully landscaped park-like setting



Entrance to one of six residences on site



Indoor swimming pool with mountain views



Shaded break area for meetings or outdoor activities

## Product Type

Specialty / Healthcare / Residential / Group Home / Religious

## Address

11051 Old Santa Susana Pass Rd  
Chatsworth, CA 91311

## Asking Price

\$10,000,000

## APN

2723-005-039

## Land Area

± 5.18 Acres / 225,809 SF

## Year Built

± 1973 - 1989

## Parking

± 69 Spaces

## Zoning

LA-A2

## Utilities

Power: LADWP

Water: LADWP

Sewer: LADWP

Gas: SoCal Gas

## SF Breakouts

Six (6) quad residences at ±2,300 SF each

Kitchen/Dining/Laundry Building: ±5,148 SF

Classroom Building: ± 8,944 SF

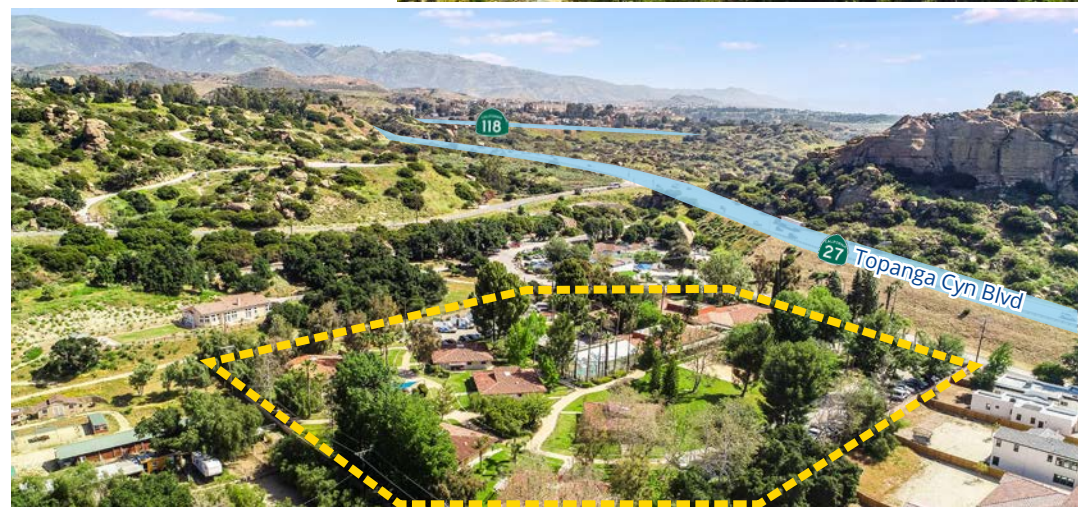
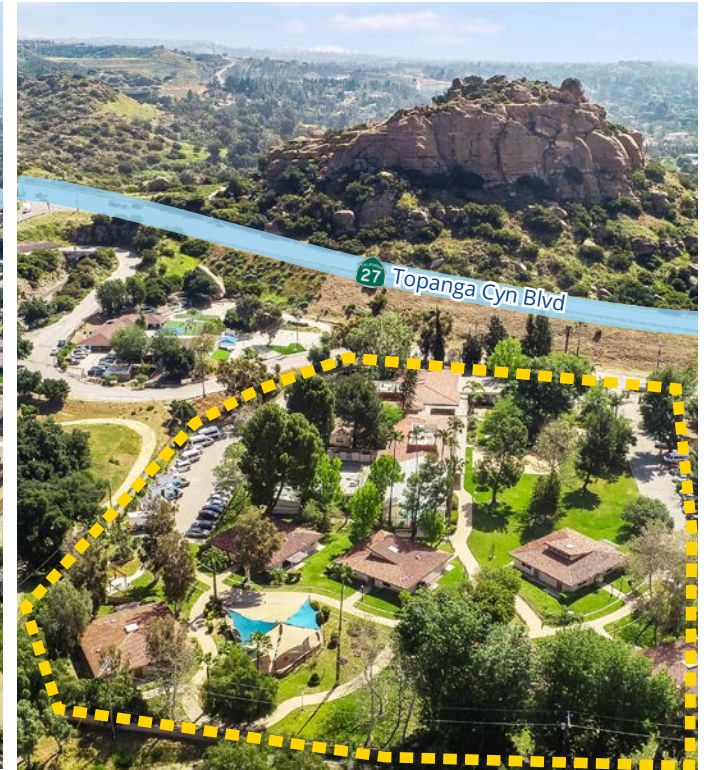
## Total Building SF

