

# TENANT REPRESENTATIVE LEASING BONUS OF \$40,000!\*

*\*Terms Apply. Contact broker for details.*

# 100,400 SF OF INDUSTRIAL MANUFACTURING & DISTRIBUTION FACILITY FOR SUBLEASE

21325 SUPERIOR ST  
CHATSWORTH, CA 91311

NOBLE HOUSE



21325 SUPERIOR ST

*100,400 SF of industrial  
manufacturing & distribution  
facility for sublease*

Excellent Headquarter Facility

Two (2) Three (3) Ton Cranes

Potential for 2,400 A 277/480V Heavy Power

Five (5) Dock Loadings Positions

Seven (7) Grade Level Doors

Two (2) Buildings (90,000 and 10,000 SF)

Gated and Secure Yard

22' Clearance

Sprinklered & Skylight in Warehouse

Gym and Lunch Facilities

*\$0.89 NET*

LIST PRICE

*\$0.21*

NET FEES

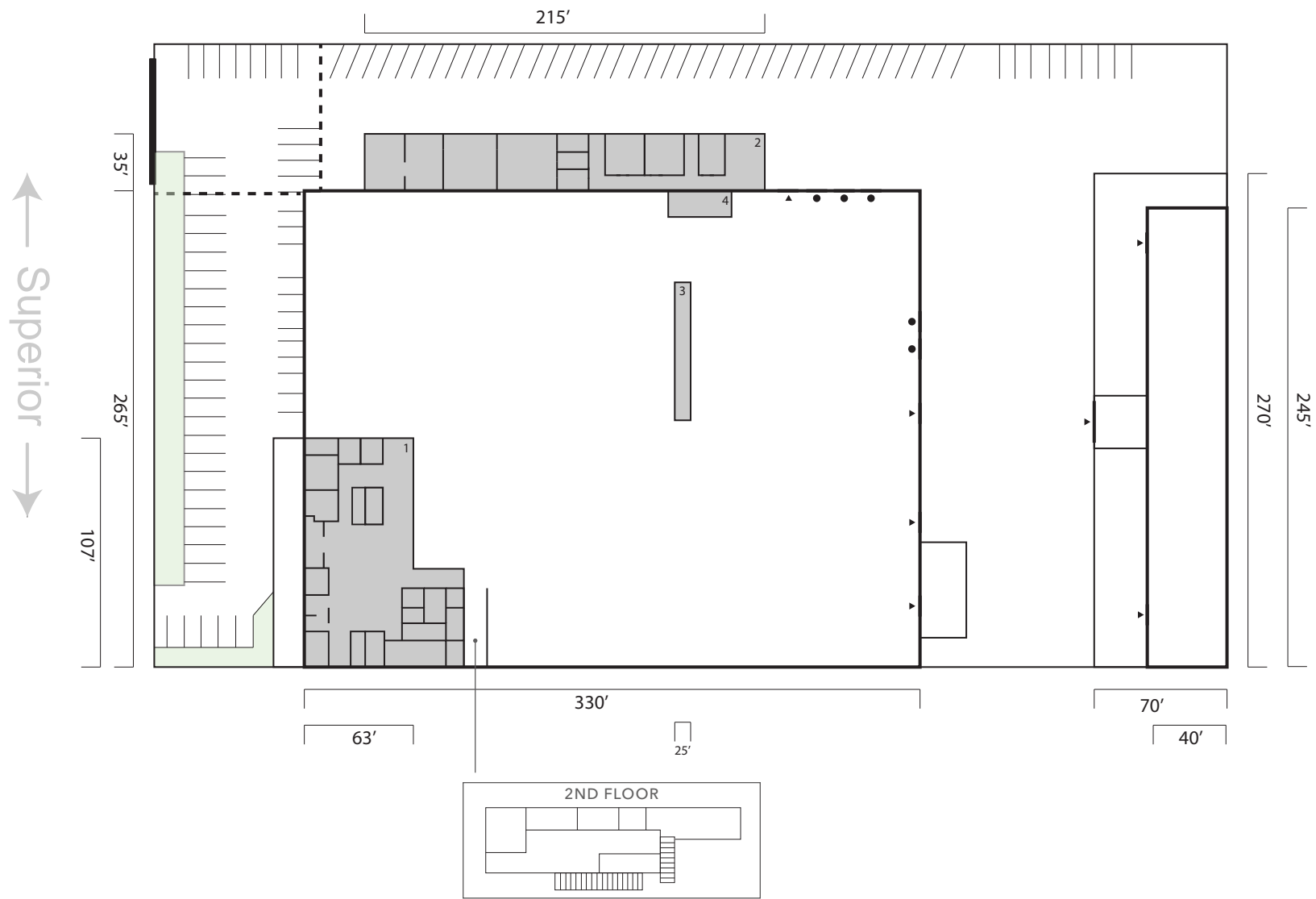
*6 YEARS*

TERM LENGTH (EXPIRING 01/31/31)



