

Marcus & Millichap

86 UNIT APARTMENT BUILDING IN BEAUTIFUL CHATSWORTH, CA

# Lemmarsh Gardens

10200 De Soto Ave | Chatsworth, CA 91311

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## PRESENTED BY

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# INVESTMENT OVERVIEW

**Marcus & Millichap is pleased to present the Lemarsh Gardens Apartments, an 86-unit value add apartment building located at 10200 De Soto Avenue in Chatsworth, California.**

Current rents are approximately 32% under market providing a new investor the opportunity to renovate units and common areas in order to maximize rental income. There is also potential to create new ADUs (buyer to conduct its own investigations). Built in 1963, the property features a favorable unit mix consisting of (56) large one-bedroom/one-bathroom units (average size 780 sf) and (30) large two-bedroom/two-bathroom units (average size 1,100 sf). Unit features porcelain tile kitchen countertops, wood-inspired plank flooring (select units), large wall-to-wall closets, wide balconies/patios and central air conditioning and heating, full appliance package, breakfast bar, ample cabinetry and storage and designer lighting, fixtures and finishes. Property amenities include secured access, carport parking spaces, sparkling pool and community clubhouse area, 24-hour laundry facility, professional on-site management, 24-hour maintenance call center, online rent payment and work orders and a pet friendly community environment. The 85,705 square foot building sits on a large 1.69 acre lot that is LAR3 zoned.

The Lemarsh Gardens Apartments are located in close proximity to grocery stores, restaurants and retail on both De Soto Avenue and Devonshire Street. The property is conveniently located near the 118 and 101 freeways and just a short drive to major job centers such as Canoga Park, Woodland Hills, West Hills and Northridge. The property is also just 1 mile from the Chatsworth Metrolink Station offering a viable public transportation option via rail to Downtown LA as well stops throughout Ventura County.

