



SUITE 102

OFFICE  
**FOR LEASE**



9410 TOPANGA CANYON BLVD STE 102  
CHATSWORTH, CA 91311

## EXECUTIVE SUMMARY

9410 Topanga Canyon Blvd, Suite 102, Chatsworth, CA 91311

**IKON Properties** is proud to present a professional office suite for lease at 9410 Topanga Canyon Blvd located in the heart of Chatsworth, a well-established and business-friendly neighborhood in the northwest San Fernando Valley. This first-floor suite offers approximately 2,000 SF of functional space ideal for a professional office.

Situated within a well-maintained multi-tenant building, the suite provides access from the front and backside of the building. The property offers excellent street visibility along Topanga Canyon Blvd and convenient access to the 118 Freeway, making it easily accessible for clients and staff. With close proximity to national retailers, restaurants, and residential communities, this location provides strong local traffic and consistent demand for professional services. The privacy to this gated business park provides security and a peace of mind to business owners. Suite 102 is a rare opportunity for businesses seeking a turn-key space in a stable, high-demographic area with long-term growth potential.



9410 TOPANGA CANYON BLVD SUITE 102

**CHATSWORTH, CA 91311**

## PROPERTY SUMMARY

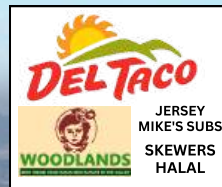
### PROPERTY INFO

Property Type:	Office
Year Built:	1987
Parcel Number:	2746-013-039
Available Space:	2,000 SF
Building:	10,300 SF
Lot:	22,782/.52 (SF/AC)
Zoning:	LAM2

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







SUBJECT  
PROPERTY





# PROPERTY HIGHLIGHTS

- ✓ Located within the Occidental Business Center, accessible from highway 27
- ✓ Convenient first-floor suite with direct entry
- ✓ Adaptable for various business office types
- ✓ Close proximity to restaurants, retail stores, and public transportations
- ✓ Easy access to freeway 118



## LOCATION OVERVIEW

### ABOUT CHATSWORTH

Chatsworth is a quiet, upscale neighborhood located in the northwestern corner of the San Fernando Valley, known for its scenic views, open space, and strong community character. Historically rooted in agriculture and ranching, Chatsworth has evolved into a desirable residential and commercial area with a blend of suburban charm and modern conveniences. It features a wide range of housing, light industrial parks, and shopping centers, while maintaining access to hiking trails and natural preserves like the Santa Susana Pass. The community is served by the Metrolink train station and several major roads, including the 118 Freeway, offering easy connections to greater Los Angeles and Ventura County. With a lower population density than many other Valley neighborhoods, Chatsworth appeals to both families and businesses looking for space, stability, and quality of life.

### WHY CHATSWORTH?

Chatsworth positions your business in a well-maintained, affluent neighborhood with strong local spending power and a reputation for stability. The area offers a unique mix of commercial, industrial, and retail spaces, making it ideal for a variety of businesses—from boutique storefronts to warehouse operations. With easy access to the 118 Freeway and nearby Metrolink service, businesses benefit from strong connectivity while enjoying a less congested, more professional setting than many other parts of the Valley. The community's educated population and high homeownership rates support long-term customer loyalty and economic consistency. For businesses looking to combine visibility, space, and quality surroundings, Chatsworth presents a strategic leasing opportunity.