±27,838 SF

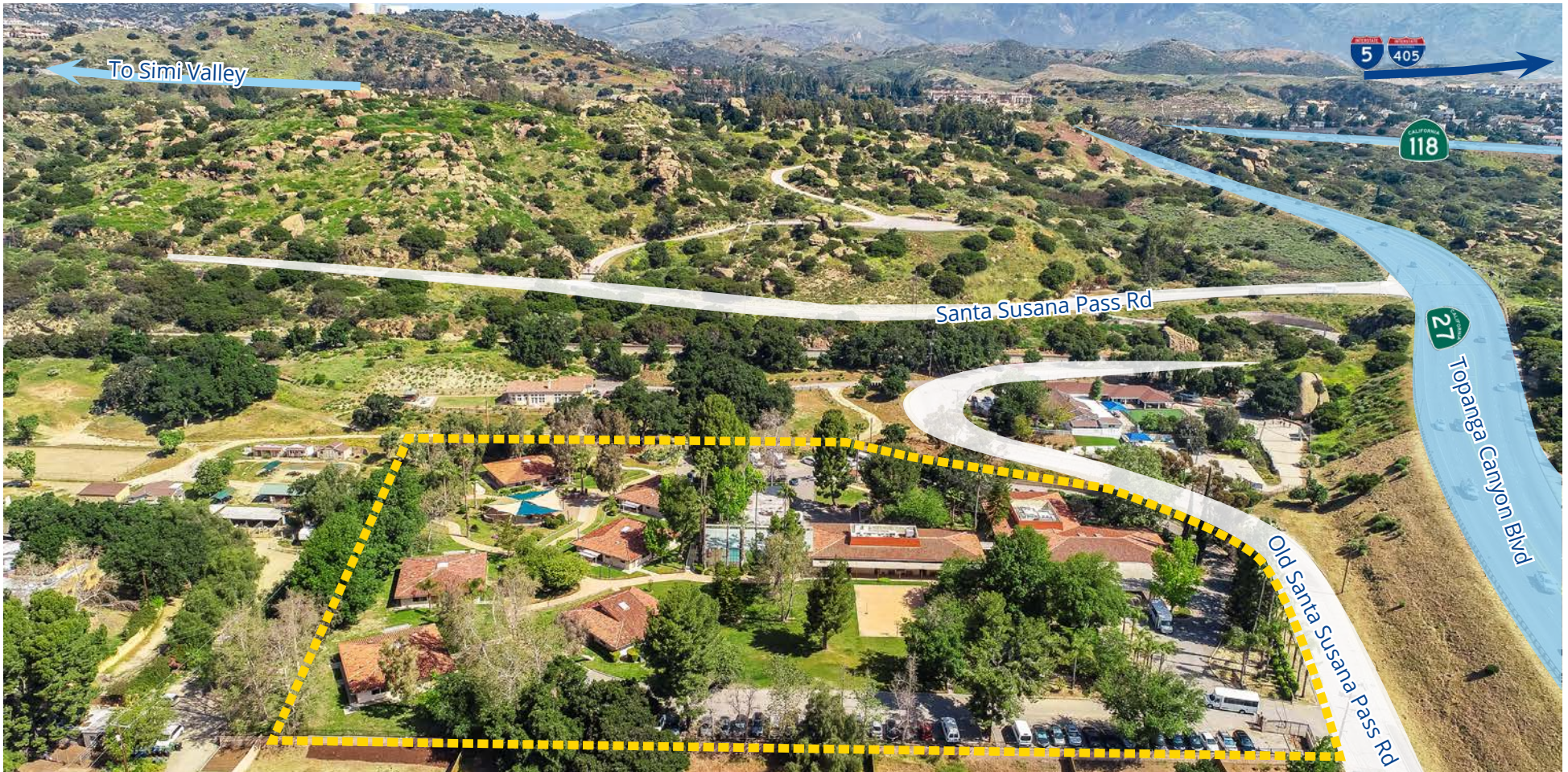


# Beautiful Panoramic Views

A serene, campus setting in North Los Angeles County







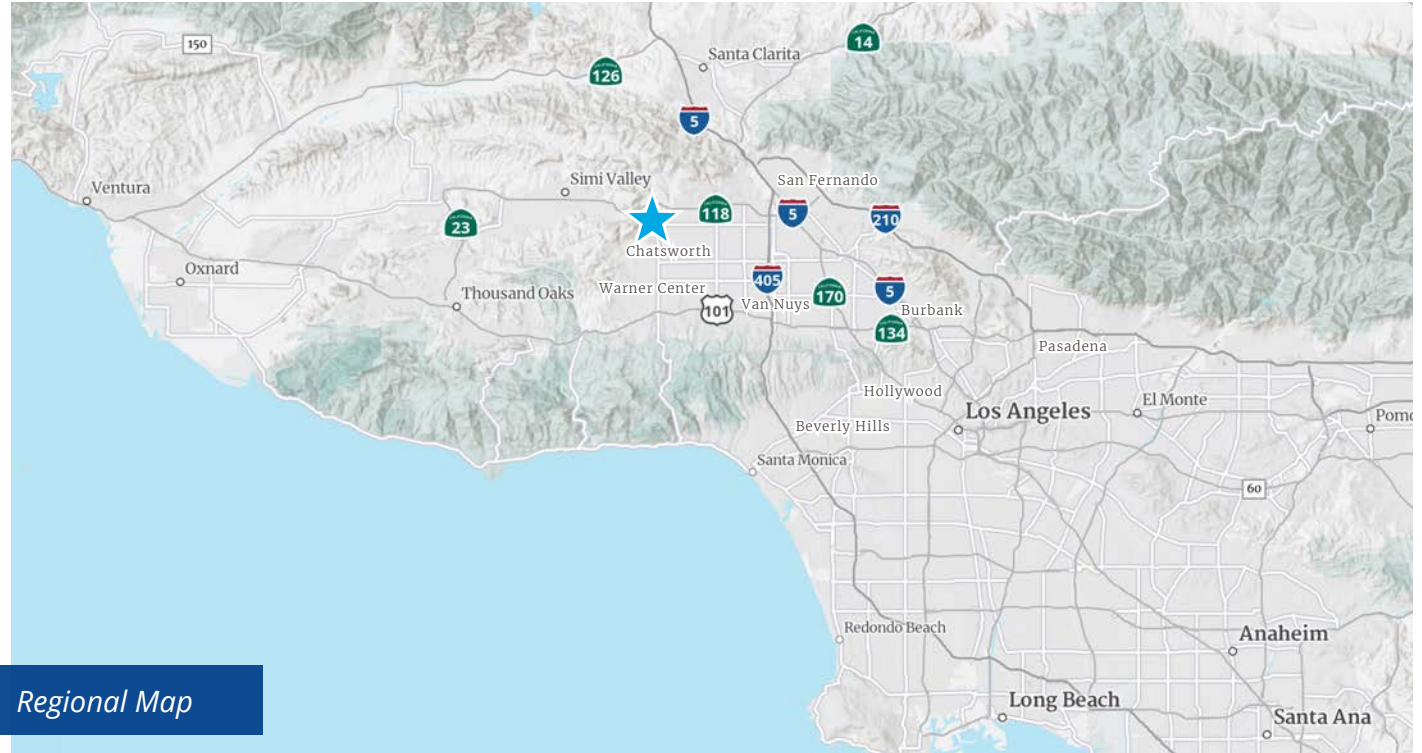
## Property Location

A cloistered campus in a beautiful, natural setting just minutes to major freeways and amenities

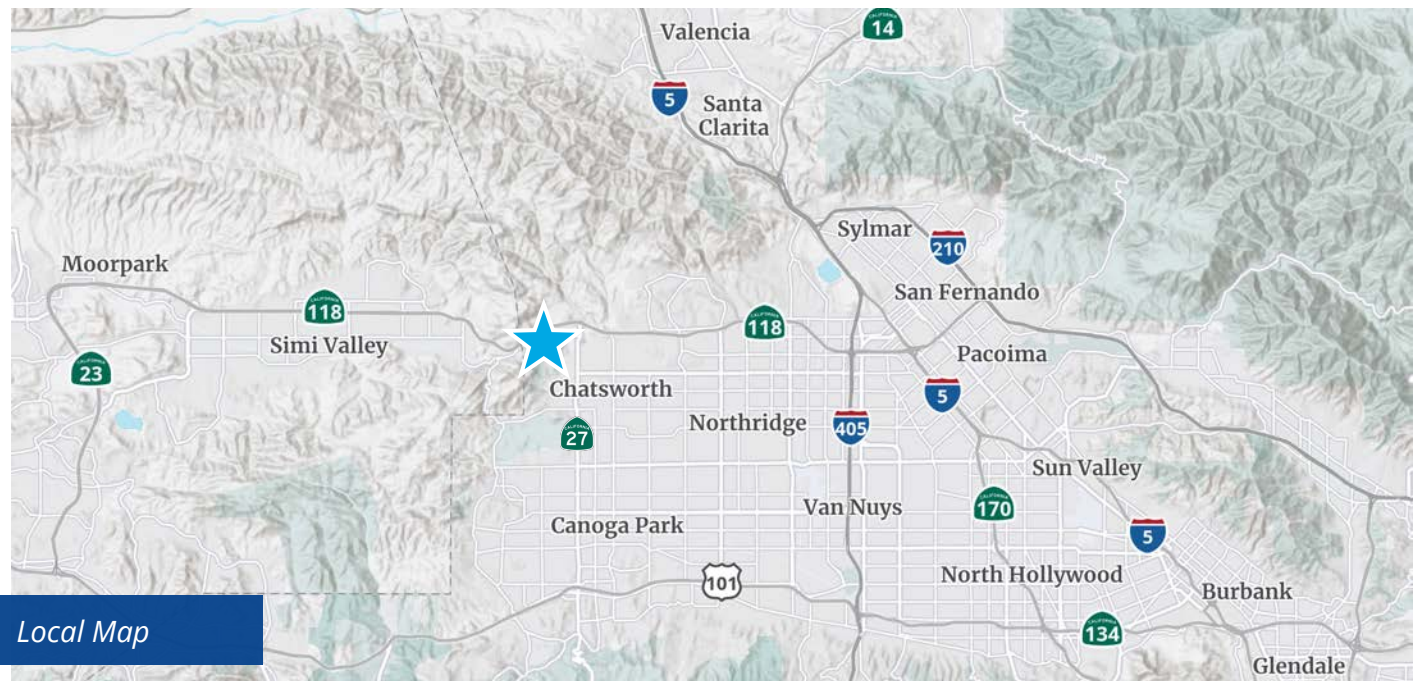
Despite its oasis feel and quiet environment, The Property is a few short minutes away from ample amenities and retail offerings in Chatsworth, Northridge, Porter Ranch, Warner Center, and Simi Valley, is proximate to the 118, 405, and 5 freeways and is adjacent to State Route 27 (Topanga Canyon Blvd). Additionally, for occupants who want to explore beyond the Property's campus, there are a variety of state and regional parks within a 15 minute drive of the Property, including Stoney Point Park, Santa Susana Pass State Historic Park, Chatsworth Nature Preserve, Michael D. Antonovich Regional Park, Rocky Peak Park, Tapo Canyon Regional Park, and Whitney Canyon Park. The parks offer year-round hiking trails as well as other outdoor activities like horseback riding and rock climbing so visitors can enjoy stunning vistas, rolling hills, an abundance of wildlife, and majestic views of the San Fernando Valley, the Santa Monica, Totopa, and Santa Susana Mountains, and the Simi Hills.