## Lemarsh Gardens

10200 De Soto Ave | Chatsworth, CA 91311

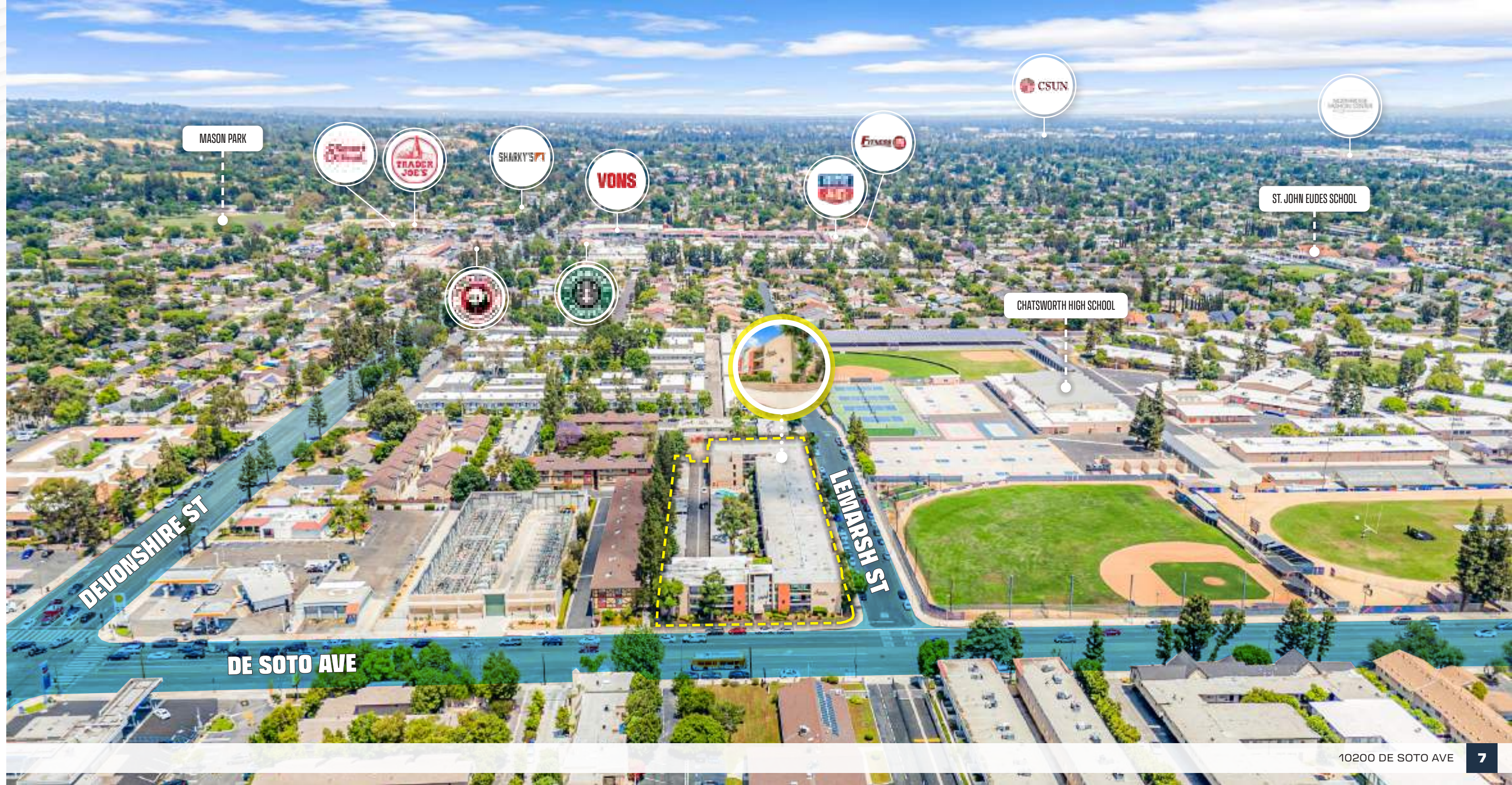
# 01

## EXECUTIVE SUMMARY

UNITS	86
BUILDING SF	85,705
LOT SF	73,446
YEAR BUILT	1963
APN	2741-001-020

10200 DE SOTO AVE  
**INVESTMENT HIGHLIGHTS**

- ✔ **Value Add Opportunity:** 86-units located in Chatsworth, California. Current rents are approximately 32% under market providing a new investor the opportunity to renovate units and common areas to maximize rental income. There is also potential to create new ADUs (buyer to conduct its own investigations)
- ✔ **Favorable Unit Mix:** Property features a favorable unit mix consisting of (56) large one-bedroom/one-bathroom units (average size 780 sf) and (30) large two-bedroom/two-bathroom units (average size 1,100 sf)
- ✔ **Unit Features:** Unit features porcelain tile kitchen countertops, wood-inspired plank flooring (select units), large wall-to-wall closets, wide balconies/patios and central air conditioning and heating, full appliance package, breakfast bar, ample cabinetry and storage and designer lighting, fixtures and finishes
- ✔ **Property Amenities:** Property amenities include secured access, carport parking spaces, sparkling pool and community clubhouse area, 24-hour laundry facility, professional on-site management, 24-hour maintenance call center, online rent payment and work orders and a pet friendly community environment
- ✔ **Convenient Location and Proximity to Public Transportation:** 1 mile to Chatsworth Metrolink Station: Property located near 118 and 101 freeways and also just 1 mile from the Chatsworth Metrolink Station offering a viable public transportation option via rail to Downtown LA as well as stops throughout Ventura County





amazon  
DAX 3

PIERCE  
COLLEGE

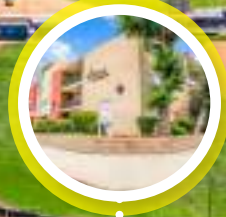


WARNER CENTER

CANOGA PARK

ERNEST LAWRENCE MIDDLE SCHOOL

CHATSWORTH HIGH SCHOOL



LEMARSH ST

DE SOTO AVE



**Lemarsh Gardens**  
10200 De Soto Ave | Chatsworth, CA 91311



# 86-UNIT VALUE ADD APARTMENT BUILDING | 85,705 BUILDING SF ON 1.69 ACRE LOT

THERE IS ALSO POTENTIAL TO CREATE NEW ADUS (BUYER TO CONDUCT ITS OWN INVESTIGATIONS)



CHATWORTH NATURE PRESERVE

CHATSWORTH STATION

VENTURA COUNTY LINE

ERNEST LAWRENCE MIDDLE SCHOOL

CHATSWORTH HIGH SCHOOL

DE SOTO AVE

LEMARSH ST

DEVONSHIRE ST

McDonald's

Walgreens

DOLLAR TREE

CHATSWORTH STATION



# 02 FINANCIAL ANALYSIS

## 10200 DE SOTO AVE RENT ROLL SUMMARY

UNIT TYPE	UNITS	AVG SF	RENTAL RANGE	CURRENT		YEAR 1		PRO FORMA	
				AVG RENT	MONTHLY INCOME	AVG RENT	MONTHLY INCOME	AVG RENT	MONTHLY INCOME
1+1	46	782	\$1,055 - \$1,905	\$1,501	\$69,067	\$1,547	\$71,139	\$2,082	\$95,750
1+1 - Preferred Location/Patio	10	775	\$1,156 - \$2,125	\$1,628	\$16,282	\$1,671	\$16,707	\$2,100	\$21,000
2+2	25	1,100	\$1,326 - \$2,450	\$2,025	\$50,630	\$2,083	\$52,076	\$2,450	\$61,250
2+2 - Preferred Location/Patio	5	1,100	\$1,625 - \$2,475	\$1,872	\$9,359	\$1,913	\$9,566	\$2,475	\$12,375
<b>TOTALS/AVERAGES</b>		<b>997</b>		<b>\$1,690</b>	<b>\$145,339</b>	<b>\$1,738</b>	<b>\$149,488</b>	<b>\$2,214</b>	<b>\$190,375</b>
<b>GROSS ANNUALIZED RENTS</b>					<b>\$1,744,068</b>		<b>\$1,793,852</b>		<b>\$2,284,500</b>



10200 DE SOTO AVE  
RENT ROLL **DETAIL**

UNIT	TYPE	SF	RENT		
			CURRENT	YEAR 1	PRO FORMA
Unit 101*	2+2	1,100	\$2,450	\$2,450	\$2,450
Unit 102	1+1	750	\$1,572	\$1,619	\$2,050
Unit 103	1+1	750	\$1,156	\$1,191	\$2,050
Unit 104	1+1	750	\$1,696	\$1,747	\$2,050
Unit 105	1+1	750	\$1,084	\$1,117	\$2,050
Unit 106	2+2	1,100	\$2,044	\$2,105	\$2,450
Unit 107	1+1 Preferred	800	\$1,877	\$1,934	\$2,125
Unit 108	2+2	1,100	\$2,320	\$2,390	\$2,450
Unit 109*	2+2 Preferred	1,100	\$2,475	\$2,475	\$2,475
Unit 110	1+1	750	\$1,055	\$1,087	\$2,050
Unit 111	1+1 Preferred	750	\$1,223	\$1,259	\$2,075
Unit 112	1+1	750	\$1,231	\$1,268	\$2,050
Unit 114	1+1	750	\$1,691	\$1,742	\$2,050
Unit 115	1+1 Preferred	750	\$1,176	\$1,211	\$2,075
Unit 116	1+1	750	\$1,087	\$1,119	\$2,050
Unit 117	1+1 Preferred	750	\$1,856	\$1,912	\$2,075
Unit 118	1+1	750	\$1,159	\$1,194	\$2,050
Unit 119	1+1 Preferred	800	\$2,000	\$2,060	\$2,125
Unit 120	1+1	750	\$1,163	\$1,198	\$2,050
Unit 121**	1+1 Preferred	800	\$2,125	\$2,125	\$2,125
Unit 122	1+1	750	\$1,825	\$1,880	\$2,050
Unit 123	1+1 Preferred	800	\$1,950	\$2,009	\$2,125
Unit 124	1+1	750	\$1,301	\$1,340	\$2,050
Unit 125	1+1 Preferred	750	\$1,156	\$1,191	\$2,075
Unit 126	2+2	1,100	\$2,033	\$2,094	\$2,450
Unit 127	2+2 Preferred	1,100	\$1,727	\$1,778	\$2,475
Unit 201	2+2	1,100	\$2,241	\$2,308	\$2,450
Unit 202	1+1	750	\$1,694	\$1,745	\$2,050
Unit 203	2+2	1,100	\$1,535	\$1,581	\$2,450

