

Colliers

Mason Ave (34,749 CPD)

Devonshire St (22,097 CPD)

SUBJECT



Devonshire St & Mason Ave

Former Starbucks Available: $\pm 1,140$ SF

20516 Devonshire St | Chatsworth , CA 91311

Exclusively Offered by:

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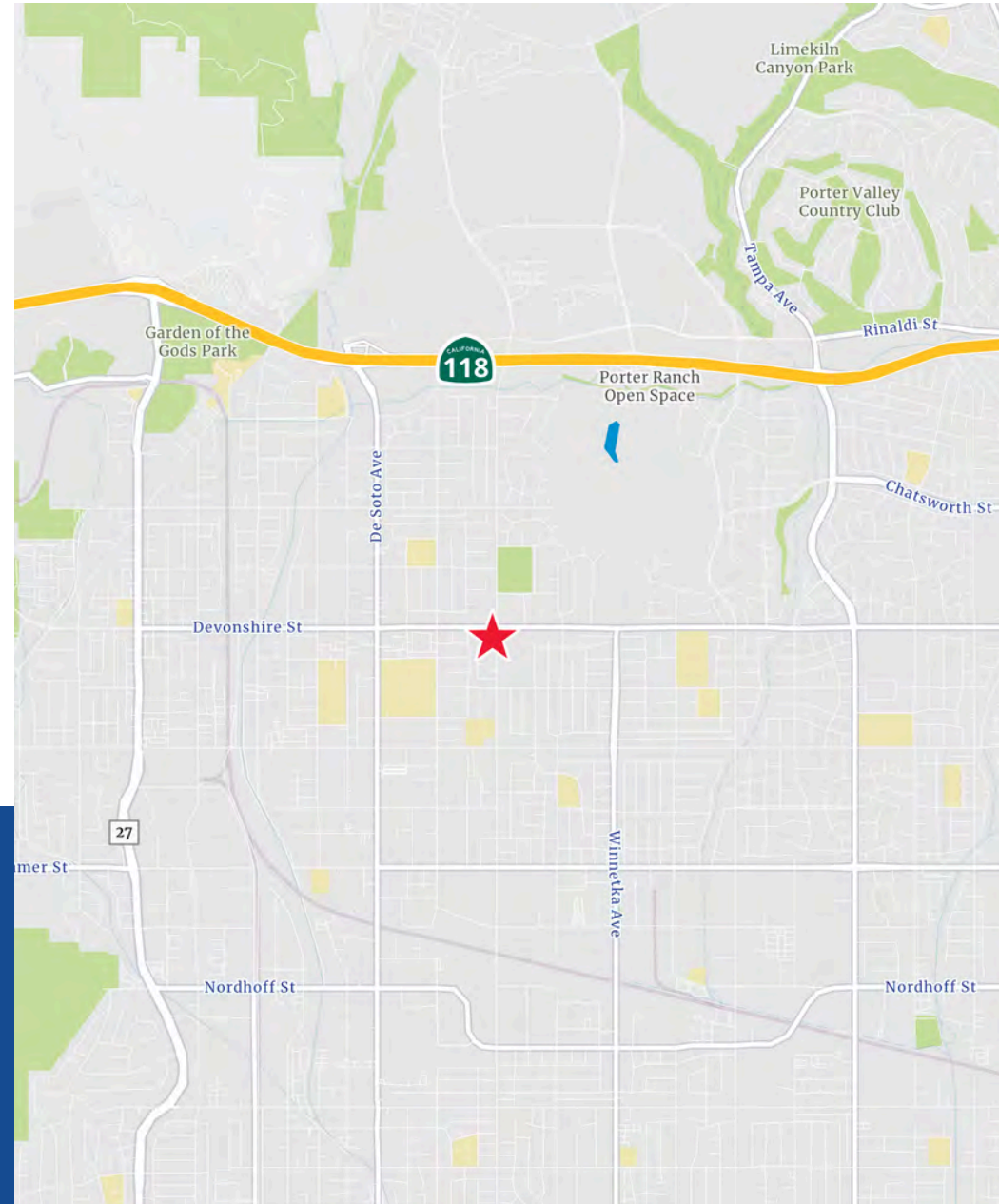
michael.bohorquez@colliers.com