# Location Maps



*Regional Map*



*Local Map*

# Amenity Map

## Shopping

- 1 AMC
- 2 Best Buy
- 3 Burlington
- 4 CVS
- 5 Joann
- 6 Nordstrom Rack
- 7 Petco
- 8 Rite Aid
- 9 ULTA
- 10 Walgreens
- 11 Walmart

## Grocery

- 1 Amazon Fresh
- 2 Grocery Outlet
- 3 Ralphs
- 4 Ralphs
- 5 Smart & Final
- 6 Trader Joe's
- 7 Vons
- 8 Whole Foods

## Banks

- 1 Bank of America
- 2 Bank of America
- 3 Bank of America
- 4 Bank of The West
- 5 Chase Bank
- 6 Chase Bank
- 7 Citibank
- 8 City National Bank
- 9 U.S. Bank
- 10 Union Bank
- 11 Union Bank
- 12 Wells Fargo Bank
- 13 Wells Fargo Bank

## Fitness

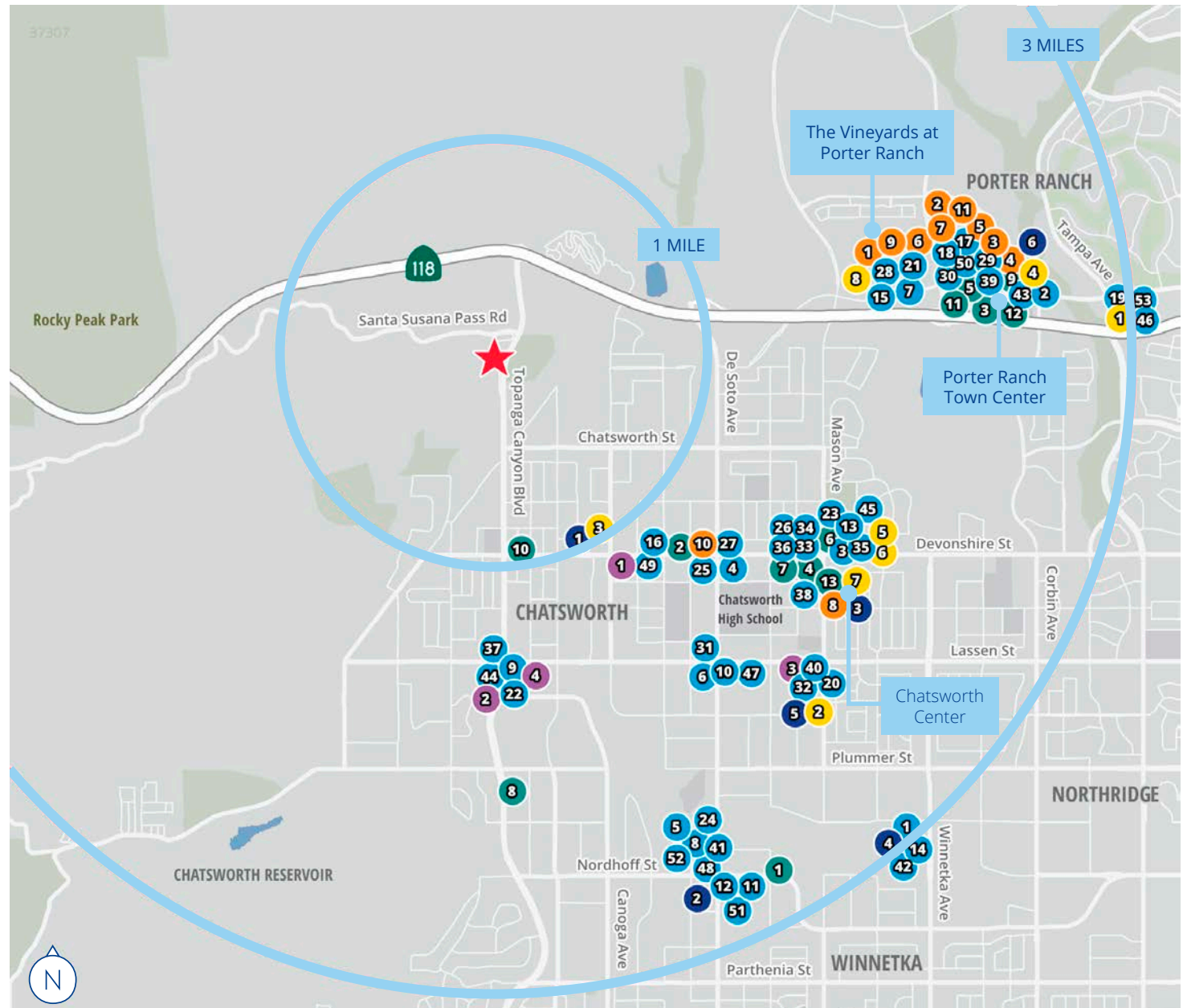
- 1 Anytime Fitness
- 2 Crunch
- 3 Fitness 19
- 4 Orangetheory
- 5 Planet Fitness
- 6 YMCA

## Hotels

- 1 Holiday Inn Express
- 2 Radisson
- 3 Residence Inn by Marriott
- 4 Sonesta ES Suites