UNIT	TYPE	SF	RENT		
			CURRENT	YEAR 1	PRO FORMA
Unit 204	1+1	750	\$1,087	\$1,119	\$2,050
Unit 205	1+1	750	\$1,728	\$1,780	\$2,050
Unit 206	2+2	1,100	\$2,254	\$2,322	\$2,450
Unit 207	2+2	1,100	\$2,179	\$2,244	\$2,450
Unit 208	2+2 Preferred	1,100	\$1,663	\$1,713	\$2,475
Unit 209	2+2	1,100	\$1,574	\$1,622	\$2,450
Unit 210	1+1	800	\$1,713	\$1,764	\$2,100
Unit 211	1+1	800	\$1,192	\$1,228	\$2,100
Unit 212	1+1	800	\$1,131	\$1,165	\$2,100
Unit 214	1+1	800	\$1,850	\$1,906	\$2,100
Unit 215	1+1	800	\$1,794	\$1,848	\$2,100
Unit 216	1+1	800	\$1,248	\$1,285	\$2,100
Unit 217	1+1	800	\$1,815	\$1,869	\$2,100
Unit 218	1+1	800	\$1,815	\$1,869	\$2,100
Unit 219	1+1	800	\$1,799	\$1,853	\$2,100
Unit 220	1+1	800	\$1,866	\$1,922	\$2,100
Unit 221	1+1	800	\$1,346	\$1,386	\$2,100
Unit 222	1+1	800	\$1,151	\$1,186	\$2,100
Unit 223	1+1	800	\$1,539	\$1,585	\$2,100
Unit 224	1+1	800	\$1,115	\$1,149	\$2,100
Unit 225	1+1 Preferred	800	\$1,763	\$1,816	\$2,125
Unit 226	2+2	1,100	\$2,115	\$2,178	\$2,450
Unit 227	2+2	1,100	\$1,326	\$1,366	\$2,450
Unit 228	2+2	1,100	\$2,057	\$2,119	\$2,450
Unit 229	2+2	1,100	\$2,179	\$2,244	\$2,450
Unit 230	2+2	1,100	\$1,945	\$2,003	\$2,450
Unit 231	2+2	1,100	\$2,068	\$2,130	\$2,450
Unit 301	2+2	1,100	\$1,582	\$1,630	\$2,450
Unit 302	1+1	750	\$1,866	\$1,922	\$2,050

10200 DE SOTO AVE  
RENT ROLL **DETAIL**

UNIT	TYPE	SF	RENT		
			CURRENT	YEAR 1	PRO FORMA
Unit 303	2+2	1,100	\$2,241	\$2,308	\$2,450
Unit 304	1+1	800	\$1,197	\$1,233	\$2,100
Unit 305	1+1	750	\$1,773	\$1,826	\$2,050
Unit 306	2+2	1,100	\$1,875	\$1,931	\$2,450
Unit 307	2+2	1,100	\$2,131	\$2,195	\$2,450
Unit 308	2+2 Preferred	1,100	\$1,625	\$1,673	\$2,475
Unit 309	2+2 Preferred	1,100	\$1,870	\$1,926	\$2,475
Unit 310	1+1	800	\$1,377	\$1,418	\$2,100
Unit 311	1+1	800	\$1,683	\$1,733	\$2,100
Unit 312	1+1	800	\$1,815	\$1,869	\$2,100
Unit 314	1+1	800	\$1,151	\$1,186	\$2,100
Unit 315	1+1	800	\$1,794	\$1,848	\$2,100
Unit 316	1+1	800	\$1,747	\$1,800	\$2,100
Unit 317	1+1	800	\$1,794	\$1,848	\$2,100
Unit 318	1+1	800	\$1,554	\$1,601	\$2,100
Unit 319	1+1	800	\$1,274	\$1,312	\$2,100
Unit 320	1+1	800	\$1,097	\$1,130	\$2,100
Unit 321	1+1	800	\$1,713	\$1,764	\$2,100
Unit 322	1+1	800	\$1,773	\$1,826	\$2,100
Unit 323	1+1	800	\$1,649	\$1,699	\$2,100
Unit 324	1+1	800	\$1,905	\$1,962	\$2,100
Unit 325	1+1 Preferred	750	\$1,156	\$1,191	\$2,075
Unit 326	2+2	1,100	\$2,178	\$2,243	\$2,450
Unit 327	2+2	1,100	\$2,054	\$2,116	\$2,450
Unit 328	2+2	1,100	\$2,075	\$2,137	\$2,450
Unit 329	2+2	1,100	\$2,210	\$2,276	\$2,450
Unit 330	2+2	1,100	\$1,876	\$1,932	\$2,450
Unit 331	2+2	1,100	\$2,090	\$2,153	\$2,450
<b>TOTAL</b>		<b>85,705</b>	<b>\$145,339</b>	<b>\$149,488</b>	<b>\$190,375</b>