# FLOOR PLAN

\*All Values Are Approximate - Lessee Must Independently Verify\*





21325 SUPERIOR ST



AVAILABLE FOR SUBLEASE



KIDDER MATHEWS

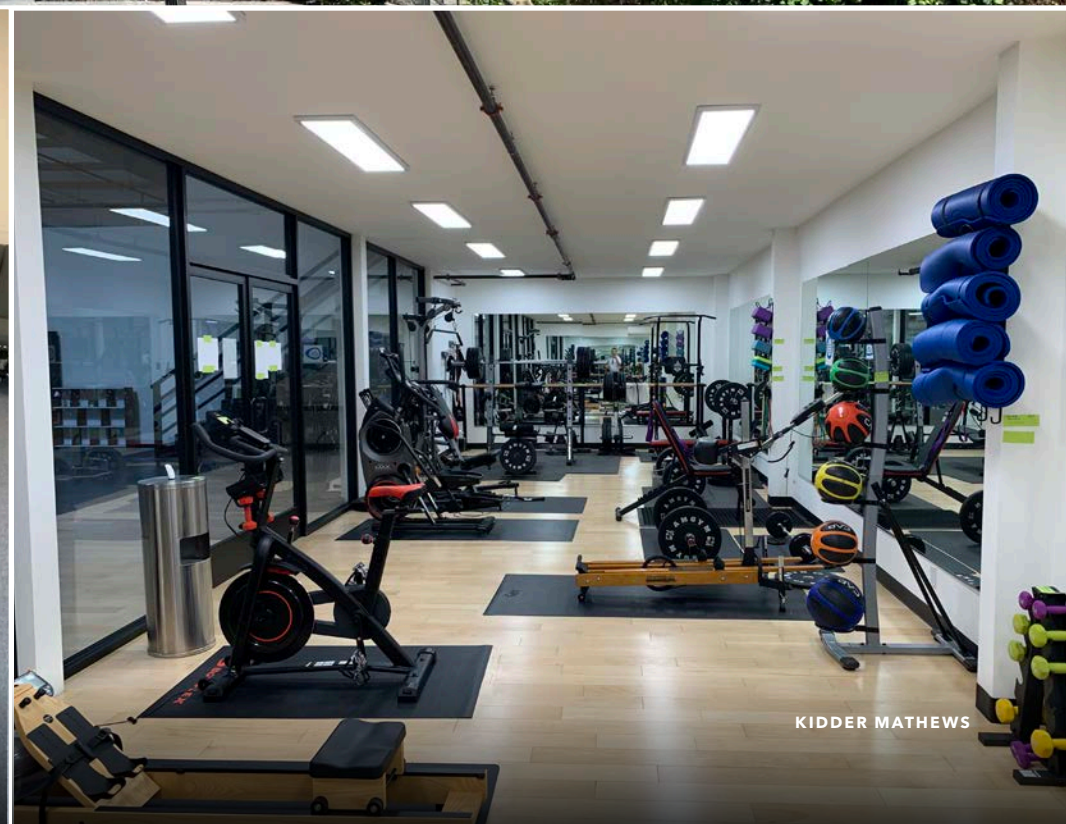


21325 SUPERIOR ST

NOBLE  HOUSE



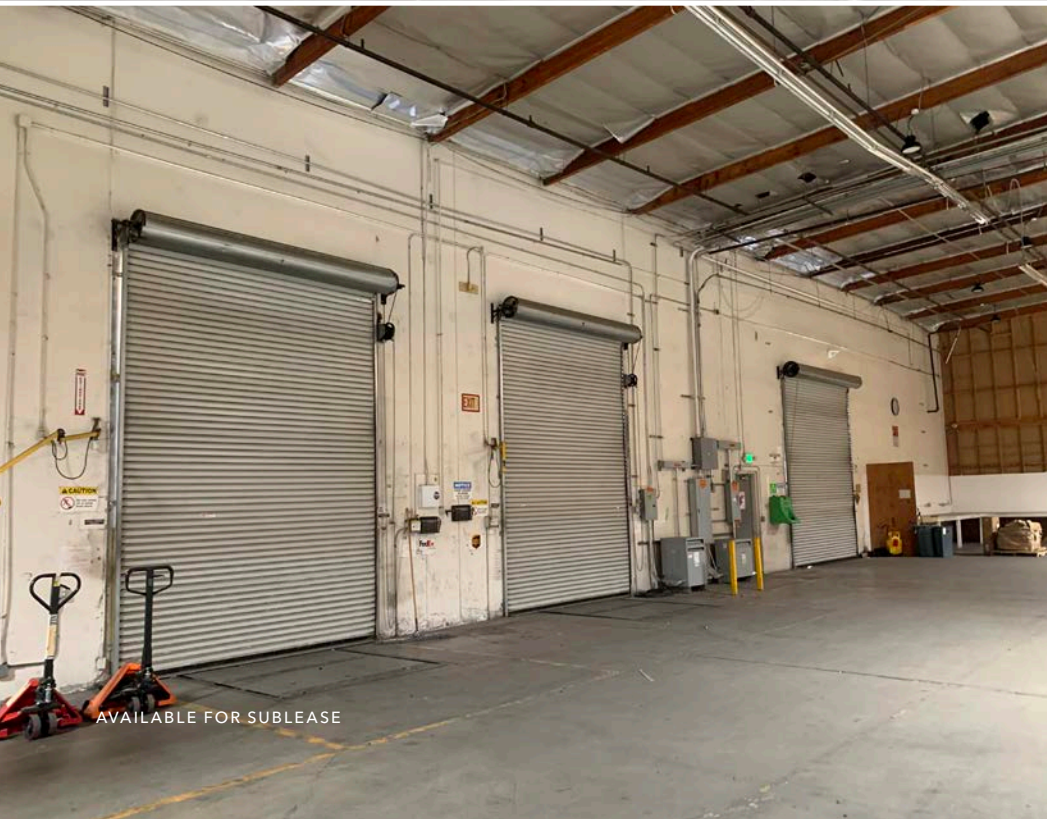
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KIDDER MATHEWS