Property Highlights

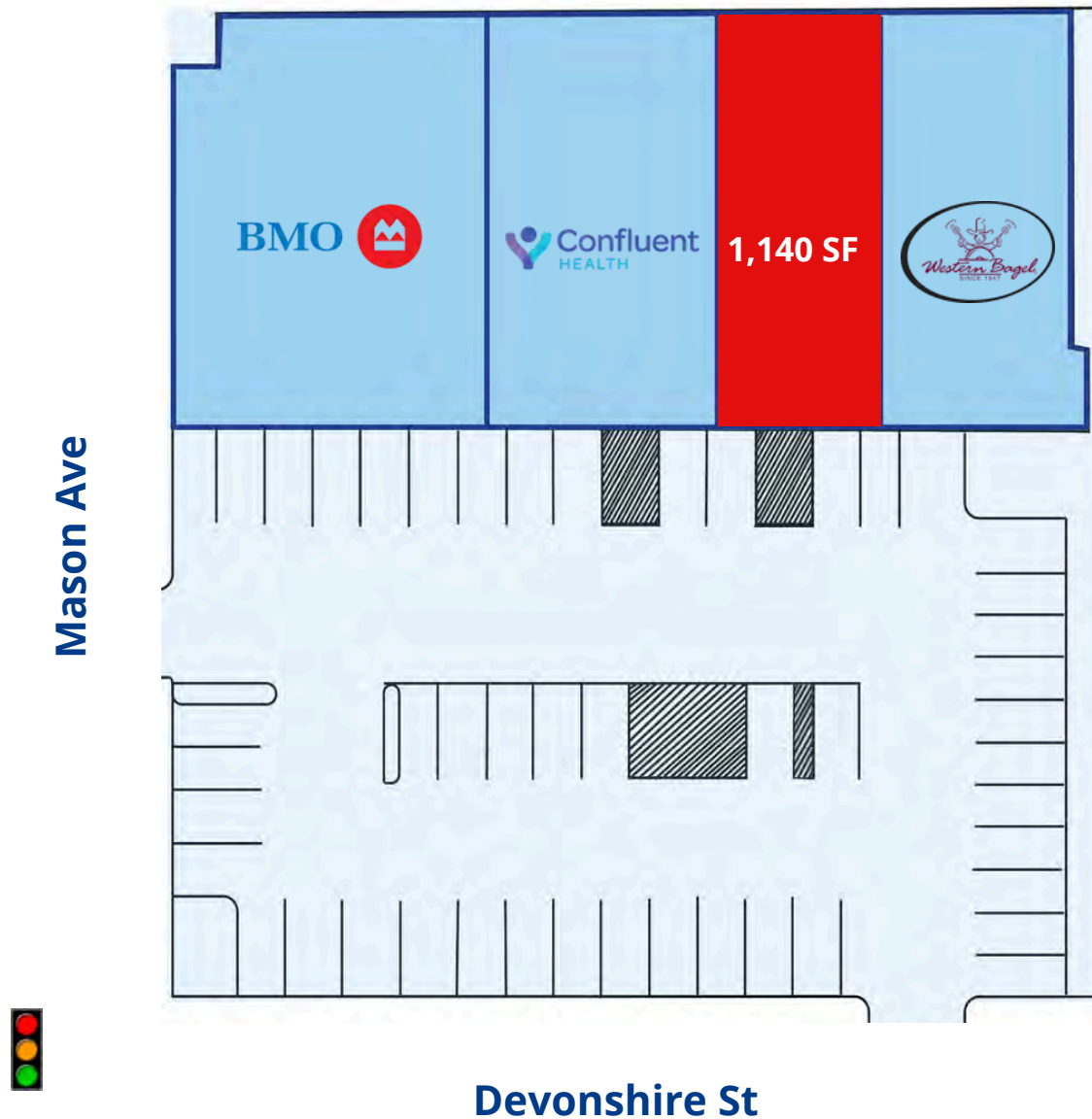
- Established retail center across the street from Trader Joe's, Vons, Sharky's, Chase Bank, Fitness 19, and many more.
- Prime location surrounded by over 141,023 residents, 50,683 households, and 150,106 employees within three miles.
- Prominently situated between Devonshire Street and Mason Avenue, the property offers excellent visibility along a busy street with over 56,000 vehicles per day.