10200 DE SOTO AVE  
PRICING **ANALYSIS**

**SUMMARY**

PRICE	\$17,950,000
DOWN PAYMENT - 100%	\$17,950,000
NUMBER OF UNITS	86
PRICE PER UNIT	\$208,721
CURRENT GIM	9.84
YEAR 1 GIM	9.58
PRO FORMA GIM	7.53
CURRENT CAP	5.65%
YEAR 1 CAP	5.91%
PRO FORMA CAP	8.60%
YEAR BUILT / AGE	1963
PRICE PER GROSS SF	\$209.44

**OPERATING DATA**

	CURRENT	YEAR 1	PRO FORMA
GROSS SCHEDULED RENT	\$1,744,068	\$1,793,852	\$2,284,500
LESS: VACANCY/DEDUCTIONS	3.0% \$52,322	3.0% \$53,816	\$68,535
TOTAL EFFECTIVE RENTAL INCOME	\$1,691,745	\$1,740,036	\$2,215,965
OTHER INCOME	\$79,637	\$79,637	\$100,170
EFFECTIVE GROSS INCOME	\$1,771,382	\$1,819,673	\$2,316,135
LESS: EXPENSES	42.7% \$756,803	41.7% \$758,252	\$773,145
<b>NET OPERATING INCOME</b>	<b>\$1,014,580</b>	<b>\$1,061,421</b>	<b>\$1,542,990</b>

**EXPENSES**

	CURRENT	YEAR 1	PRO FORMA
REAL ESTATE TAXES	\$215,292	\$215,292	\$215,292
INSURANCE	\$85,729	\$85,729	\$85,729
UTILITIES - ELECTRICAL	\$34,030	\$34,030	\$34,030
UTILITIES - WATER & SEWER	\$34,172	\$34,172	\$34,172
UTILITIES - GAS	\$800	\$800	\$800
UTILITIES - WASTE SERVICES	\$60,003	\$60,003	\$60,003
UTILITIES - COMMUNICATIONS	\$10,193	\$10,193	\$10,193
REPAIRS & MAINTENANCE	\$87,203	\$87,203	\$87,203
ON-SITE PAYROLL	\$120,000	\$120,000	\$120,000
LANDSCAPE	\$15,500	\$15,500	\$15,500
ELEVATOR/POOL/PEST/FIRE PROTECTION	\$10,308	\$10,308	\$10,308
LICENSES & FEES	\$8,931	\$8,931	\$8,931
OPERATING RESERVES/MISCELLANEOUS	\$21,500	\$21,500	\$21,500
MANAGEMENT FEE	\$53,141	\$54,590	\$69,484
<b>TOTAL EXPENSES</b>	<b>\$756,803</b>	<b>\$758,252</b>	<b>\$773,145</b>
EXPENSES/UNIT	\$8,800	\$8,817	\$8,990
EXPENSES/SF	\$8.83	\$8.85	\$9.02

10200 DE SOTO AVE  
PRICING **ANALYSIS**

**NOTES**

**INCOME:**

**Gross Scheduled Rent:** Current rents based on seller's rent roll as of 6/7/2024. Year 1 assume 3% rental increase. Proforma assumes units are fully renovated.

**Physical Vacancy:** Based on estimated 3% vacancy rate.

**Other Income:** Based on seller's Cash Flow Statement (Jun 2023-May 2024) and includes Vending/Laundry (\$16,710), Telecommunications (\$5,460), Pet Rent (\$600) and RUBS (\$56,867). Proforma RUBS assumes \$75 per unit per month.

**EXPENSES:**

**Real Estate Taxes:** Based on 2023-2024 tax rate per Los Angeles County Tax Assessor website.

**Insurance:** Based on seller's Cash Flow Statement (Jun 2023-May 2024).

**Utilities - Electrical:** Based on seller's Cash Flow Statement (Jun 2023-May 2024).

**Utilities - Water & Sewer:** Based on seller's Cash Flow Statement (Jun 2023-May 2024).

**Utilities - Gas:** Based on seller's Cash Flow Statement (Jun 2023-May 2024).

**Utilities - Waste Services:** Based on seller's Cash Flow Statement (Jun 2023-May 2024).

**Utilities - Communications:** Based on seller's Cash Flow Statement (Jun 2023-May 2024).

**Repairs & Maintenance:** Based on estimated 5% of the Gross Scheduled Rent.

**On-Site Payroll:** Based on estimated \$120,000 per year.

**Landscape:** Based on seller's Cash Flow Statement (Jun 2023-May 2023).

**Elevator/Pool/Pest/Fire Protection:** Based on seller's Cash Flow Statement (Jun 2023-May 2023) and includes Elevator (\$2,020), Pool (\$5,642), Pest (\$1,925) and Fire Protection (\$721).

