

OWNER/USER
FLEX/OFFICE BUILDING
50% LEASED

FOR SALE

19809

PRAIRIE STREET
CHATSWORTH, CA

CBRE



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The background image shows a modern, multi-story building with a facade of light-colored rectangular panels and large glass windows. The building is partially obscured by a semi-transparent blue overlay. In the foreground, there is a paved sidewalk with three circular planters containing greenery. To the right, a traffic light pole with a red hand symbol is visible. The sky is clear and blue.

EXECUTIVE SUMMARY

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CBRE, as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in 19809 Prairie Street, Chatsworth, California.

The ±89,740 SF flex/office building is 50% leased to the US Citizenship and Immigration Services agency. The lease expiration date is March 25, 2027. The property offers either an owner-user or investment opportunity, as the partial occupancy allows an owner-user to purchase the property and mitigate their occupancy costs through the collection of rent as well as appreciation and tax benefits. The asset is surrounded by surface parking and lush landscaping and benefits from a strong “business campus” identity. The asset is well-located in Chatsworth, California.



ASKING PRICE: \$15,400,000

Offers will be negotiated as received.

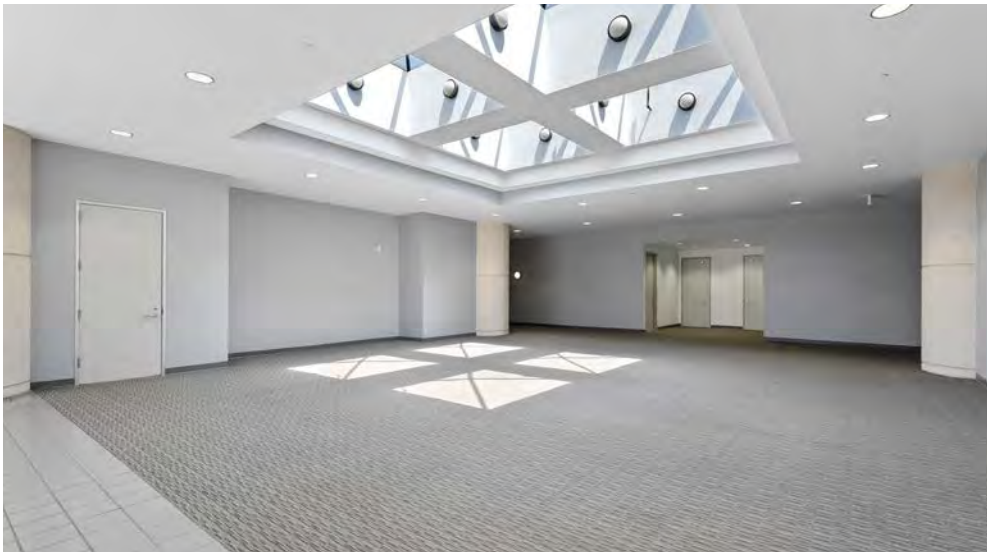




PROPERTY DESCRIPTION

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Address	19809 Prairie Street, Chatsworth, CA
Size	±89,740 Sf
Assessor's Parcel	2761-040-023
Land Size	2.5 Acres (108,900 SF)
Year Built	1992
Zoning	LAMR2
Utility Providers	
Electrical & Water	LA Department of Power and Water
Gas	The Gas Company of Southern California
Telephone	AT&T





PARKING

There are a total of +/- 294 parking stalls. (3.3/1,000) There are +/-70 spots in surface parking around the asset. In addition, there are 224 parking spaces in the parking garage directly south of the property that are part of a covenant that goes with the property.

HVAC

Heating, Ventilation, and Air Conditioning (HVAC) for the building consists of a multi-zoned, constant volume system. Components include six roof top McQuay air handlers units; two rooftop chillers and various chilled water and condenser water pumps. Hot water/steam is provided by three Raypack boilers with expansion tanks. Hot water for the central heating system is supplied by hot water boilers. Each boiler has a rated input capacity of 650,000 BTU and is located on the roof.