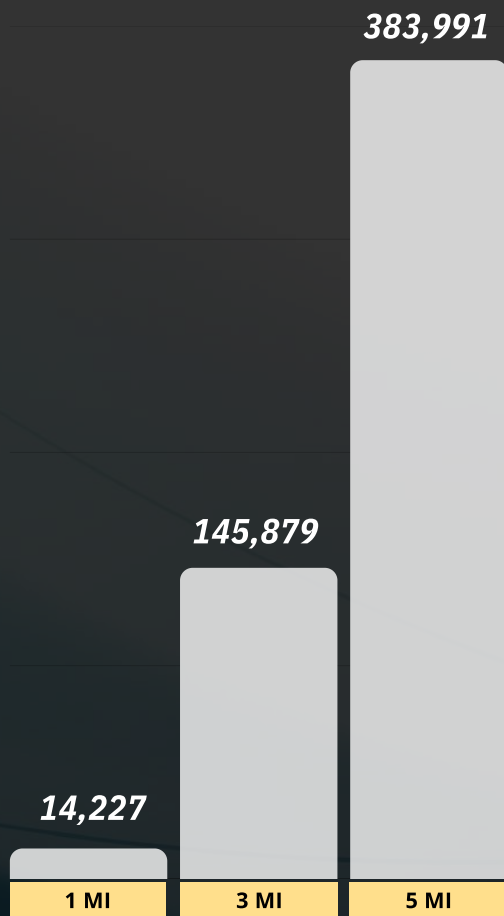
# PROPERTY PHOTOS

9410 TOPANGA CANYON BLVD SUITE 102, CHATSWORTH, CA 91311

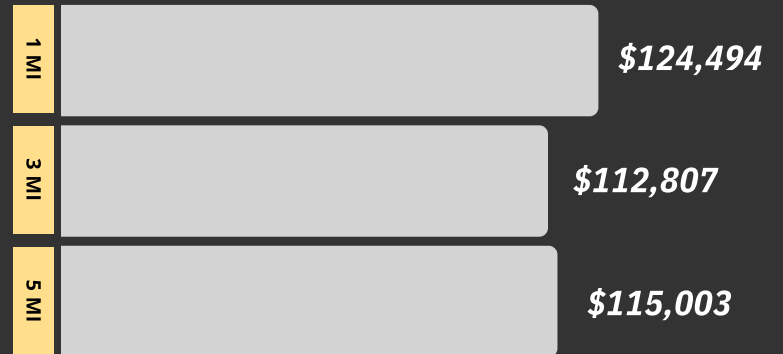


# DEMOGRAPHICS

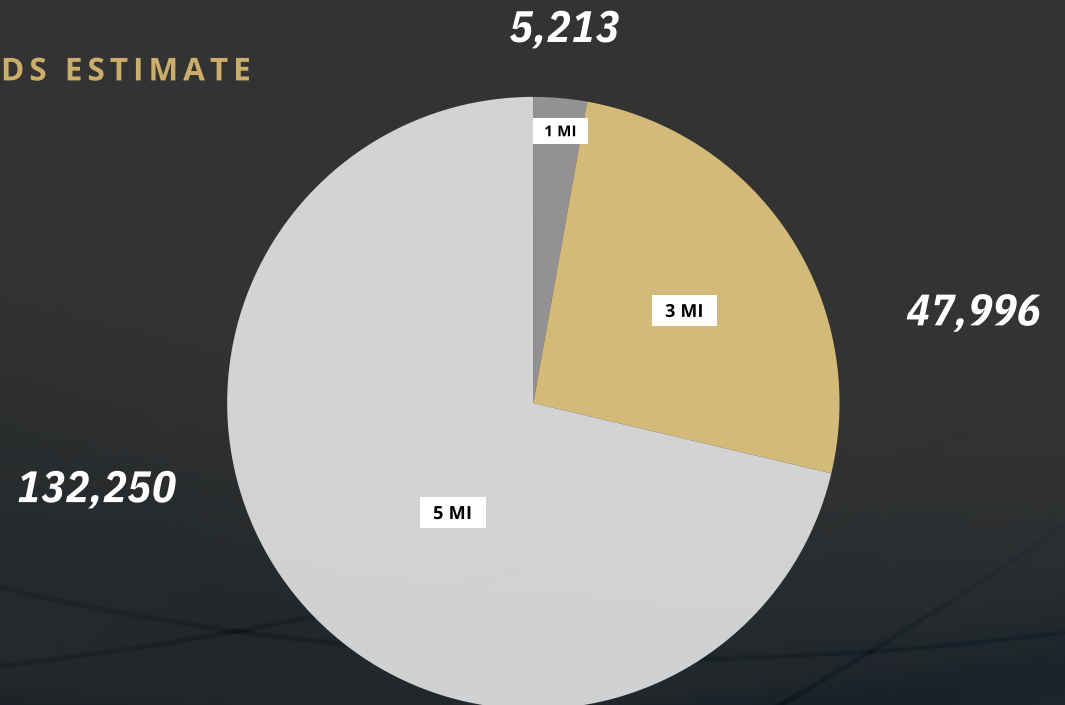
## POPULATION



## AVERAGE HOUSEHOLD INCOME

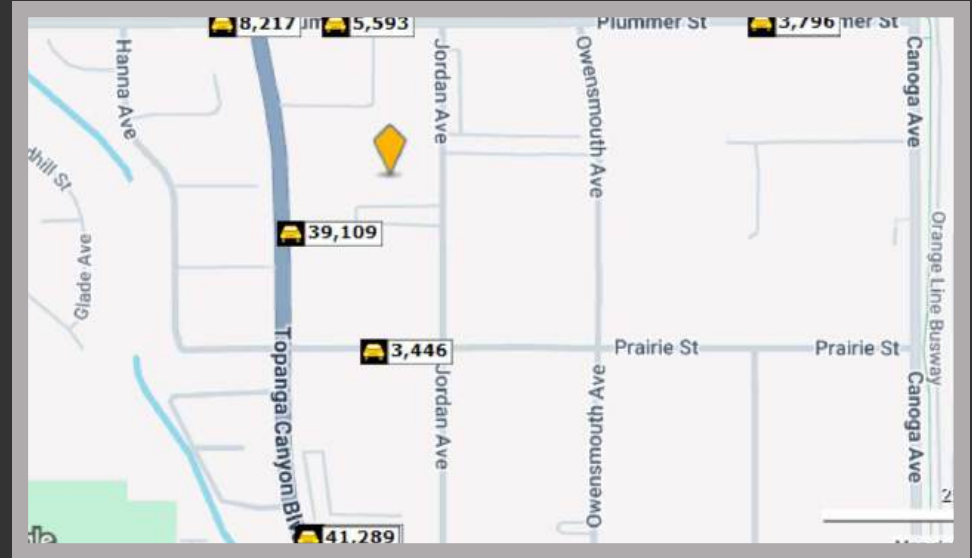


## HOUSEHOLDS ESTIMATE





# TRAFFIC COUNTS



Street	Cross Street		Traffic Volume	Distance from Subject
Topanga Canyon Blvd	Prairie St	0.09 S	39,109	MPSI .09
Plummer St	Vassar Ave	0.04 E	5,664	MPSI .13
Plummer St	Vassar Ave	0.04 E	5,593	MPSI .13
Prairie St	Jordan Ave	0.06 E	3,446	MPSI .13
Topanga Canyon Pl	Plummer St	0.00	8,342	MPSI .18
Topanga Canyon Pl	Plummer St	0.00	8,217	MPSI .18
Topanga Canyon Blvd	Nordhoff St	0.12 SE	42,949	MPSI .28
Topanga Canyon Blvd	Nordhoff St	0.12 SE	41,289	MPSI .28
Plummer St	Canoga Ave	0.12 E	3,841	MPSI .31
Plummer St	Canoga Ave	0.12 E	3,796	MPSI .31



**EXCLUSIVELY REPRESENTED BY**



**BLAS FERNANDEZ**  
**FOUNDER**

**(818) 319-9191**

**LICENSE: CA 02012036**

**Blas@ikonpropertiesla.com**



**TANEER SHEIKH**  
**SENIOR INVESTMENT ASSOCIATE**

**(661) 803-6678**

**LICENSE: CA 02189916**

**Taneer@ikonpropertiesla.com**