**Permits and Licenses:** Based on seller's Cash Flow Statement (Jun 2023-May 2023).






**Operating Reserves/Miscellaneous:** Based on estimated \$250 per unit annually.

**Management Fee:** Based on estimated 3% management fee.



# 03 MARKET COMPARABLES

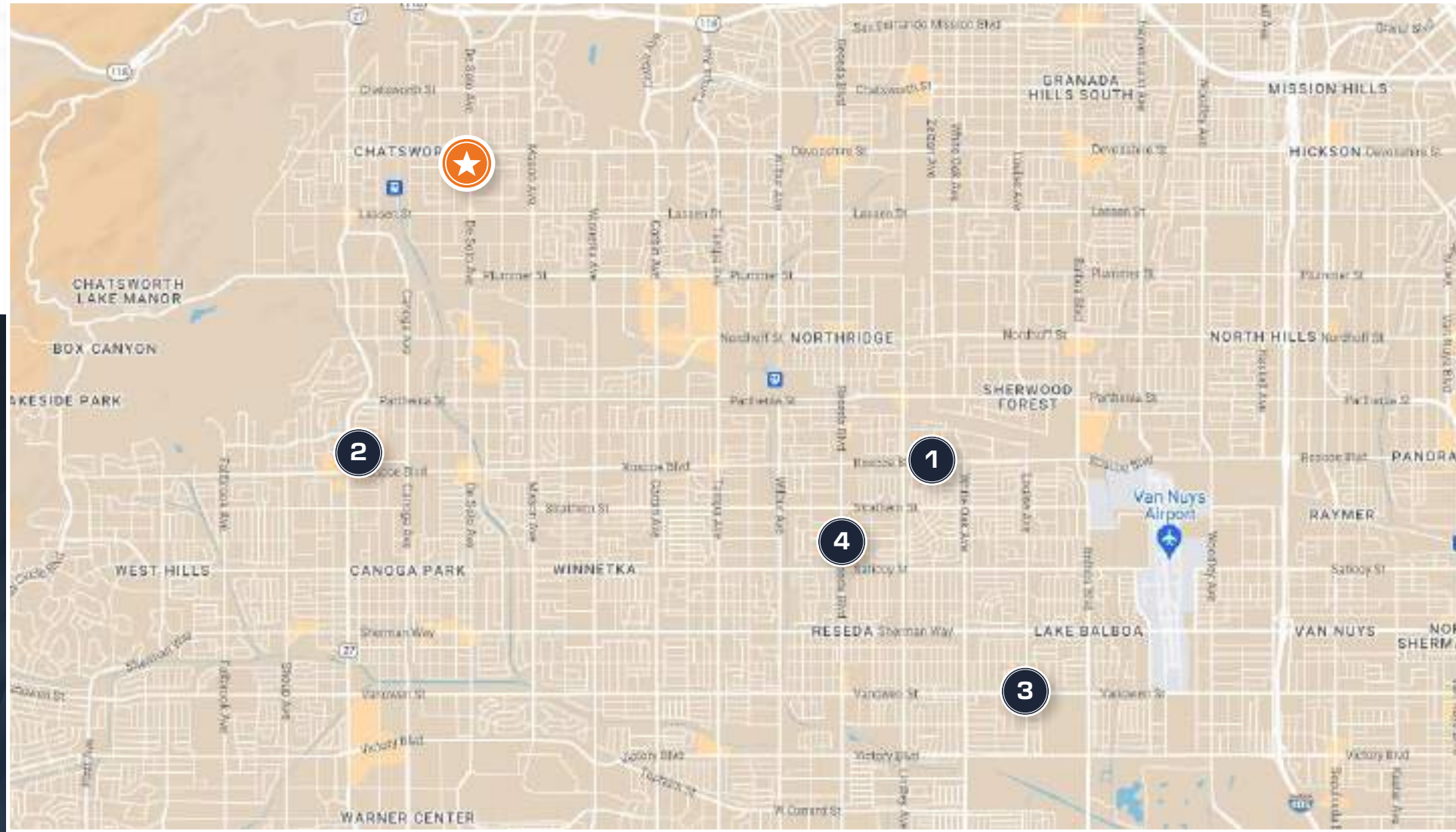
## 10200 DE SOTO AVE SALES COMPARABLES

#	ADDRESS	PRICE	GROSS SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP	GIM	UNIT MIX	UNITS	BUILT	COE DATE
	<b>1</b> 17900 Schoenborn St Northridge, CA 91325	\$4,375,000	20,155	\$217.07	24,176	\$175,000	5.37%	9.80	(17) 1+1 (8) 2+2	25	1960	5/22/2024
	<b>2</b> 8371 Northgate Ave Canoga Park, CA 91304	\$3,905,000	15,920	\$245.29	17,567	\$177,500	5.82%	9.50	(13) 1+1 (8) 2+1 (1) 3+2	22	1964	5/21/2024
	<b>3</b> 6805 Louise Ave Van Nuys, CA 91406	\$19,000,000	65,040	\$292.13	25,801	\$253,333			(4) Studio (63) 1+1 (8) 2+2	75	1976	12/28/2023
	<b>4</b> 7745 Reseda Blvd Reseda, CA 91335	\$8,920,000	29,578	\$301.58	41,251	\$151,186	5.50%	9.00	(40) Efficiency (19) Studios	59	1963	12/15/2023
<b>AVERAGE</b>				<b>\$264.02</b>		<b>\$189,255</b>	<b>5.56%</b>	<b>9.43</b>				
	<b>S</b> 10200 De Soto Ave Chatsworth, CA 91311	\$17,950,000	85,705	\$209.44	73,446	\$208,721	5.65%	9.84	(56) 1+1 (30) 2+2	86	1963	