ROOFING

Flat roof finished with gravel over a multi-ply, bituminous, built-up membrane. The exterior perimeter walls extend above the surface of the roofs, creating parapet walls. The roof membrane terminates along a flashed cant strip at the base of the parapet walls. Curb-mounted skylights provide natural illumination in some of the second floor common areas.

STRUCTURAL

Structural steel columns with concrete-topped metal decks supported by steel beams. Exterior walls have precast concrete panels with glass and aluminum frames between the panels. Exterior walls have precast concrete panels with glass and aluminum frames between the panels. At the ground floor, there are full height storefront window systems of tinted, reflective glass in anodized aluminum frames.



FOUNDATION

The foundations consist of conventional steel-reinforced concrete slabs-on-grade with integral perimeter footings, interior footings, and column pad footings bearing directly on the soil.

STAIRS

There are three interior stairs serving as exits from the second floor. The stairwells are enclosed in 2-hour rated partitions. A single open stair is located at the front lobby.

INTERIOR BUILD OUT

Common areas within the building have ceramic-tiled and carpeted floors and painted, drywall-finished walls and ceilings. On the second floor there are skylights in the ceiling of the lobby and corridors. One elevator, corridors, and stairways are accessed directly from the lobby. The lobby has ceramic floors and painted, drywall-finished walls and suspended ceilings with acoustical ceiling tiles.

RESTROOMS

There are four "common area" restrooms located on the first and second floor. The common area restrooms have ceramic-tiled floors, wainscots and painted, drywall-finished walls and ceilings. There are additional restrooms with showers and lockers.

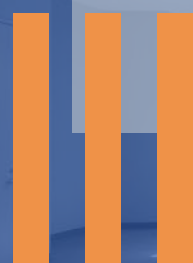


ELEVATOR SYSTEMS

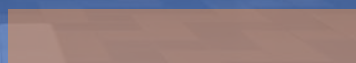
There are a total of two, hydraulic passenger elevators. The elevators are manufactured by FujiTech. The elevator cab has ceramic tiled floor, stainless steel wall panels, and recessed ceiling light fixtures. The doors are fitted with electronic safety stops. Emergency communication equipment is provided in the cab.

FIRE LIFE PROTECTION

The fire protection system consists of a wet-pipe sprinkler system, a wet standpipe with fire department hose valves and connections in each stair tower, portable fire extinguishers, smoke detectors, pull stations and alarm horns. Fire department connections are located on the exterior of the buildings. Hard-wired smoke detectors are located throughout the common areas. Fire sprinkler risers are located in a fire protection equipment room. The system is equipped with a back flow preventer. A central fire alarm panel is located in the lobby and monitors the pull stations, smoke detectors, and flow switches. The alarm panel also sounds the alarm and automatically notifies the monitoring service or the fire department in the event of trouble.



TENANT OVERVIEW



TENANT OVERVIEW



U.S. Citizenship
and Immigration
Services

The U.S. Citizenship and Immigration Services is responsible for processing immigration and naturalization applications and establishing policies regarding immigration services.