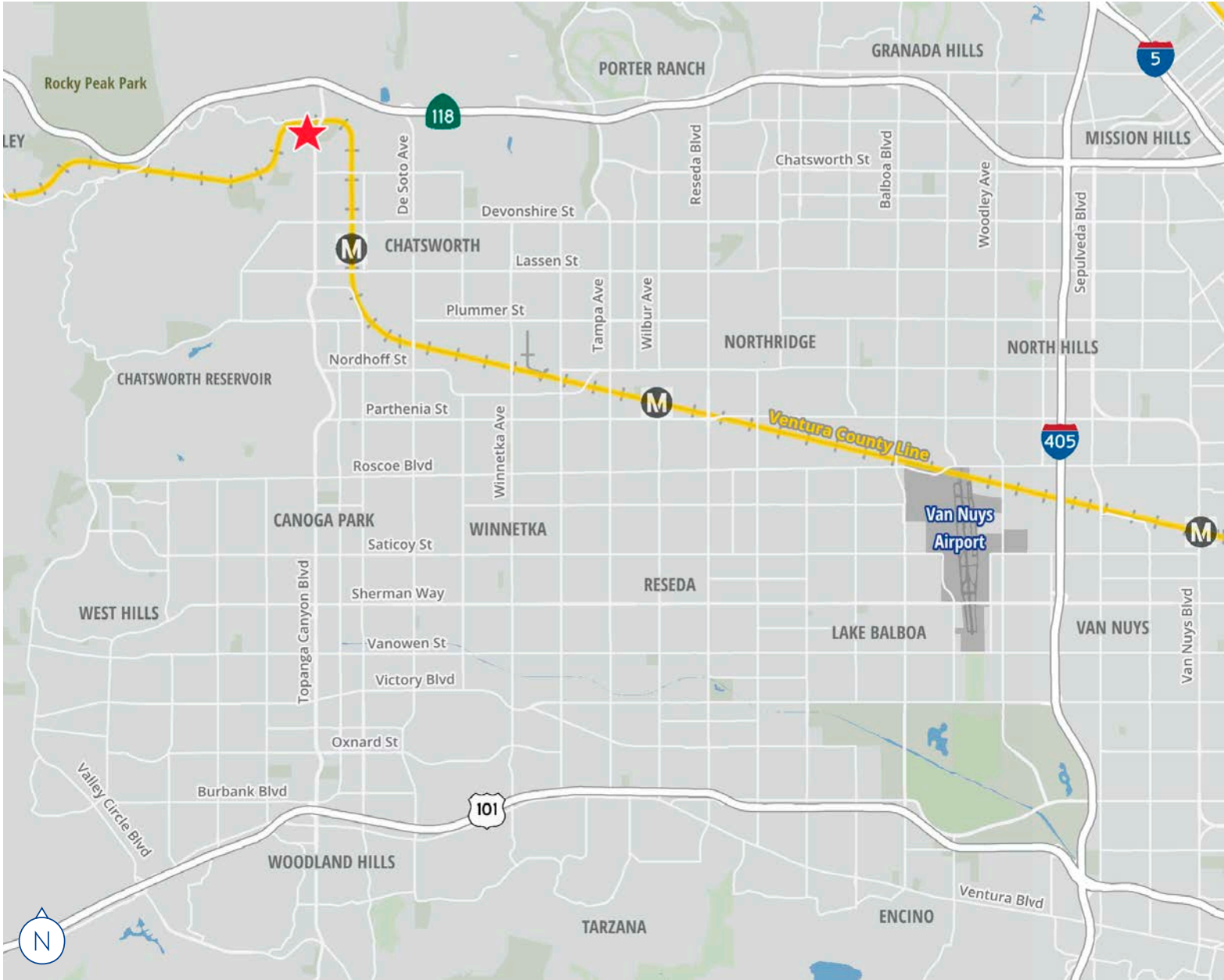
## Food & Drink

- 1 Applebee's
- 2 Baja Fresh
- 3 Baskin Robbins
- 4 Burger King
- 5 Capriotti's Sandwich Shop
- 6 Carl's Jr.
- 7 Chipotle
- 8 Chipotle
- 9 Del Taco
- 10 Domino's Pizza
- 11 El Pollo Loco
- 12 Farmer Boys
- 13 Flame Broiler
- 14 Habit Burger Grill
- 15 Habit Burger Grill
- 16 IHOP
- 17 In-N-Out
- 18 Islands Restaurants
- 19 Jack in the Box
- 20 Jack in the Box
- 21 Jersey Mike's
- 22 Jersey Mike's
- 23 Little Caesars
- 24 McDonald's
- 25 McDonald's
- 26 Panda Express
- 27 Papa John's
- 28 Peet's Coffee and Tea
- 29 Pick Up Stix
- 30 Pieology Pizzeria
- 31 Pizza Hut
- 32 Popeyes
- 33 Robeks
- 34 Round Table Pizza
- 35 Sharky's
- 36 Sizzler
- 37 Starbucks
- 38 Starbucks
- 39 Starbucks
- 40 Starbucks
- 41 Starbucks
- 42 Stonefire Grill
- 43 Subway
- 44 Subway
- 45 Subway
- 46 Subway
- 47 Subway
- 48 Subway
- 49 Taco Bell
- 50 TGI Fridays
- 51 Yogurtland
- 52 Yoshinoya
- 53 zpizza





# Transportation Map



**Metrolink  
Ventura County Line**

Chatsworth Station  
5 Minute Drive Time

Simi Valley Station  
15 Minute Drive Time

Northridge Station  
15 Minute Drive Time

Van Nuys Station  
20 Minute Drive Time

**Van Nuys Airport**  
20 Minute Drive Time  
14 Miles

**Burbank Airport**  
25 Minute Drive Time  
18 Miles



# Market Overview

5 Mile Radius

## Household & population characteristics



**\$99,941**

Median household income



**\$688,536**

Median home value



**59.3%**

Owner occupied housing units



**39.8**

Median age



**50.6%**

Female population



**51.0%**

% Married (age 15 or older)