10200 DE SOTO AVE  
SALES **COMPARABLES**

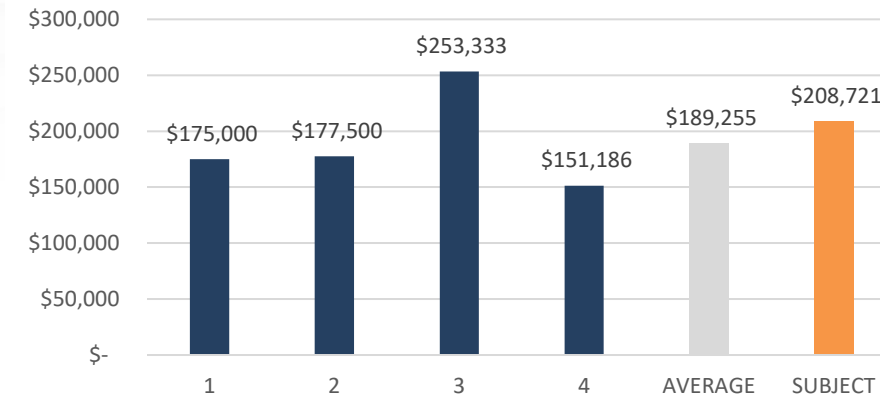
★ **SUBJECT PROPERTY**

- 1 17900 Schoenborn St
- 2 8371 Northgate Ave
- 3 6805 Louise Ave
- 4 7745 Reseda Blvd

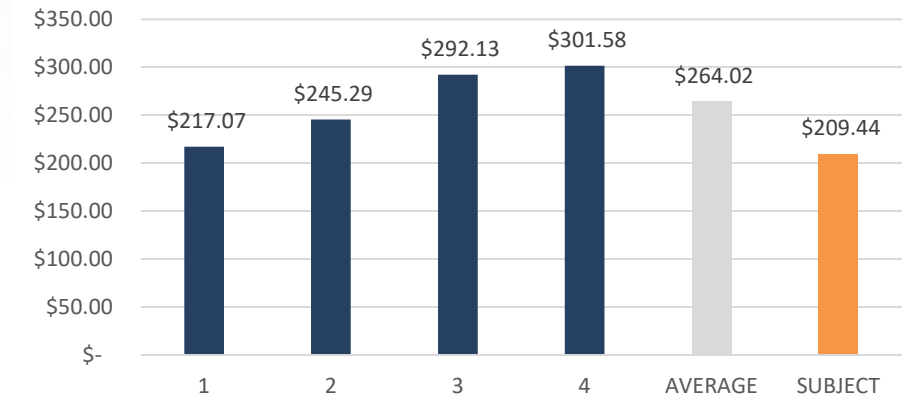


10200 DE SOTO AVE  
SALES **COMPARABLES**

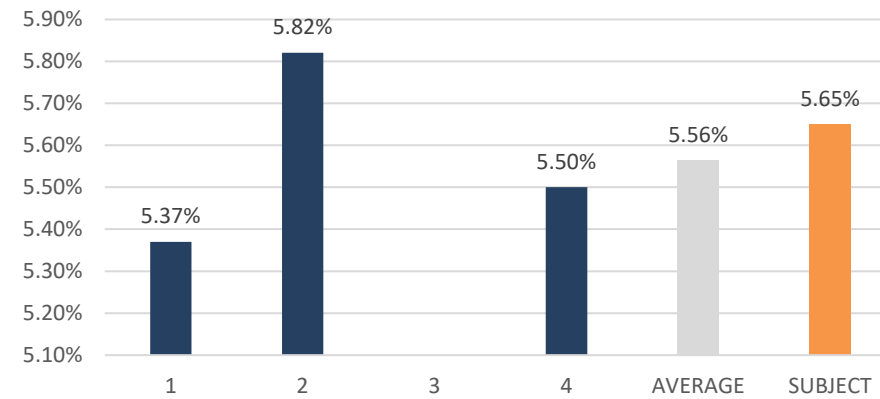
PRICE PER UNIT



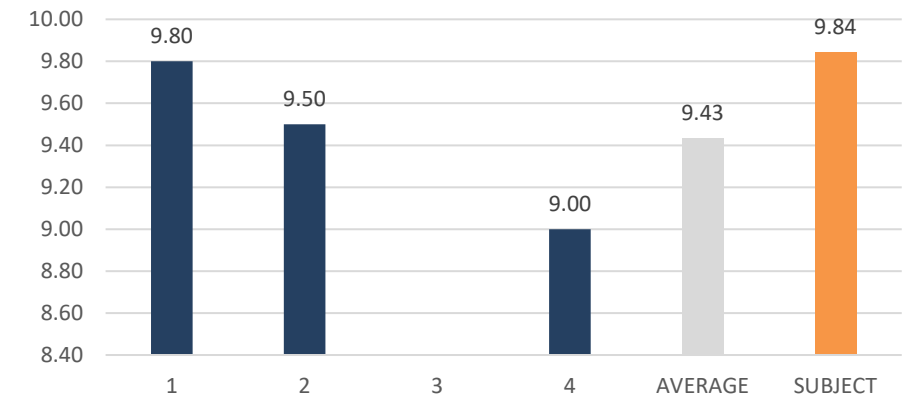
PRICE PER SF



CAP RATE



GIM



10200 DE SOTO AVE  
SALES **COMPARABLES**

10200 DE SOTO AVE  
SALES **COMPARABLES**



**17900 SCHOENBORN ST**  
NORTHRIDGE, CA 91325

**8371 NORTHGATE AVE**  
CANOGA PARK, CA 91304

**6805 LOUISE AVE**  
VAN NUYS, CA 91406

**7745 RESEDA BLVD**  
RESEDA, CA 91335

PRICE	\$4,375,000
BUILDING SF	20,155
PRICE/SF	\$217.07
LAND SF	24,176
PRICE/UNIT	\$175,000
CAP RATE	5.37%
GIM	9.80
UNITS	25
YEAR BUILT	1960
SALE DATE	5/22/2024

PRICE	\$3,905,000
BUILDING SF	15,920
PRICE/SF	\$245.29
LAND SF	17,567
PRICE/UNIT	\$177,500
CAP RATE	5.82%
GIM	9.50
UNITS	22
YEAR BUILT	1964
SALE DATE	5/21/2024