21325 SUPERIOR ST

118

SR 118



7 Min | 2.3 Miles

118

170

INTERSTATE  
405

INTERSTATE  
405

SUBJECT  
PROPERTY

US-101



17 Min | 6.1 Miles

101

101

AVAILABLE FOR SUBLEASE

KIDDER MATHEWS



# SAN FERNANDO VALLEY, CALIFORNIA

If the valley were a standalone city, it would be one of the largest in the United States. The Valley serves as home to many leading industries, the best known of these lead the way in aerospace, biotechnology, technology, healthcare, motion pictures, television production, and music recording.

## DEMOGRAPHICS & EDUCATION

The San Fernando Valley is extremely dense and has a population density of approximately 4,181 people per square mile. As of 2023, median household income for the Valley is \$84,265 and average household income is \$124,145. Los Angeles County only reports a median household income of \$81,362 and an average household income of \$120,981. Overall, the Valley has an average home value of \$935,230 where LA County reports a slightly less expensive average home value of \$930,606.

Of the 1,290,313 residents over the age of 25 roughly 48% have an associate, bachelors, or graduates' degree. The Valley provides its residents with plenty of great education options where that includes LAUSD, private schools, or higher education. The Valley is home to over 100 accredited institutions that offer higher education degrees. Some of them include California State University Northridge, Pierce College, Los Angeles Valley College, and more. These institutions create an impressive employee base from which companies can draw.

*Home to the nation's epicenter of the film and television industry, the San Fernando Valley has over 1.8 million residents and over 90,000 businesses. It is comprised of the cities of Glendale, Burbank, Calabasas, San Fernando, and Los Angeles.*

## HOUSING

The Valley has some great neighborhoods that attract professionals from all over LA County that provide more affordable housing options when compared to the trendier neighborhoods on the other side of the hill. Whether you are a renter or looking to purchase a home, the valley provides much cheaper housing alternatives while still being accessible to all of Los Angeles' business districts. As of October 2023, Average asking rent per unit in the Valley is \$2,030. Other neighborhoods like West Hollywood, Hollywood, and Downtown Los Angeles are reporting average asking rents per unit of \$2,753, \$2,299, and \$2,599 respectively.

## TRANSPORTATION

The Valley makes transportation easy and accessible for employees and their families. Anchored by three major airports in the region including Van Nuys, Bob Hope Airport in Burbank, and is close enough to Los Angeles International Airport. On the ground, The Valley has commuter rail services, dedicated high-speed bus lanes a subway, and an elaborate freeway system which connects the Valley to all of Los Angeles. The 405 freeway connects neighborhoods within the valley such as Sherman Oaks and Encino to West Los Angeles. The 101 freeway runs through the entirety of The Valley to Hollywood and Downtown. Most of Los Angeles is within a 20-minute drive from the San Fernando Valley.

## ECONOMICS & BUSINESSES

The Valley is home to many of the world's most recognizable corporate names. They include companies such as The Walt Disney Co., Amgen Inc., Warner Bros, Public Storage, and Universal Pictures. Regardless of the industry, it can be found in The Valley and the surrounding cities. The Valley has a total of 98,363 businesses and 778,734 employees. Majority of the employees work in Health Care & Social Assistance (13%), Retail Trade (12.4%), and the Professional Sector (9.0%). The Valley is also a prime destination for tourism with millions of annual visitors allowing for growth in the retail and hotel industries.

Sources: CoStar, ESRI



21325  
SUPERIOR  
STREET

*Exclusively sub-leased by*

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