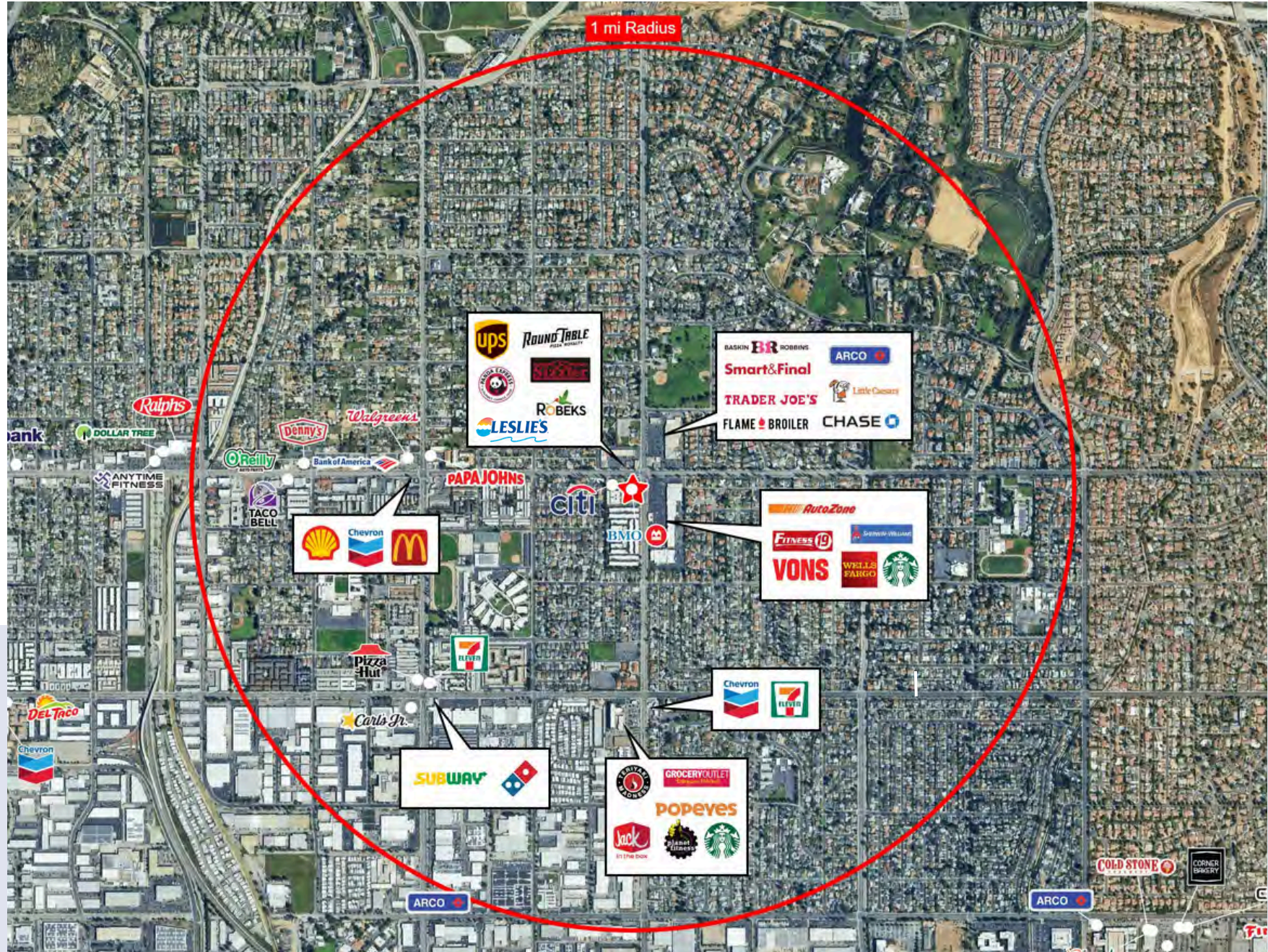
Location Map



Site Plan



Retail Amenities



Demographics

	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	16,477	118,214	324,359
2010 Total Population	16,742	128,813	349,831
2020 Total Population	17,628	140,282	370,014
2025 Total Population	17,678	141,023	367,726
2025 Group Quarters	248	1,335	5,958
2030 Total Population	18,070	140,606	365,128
2000-2020 Growth Rate: Population (CAGR)	0.3%	0.9%	0.7%
2010-2020 Growth Rate: Population (CAGR)	0.5%	0.9%	0.6%
2020-2025 Growth Rate: Population (CAGR)	0.1%	0.1%	-0.1%
2025-2030 Growth Rate: Population (CAGR)	0.4%	-0.1%	-0.1%
2025 Total Daytime Population	19,855	150,106	349,271
Workers	11,100	81,935	169,204
Residents	8,755	68,171	180,067
2025 Workers % of Daytime Population	55.9%	54.6%	48.4%
2025 Residents % of Daytime Population	44.1%	45.4%	51.6%
Household Summary			
2000 Households	6,083	41,883	109,268
2010 Households	6,012	44,386	115,190
2025 Households	6,374	50,683	126,933
2025 Average Household Size	2.73	2.76	2.85
2030 Households	6,608	51,652	128,863
2000-2020 Growth Rate: Households (CAGR)	0.1%	0.8%	0.6%
2010-2020 Growth Rate: Households (CAGR)	0.4%	0.9%	0.7%
2020-2025 Growth Rate: Households (CAGR)	0.3%	0.8%	0.6%
2025-2030 Growth Rate: Households (CAGR)	0.7%	0.4%	0.3%
2010 Families	4,303	31,838	82,907
2025 Families	4,514	35,684	89,439
2030 Families	4,701	36,399	90,844
2025-2030 Annual Rate	0.82%	0.40%	0.31%
Housing Unit Summary			
2025 Housing Units	6,566	52,990	132,269
Owner Occupied Housing Units	60.6%	57.6%	54.2%
Renter Occupied Housing Units	39.4%	42.4%	45.8%
Vacant Housing Units	2.9%	4.3%	4.0%
Owner Occupied Median Home Value			
2025 Median Home Value	\$883,838	\$910,327	\$873,657
2030 Median Home Value	\$976,588	\$998,894	\$954,340
Income			
2025 Per Capita Income	\$51,995	\$55,195	\$48,540
2025 Median Household Income	\$110,422	\$111,969	\$103,013
2025 Average Household Income	\$143,651	\$153,685	\$140,444