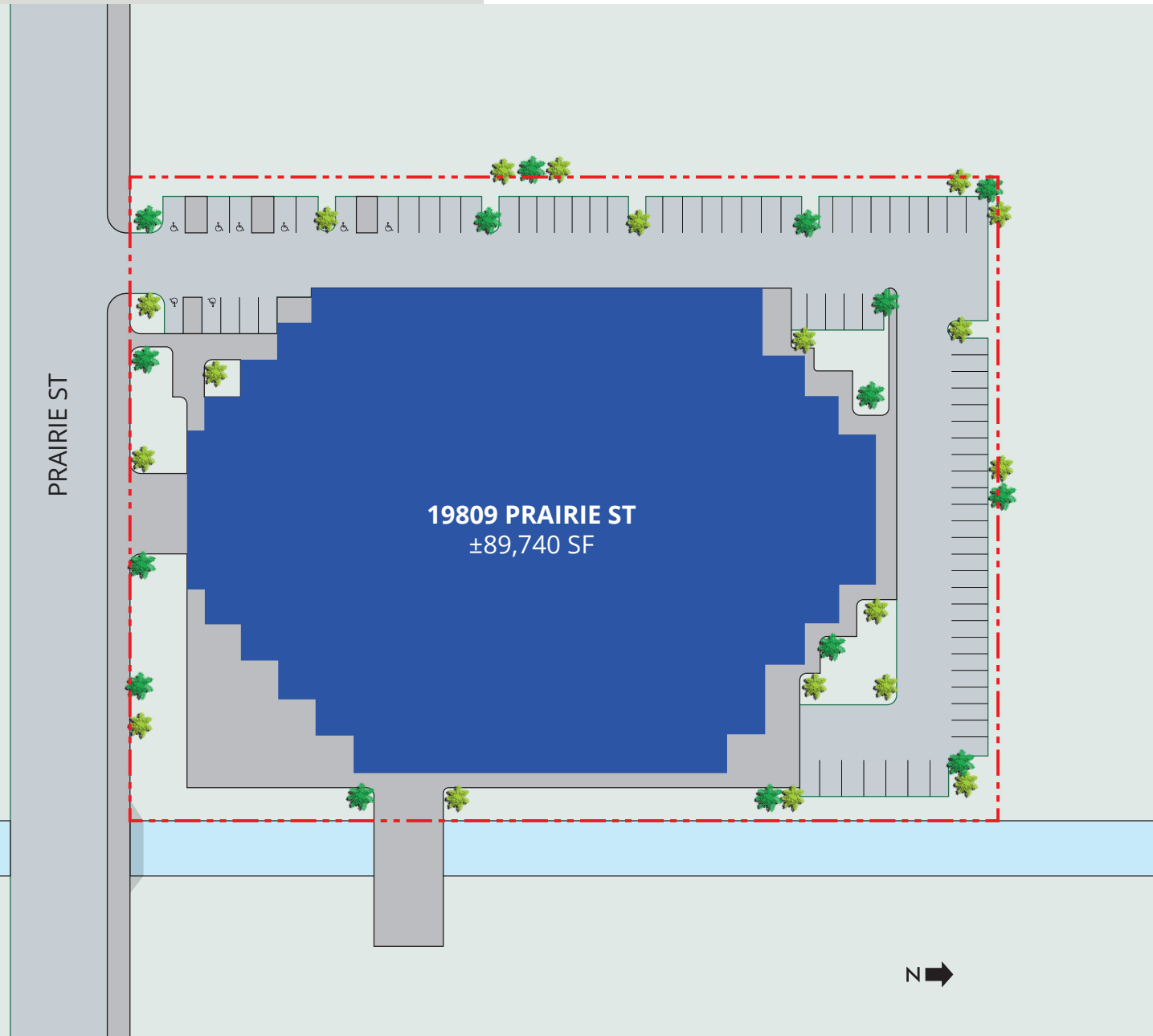
<https://www.uscis.gov/>



44,690 rentable square feet/41,996 usable square feet

LEASE ABSTRACT	
Building Address	19809 Prairie Street, Chatsworth, CA
Lessor	BCP 19809 Prairie, LLC
Lessee	United States of America
Lease Term (Original)	3/26/2012
Lease Expiration (Amendment)	3/2/2027
Leased Square Footage	44,690 rentable square feet/41,996 usable square feet
Building Square Footage	±89,740 SF
Proportion share of building	49.8%
Current Monthly Rent	\$116,839
Monthly Rent/Increases	As of 3/26/2024 - \$119,632
	As of 3/26/2025 - \$122,499
	As of 3/26/2026 - \$125,441
Security Deposit	None
Base Year	2012. Base year \$6.17 per RSF
Right to terminate	Tenant may terminate lease in whole or in part with 90 days prior notice in writing to Lessor.
Parking	206 spaces including 7 on site
Lease Structure	Full Service Gross
Options	None