## Annual lifestyle spending



**\$3,775**

Travel



**\$84**

Tickets to Movies



**\$129**

Theatre/Operas/Concerts



**\$96**

Admission to Sports Events



**\$9**

Online Gaming Services

## Households & population



**243,055**

Current total population



**238,951**

5 Year total population



**82,730**

Current total households



**81,555**

5 year total households

## Education

**11%**

No high school diploma



**20%**

High school graduate



**27%**

Some college



**43%**

Bachelor's/graduate/prof degree

## Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

## Business



**12,055**

Total businesses



**106,225**

Total employees

## Annual household spending



**\$3,061**

Apparel & Services



**\$259**

Computers & Hardware



**\$5,542**

Eating Out



**\$7,718**

Groceries



**\$8,106**

Health Care

## Employment



**71%**

White collar



**17%**

Blue collar



**12%**

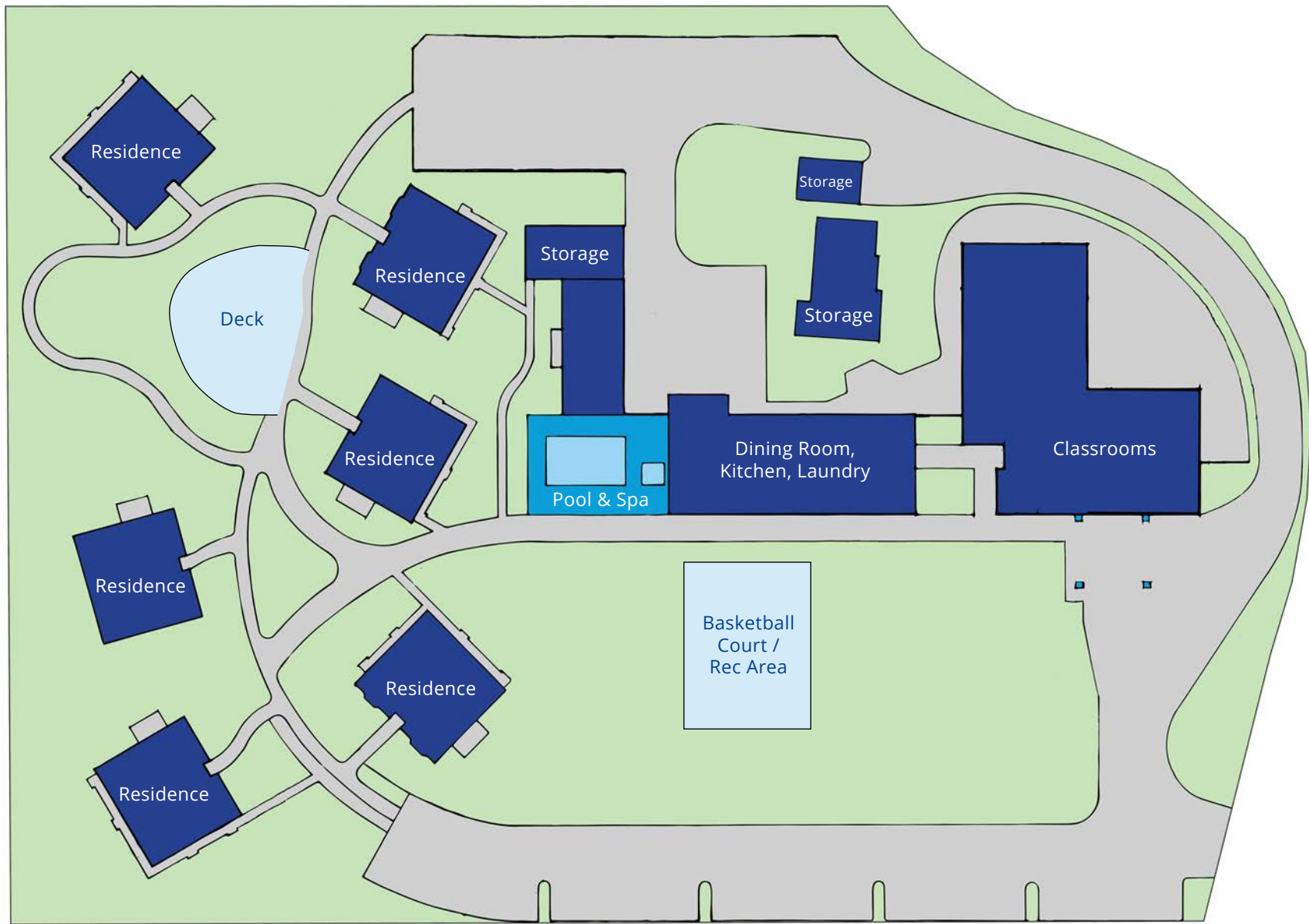
Services

**5.1%**

Unemployment rate



# Campus Site Plan



6 Residences  