Household Income Base	6,374	50,683	126,925
<\$15,000	5.0%	5.9%	6.7%
\$15,000 - \$24,999	4.2%	4.3%	4.9%
\$25,000 - \$34,999	3.5%	4.6%	5.2%
\$35,000 - \$49,999	6.9%	7.1%	7.6%
\$50,000 - \$74,999	12.8%	12.4%	13.3%
\$75,000 - \$99,999	9.7%	10.1%	10.7%
\$100,000 - \$149,999	24.9%	17.7%	17.8%
\$150,000 - \$199,999	10.8%	12.0%	11.8%
\$200,000+	22.1%	25.9%	21.9%
Median Age			

Source: U.S. Census, Esri, Esri-Data Axle

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	1 mile radius	3 mile radius	5 mile radius
2010	41.9	38.5	36.8
2020	42.8	40.8	39.4
2025	43.2	41.3	40.1
2030	44.0	42.2	41.1
2025 Population by Age			
Total	17,677	141,022	367,728
0 - 4	4.5%	4.5%	4.6%
5 - 9	5.1%	5.1%	5.0%
10 - 14	5.1%	5.4%	5.4%
15 - 19	5.5%	5.8%	6.0%
20 - 24	5.1%	5.8%	6.5%
25 - 29	6.4%	7.5%	7.7%
30 - 34	7.3%	7.5%	7.8%
35 - 39	6.8%	6.7%	7.0%
40 - 44	6.5%	6.6%	6.8%
45 - 49	6.4%	6.5%	6.4%
50 - 54	6.7%	6.6%	6.6%
55 - 59	6.8%	6.4%	6.3%
60 - 64	6.7%	6.2%	6.1%
65 - 69	6.3%	5.8%	5.5%
70 - 74	5.5%	5.0%	4.6%
75 - 79	4.2%	3.9%	3.5%
80 - 84	2.6%	2.5%	2.2%
85+	2.4%	2.4%	2.1%
18+	82.0%	81.6%	81.5%
21+	78.8%	78.1%	77.7%
2025 Population by Race/Ethnicity			
Total	17,679	141,022	367,726
White Alone	42.1%	38.0%	36.9%
Black Alone	4.9%	5.0%	4.8%
American Indian Alone	1.1%	1.1%	1.4%
Asian Alone	20.3%	23.2%	18.7%
Pacific Islander Alone	0.2%	0.2%	0.1%
Some Other Race Alone	17.1%	19.4%	24.1%
Two or More Races	14.4%	13.1%	14.0%
Hispanic Origin	33.3%	34.6%	41.0%
Diversity Index	85.0	86.0	87.0
2025 Population 25+ by Educational Attainment			
Total	13,214	103,503	266,660
Less than 9th Grade	4.3%	5.8%	7.8%
9th - 12th Grade, No Diploma	4.5%	4.7%	5.7%
High School Graduate	15.6%	16.3%	17.9%
GED/Alternative Credential	2.1%	1.7%	2.0%
Some College, No Degree	16.4%	16.2%	16.1%
Associate Degree	9.3%	10.4%	9.5%
Bachelor's Degree	31.2%	29.1%	27.4%
Graduate/Professional Degree	16.6%	15.9%	13.5%

Source: U.S. Census, Esri, Esri-Data Axle

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