SITE PLAN



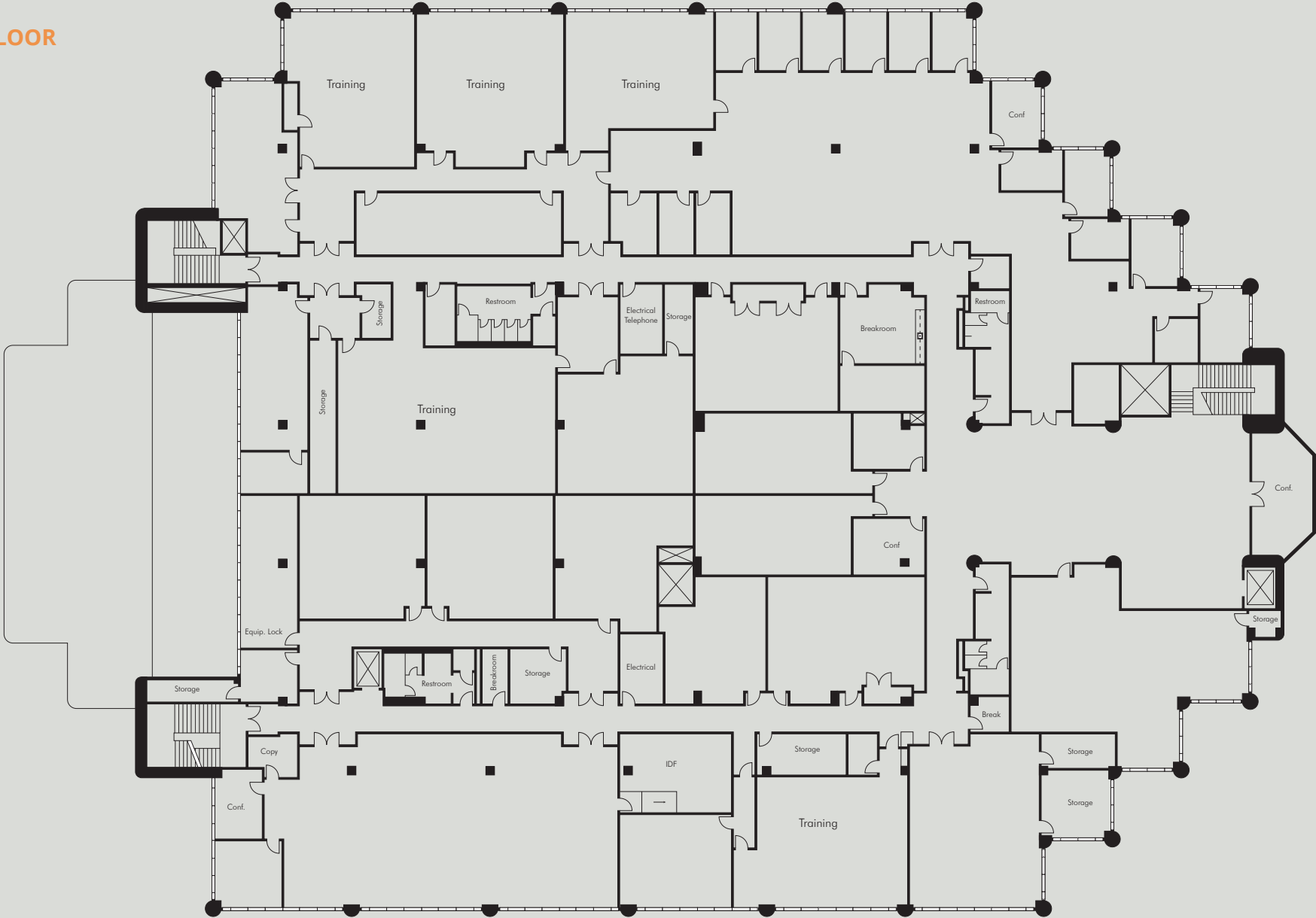
FLOOR PLAN

1ST FLOOR



FLOOR PLAN

2ND FLOOR



A map of the Los Angeles area with a blue star marking the location of 19809 Prairie Street in Chatsworth, CA. The map shows major highways, cities, and the Pacific Ocean. The text "LOCAL MAP" is in the top left. A blue box with a star points to the address "19809 PRAIRIE STREET, CHATSWORTH, CA". The map includes labels for cities like Simi Valley, Chatsworth, San Fernando, Thousand Oaks, Westlake Village, Agoura Hills, Calabasas, Woodland Hills, Encino, Sherman Oaks, Burbank, Glendale, Hollywood, West Hollywood, Beverly Hills, Los Angeles, Santa Monica, Malibu, Culver City, Marina del Rey, and Huntington Park. It also shows "VAN NUYS AIRPORT" and "HOLLYWOOD BURBANK AIRPORT (BUR)". The "Pacific Ocean" is labeled at the bottom.

AMENITIES MAP







IV LOCATION & MARKET OVERVIEW

LOCATION & MARKET OVERVIEW

LOS ANGELES MARKET OVERVIEW

Los Angeles County is the main economic force within the Southern California region and is the most populous county in the United States. With over 10 million residents, Los Angeles County is larger than 42 states. The nearly \$600 billion Los Angeles County gross product ranks 20th among the world's economies.

Los Angeles County is one of the nation's key transportation and distribution hubs with six airports, two ports and an extensive freeway and rail network. Los Angeles International Airport (LAX) ranks as the sixth busiest passenger airport in the world. The Los Angeles transportation network is dominated by a massive freeway system, comprising nearly 1,700 miles which provides convenient access to most areas within the greater Los Angeles region and beyond. Rail freight service is provided by two main carriers – Union Pacific and Burlington Northern Santa Fe - throughout.

The Southern California region extends across the United States. Los Angeles County serves as the gateway to United States trade with Asia.

The Ports of Long Beach and Los Angeles are vital components of the national economy, and combined lead the nation in overseas trade. Nicknamed the "Hub of the Pacific Rim," the Ports of Long Beach and Los Angeles comprise the third largest port complex in the World. International trade will continue to be a significant engine of business growth for the Southern California region.

Major corporations continue to target the Greater L.A. region due to the strategic location and large population. This bodes well for continued demand and keeps vacancy rates at lower levels than other major national markets.