PRICE	\$19,000,000
BUILDING SF	65,040
PRICE/SF	\$292.13
LAND SF	25,801
PRICE/UNIT	\$253,333
CAP RATE	
GIM	
UNITS	75
YEAR BUILT	1976
SALE DATE	12/28/2023

PRICE	\$8,920,000
BUILDING SF	29,578
PRICE/SF	\$301.58
LAND SF	41,251
PRICE/UNIT	\$151,186
CAP RATE	5.50%
GIM	9.00
UNITS	59
YEAR BUILT	1963
SALE DATE	12/15/2023

UNIT MIX (17) 1+1  
(8) 2+2

UNIT MIX (13) 1+1  
(8) 2+1  
(1) 3+2

UNIT MIX (4) Studio  
(63) 1+1  
(8) 2+2

UNIT MIX (40) Efficiency  
(19) Studios

Sold by Sanson Group & Jeff Louks Group  
of Marcus & Millichap

Costar notes that debt assumption of \$8,870,000 was  
associated with this transaction. Rate and term of  
assumed loan not specified in sales comp.

10200 DE SOTO AVE  
**SALES COMPARABLES**









**10200 DE SOTO AVE**  
 CHATSWORTH, CA 91311

PRICE	\$17,950,000
BUILDING SF	85,705
PRICE/SF	\$209.44
LAND SF	73,446
PRICE/UNIT	\$208,721
APPROX. CAP RATE	5.65%
GIM	9.84
UNITS	86
YEAR BUILT	1963
UNIT MIX	(56) 1+1 (30) 2+2