±2,300 SF each



Kitchen / Dining / Laundry  
±5,148 SF



Classrooms  
± 8,944 SF



Total SF  
± 27,838 SF



# Enclosed & Covered Spa



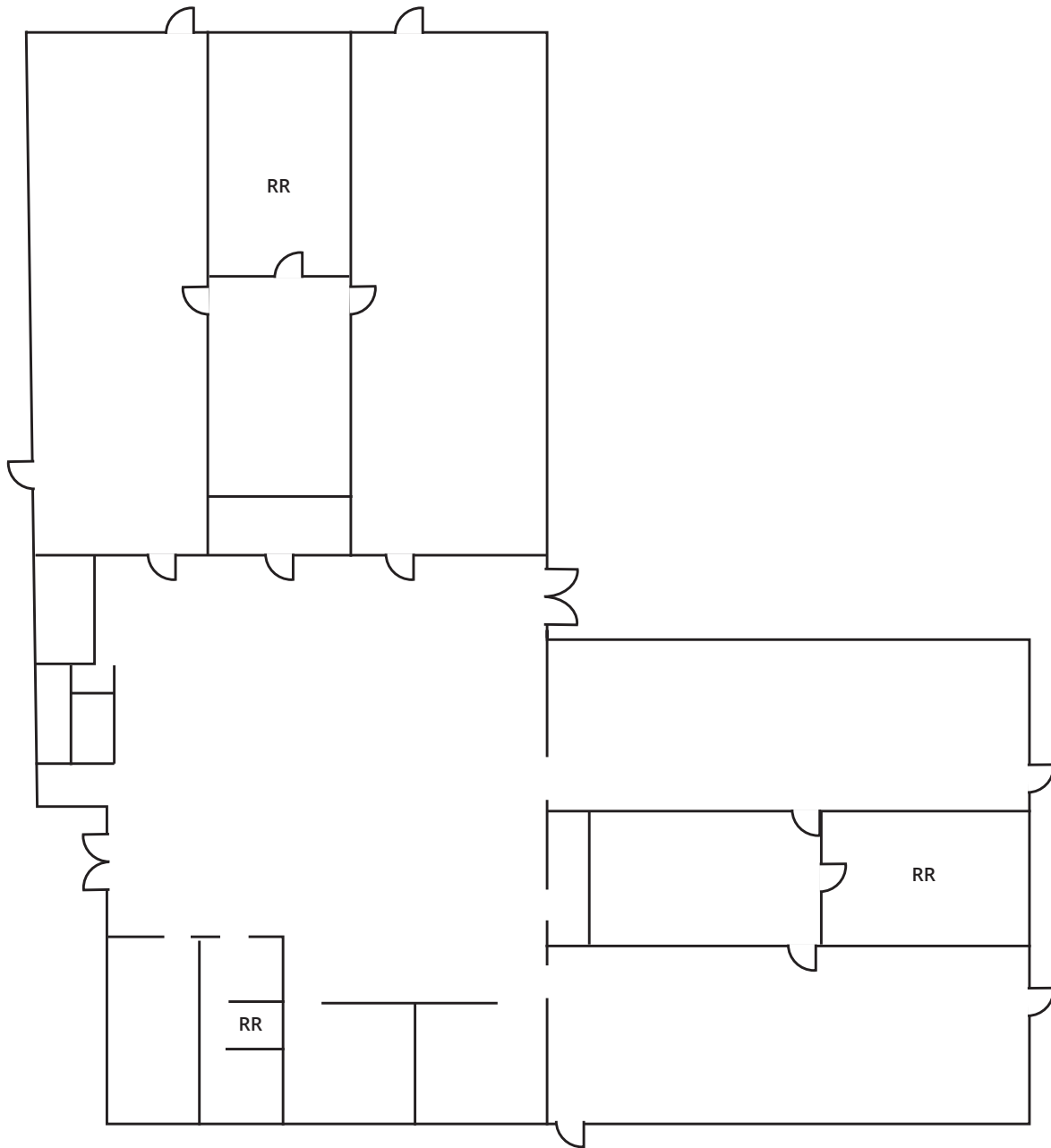


# Classrooms





# Classroom Building Floorplan



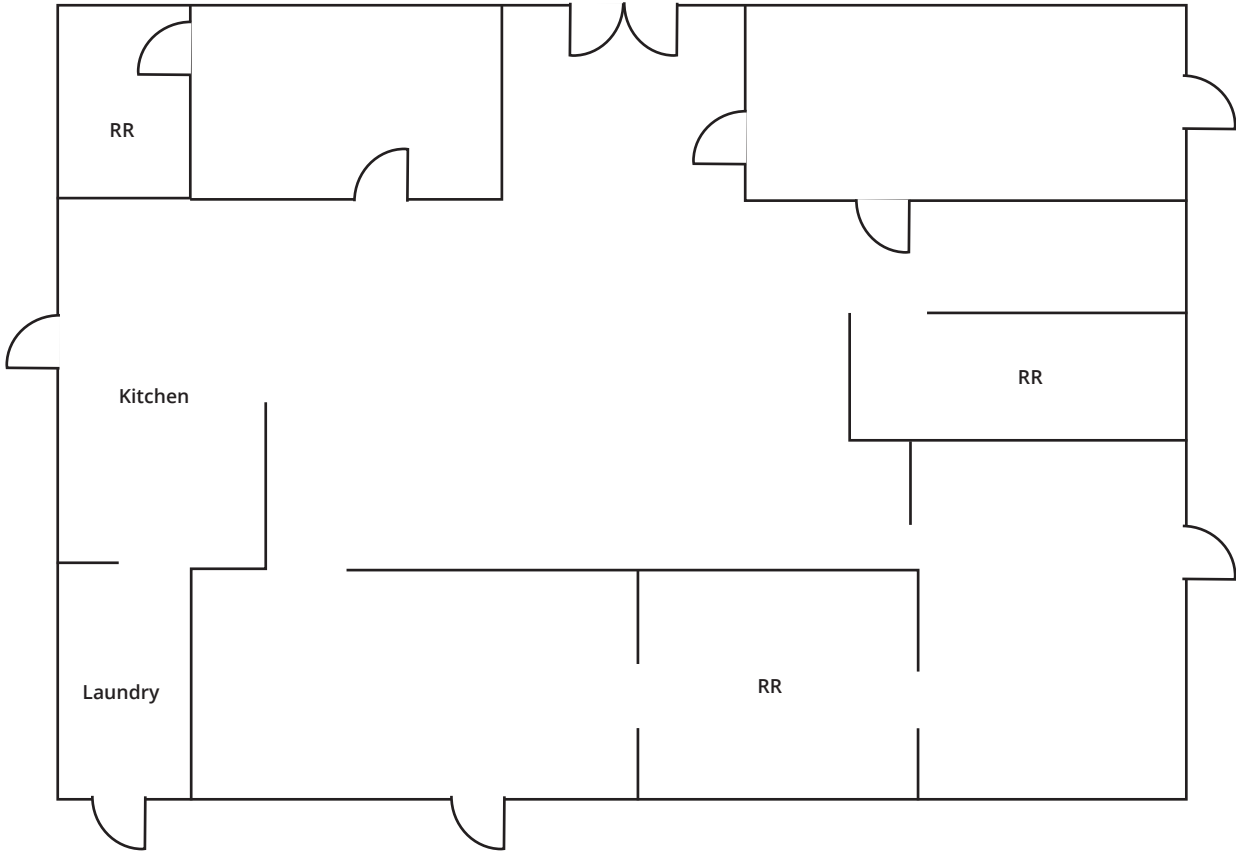


# Residences





# Sample Residence **Floorplan**



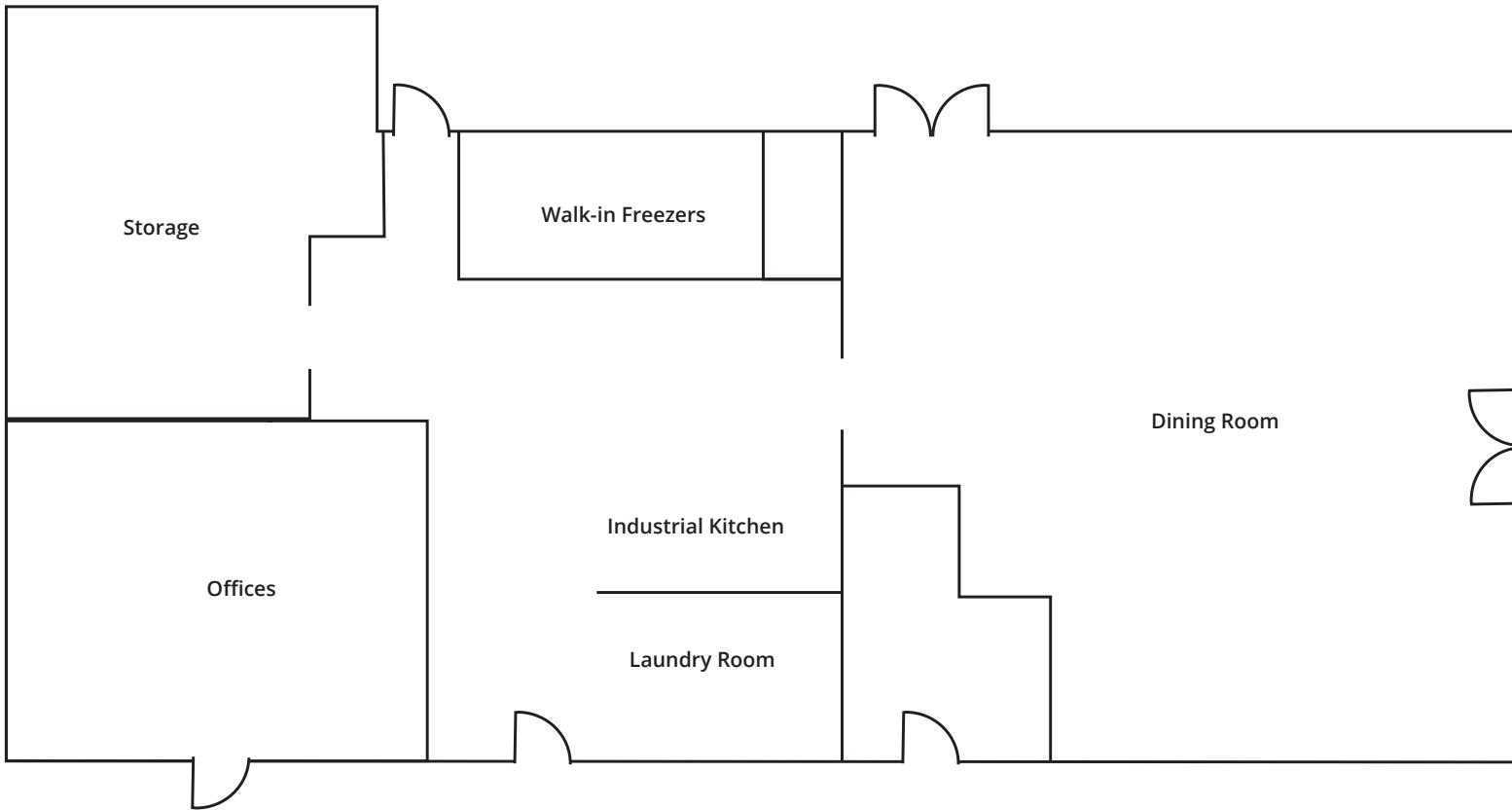


# Dining Room, Kitchen & Laundry





# Dining Room, Kitchen, & Laundry Floorplan







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