LOCATION & MARKET OVERVIEW

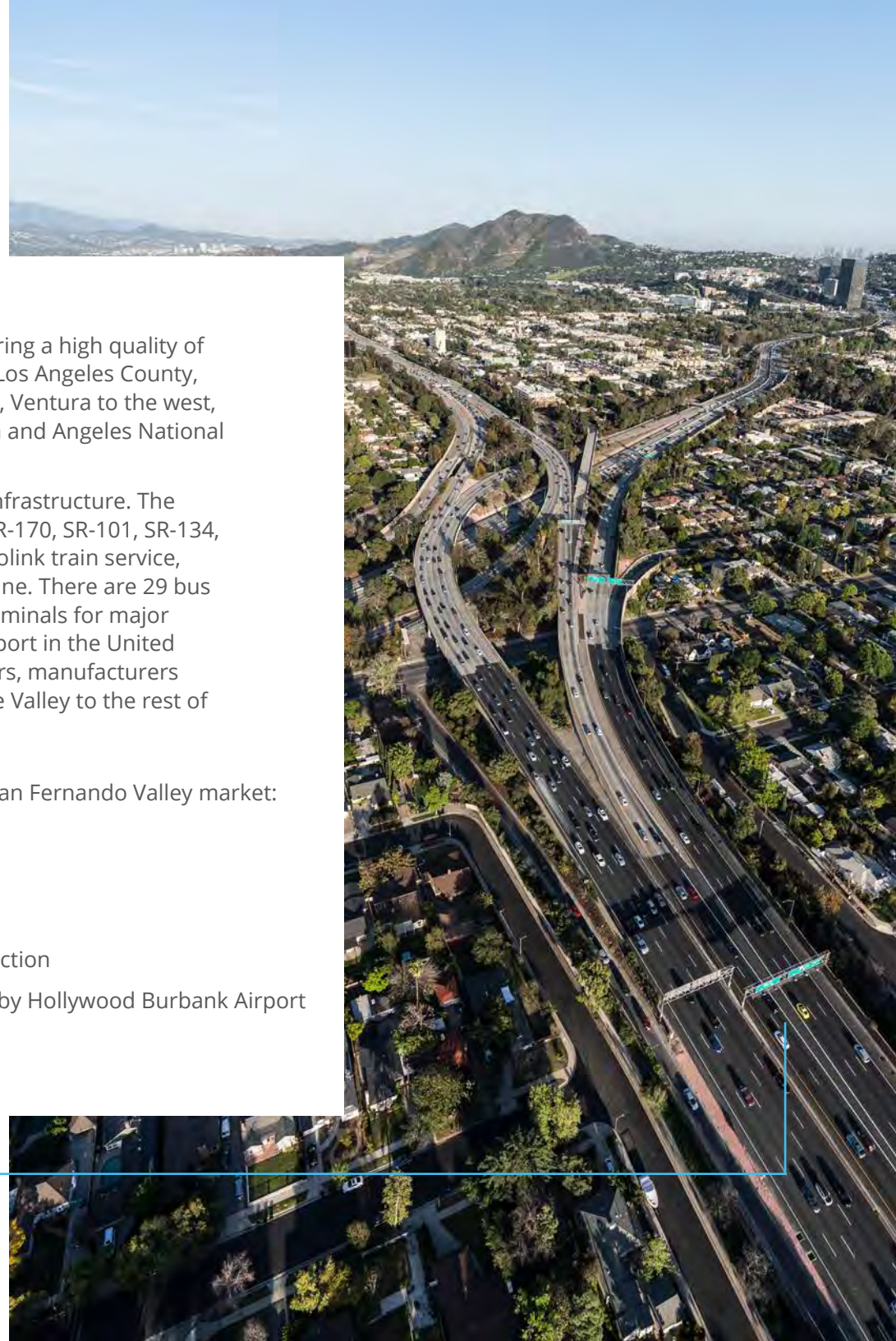
SAN FERNANDO VALLEY MARKET OVERVIEW

The San Fernando Valley is an extremely large metropolitan region offering a high quality of life for its over 1.8 million residents. Covering over 365 square miles of Los Angeles County, the Greater San Fernando Valley is defined by Santa Clarita to the north, Ventura to the west, the Santa Monica and Hollywood mountains to the south and Pasadena and Angeles National Forest to the east.

One of the most important elements in the Valley is its transportation infrastructure. The Valley has approximately 75 miles of freeways including the I-5, I-405, SR-170, SR-101, SR-134, I-210, SR-118, and SR-23. San Fernando Valley is also serviced by a Metrolink train service, the Metro Redline Subway, and the recently completed Metro Orange Line. There are 29 bus routes, 63 miles of passenger and freight railroad tracks, 72 trucking terminals for major regional commercial airports, and access to the largest ocean shipping port in the United States. These arteries of commerce connect retail businesses, consumers, manufacturers and service providers to one another, as well as providing links from the Valley to the rest of Southern California.

Factors that contribute to the sustained economic growth the Greater San Fernando Valley market:

- / Dense demographics with nearly 1.8 million residents
- / Extremely low vacancy rates – especially for Class “A” buildings
- / Strong labor pool of both skilled and unskilled workers
- / Virtually no available land for development and limited new construction
- / Excellent freeway access to multiple major interstates and serviced by Hollywood Burbank Airport
- / Proximity to studios and entertainment industry drives demand
- / Sale/User activity strong, however extreme lack of product
- / Proximity to both executive and affordable housing





19809

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