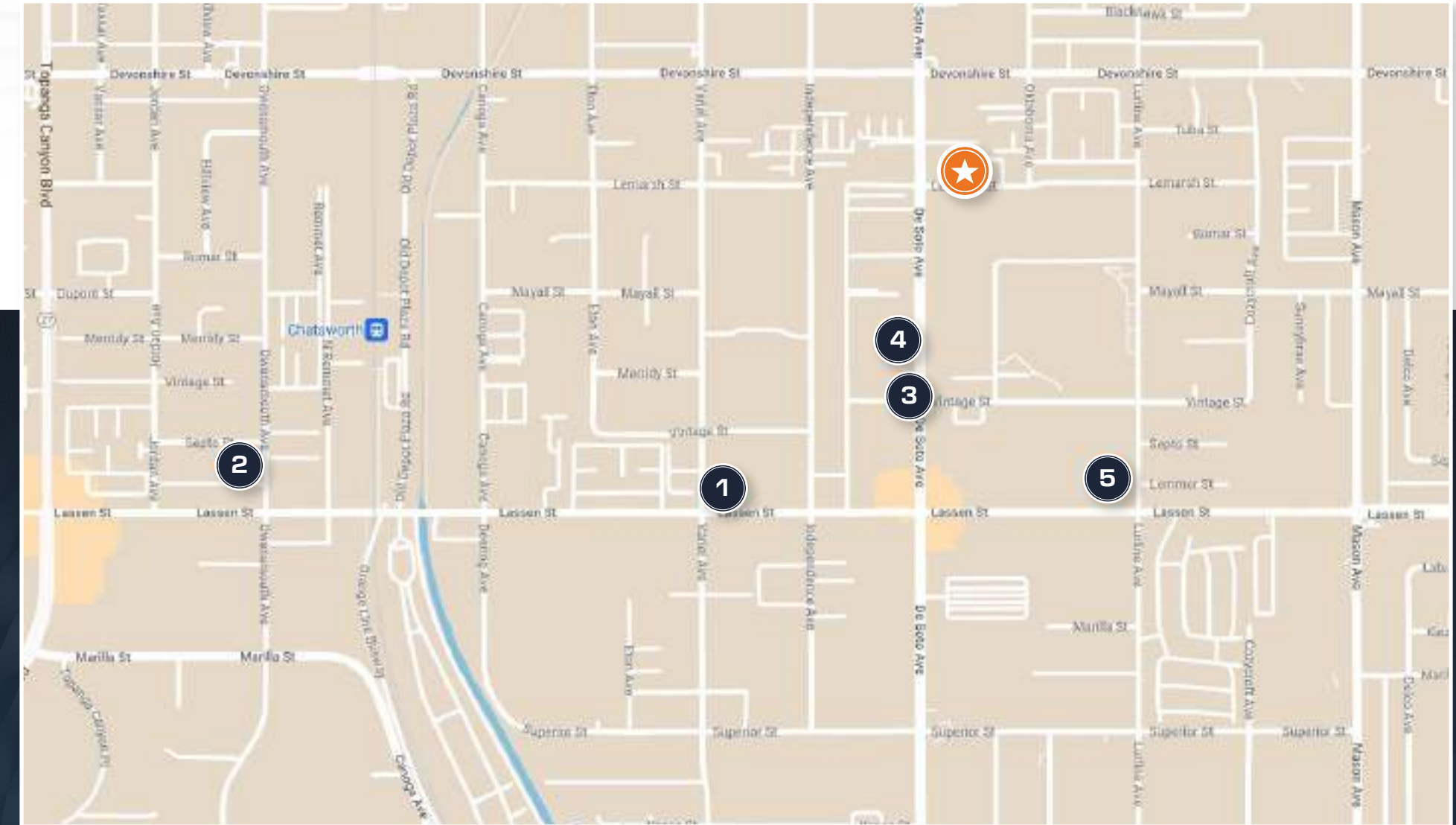


10200 DE SOTO AVE  
RENT **COMPARABLES**

#	ADDRESS	BUILT	UNITS	BUILDING SF	UNIT TYPE	UNIT SF	RENT
 1	<b>21051 Lassen St</b> Chatsworth, CA 91311	1976	94	59,042	1+1	580	\$1,870
 2	<b>21712 Septo St</b> Chatsworth, CA 91311	1978	97	90,350	1+1 2+2	920 1,000	\$2,076 \$2,522
 3	<b>10009 De Soto Ave</b> Chatsworth, CA 91311	1963	61	43,616	1+1 2+1	803 1,192	\$1,971 \$2,388
 4	<b>10025 De Soto Ave</b> Chatsworth, CA 91311	1979	104	73,080	1+1 2+2	650 850	\$2,162 \$2,485
 5	<b>9901 Lurline Ave</b> Chatsworth, CA 91311	1971	348	298,782	1+1 2+1 2+1	727 908 1,027	\$1,939 \$2,661 \$2,810
<b>AVERAGE</b>						<b>866</b>	<b>\$2,288</b>
 S	<b>10200 De Soto Ave</b> Chatsworth, CA 91311	1963	86	85,705	1+1 1+1 Preferred 2+2 2+2 Preferred	782 775 1,100 1,100	\$1,501   <b>\$1,547 Market</b> \$1,628   <b>\$1,671 Market</b> \$2,025   <b>\$2,083 Market</b> \$1,872   <b>\$1,913 Market</b>

10200 DE SOTO AVE  
RENT **COMPARABLES**

- ★ **SUBJECT PROPERTY**
- 1 21051 Lassen St
- 2 21712 Septo St
- 3 10009 De Soto Ave
- 4 10025 De Soto Ave
- 5 9901 Lurline Ave





# 04 AREA OVERVIEW



# Chatsworth CALIFORNIA

**Chatsworth, CA, is a vibrant neighborhood nestled in the northwestern part of the San Fernando Valley in Los Angeles. Known for its unique blend of suburban tranquility and natural beauty, Chatsworth offers a welcoming community with a rich historical backdrop and diverse amenities.**

Chatsworth is renowned for its stunning natural landscapes. The Santa Susana Pass State Historic Park and Stoney Point Park are standout features, offering residents and visitors alike the chance to enjoy hiking, rock climbing, and breathtaking views of rugged rock formations. The nearby Simi Hills and Chatsworth Nature Preserve further enhance the area's appeal for outdoor enthusiasts, providing ample opportunities for wildlife viewing and nature walks.

Chatsworth is primarily residential, characterized by spacious homes, ranch-style properties, and a family-friendly atmosphere. The community prides itself on its peaceful suburban lifestyle while still offering convenient access to the broader Los Angeles metropolitan area. Excellent schools, community parks, and local events foster a strong sense of community among residents.

Chatsworth is experiencing substantial development, bringing modern amenities and enhancing its appeal. The area is seeing new residential projects, commercial developments, and infrastructural improvements, making it an attractive place for both current residents and newcomers. The recent growth has also brought in an array of dining, shopping, and entertainment options, enhancing the overall quality of life.

One of Chatsworth's significant advantages is its strategic location near some of Los Angeles' most prominent entertainment and retail destinations. The area provides easy access to the vibrant retail centers and entertainment hubs of the San Fernando Valley, offering residents a perfect blend of suburban comfort and urban convenience.

Chatsworth is well-connected through major highways and public transportation, including the Chatsworth Transportation Center, which services Metrolink and Amtrak trains. This connectivity makes commuting to various parts of Los Angeles straightforward and convenient.

With its rich history, scenic beauty, and ongoing development, Chatsworth, CA, stands out as a desirable neighborhood offering a high quality of life. Whether you're looking for outdoor adventure, historical exploration, or modern amenities, Chatsworth provides a well-rounded and dynamic living experience.



CHATSWORTH  
**HIGH SCHOOL**



STONEY  
**POINT PARK**



CHATSWORTH  
**NATURE PRESERVE**



CHATSWORTH  
**CENTER SHOPPING**



CHATSWORTH  
**REC CENTER**



CHATSWORTH  
**STATION**

# CLOSE PROXIMITY



# MAJOR EMPLOYERS

MAJOR EMPLOYERS	EMPLOYEES
Emids Tech Private Ltd Corp	2,157
MGA ENTERTAINMENT INC	2,100
Epic Technologies LLC-Natel Engineering	1,750
Dignity Health-Northridge Hospital Med Ctr	1,750
Medtronic Minimed Inc-Medtronic	1,200
Farmers Insurance	1,078
Walking Company	800
Los Angles Cnty Mtro Trnsp Aut	711
ONCORE MANUFACTURING LLC-NEO TECH	700
Apple Mid Cal LLC-Applebees	681
Clover Envmtl Solutions LLC-Color Laser R&D	677
Chevys Inc-Chevys	652
Aerojet Rocketdyne De Inc	622
Yard House Restaurants LLC	531
Contemporary Services Corp-C S C	514
State Compensation Insur Fund	510
General Ribbon Corp-G R C	500
Tiffany Homecare Inc-Always Right Home Care	497
First Amercn HM Warranty Corp	490
Citiguard Inc	475
University Stdnt Un Cal State	450
Granada Hills Charter	450
Northrop Grumman Systems Corp	405
Unilab Corporation-Quest Diagnostics	400
Kindeva Drug Delivery LP	400



# METROLINK

VENTURA COUNTY LINE



1.3 MILES  
TO CHATSWORTH  
STATION



Marcus & Millichap

**86 UNIT APARTMENT BUILDING IN BEAUTIFUL CHATSWORTH, CA**

# Lemmarsh Gardens

10200 De Soto Ave | Chatsworth, CA 91311

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