



**COMMERCIAL
REAL ESTATE**

the sign of a profitable property

**YOUR
SIGN HERE**

20620

PRIME WEST SFV INDUSTRIAL SPACE WITH HIGH VISIBILITY & EASY FWY ACCESS

20600-20630 Lassen St., Chatsworth, CA 91311



ARMEN TCHAPANIAN
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DRE#01837719



5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

PROPERTY FEATURES

20600-20630 Lassen St., Chatsworth, CA 91311







APPROX. 2,930 SF

INDUSTRIAL SPACE AVAILABLE FOR LEASE

- ✓ Private restrooms
- ✓ On-site parking
- ✓ Excellent street visibility
- ✓ M1 Zoning
- ✓ 14' clear height in warehouse
- ✓ Large roll-up door
- ✓ 200 amp, 3-phase power
- ✓ Warehouse with small two-room office
- ✓ HVAC-controlled warehouse and office

AREA AMENITIES

- ✓ Excellent unit in a prime West SFV location
- ✓ Beautifully maintained property
- ✓ Located on busy Lassen Street
- ✓ Minutes from the 118 Freeway

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	17,221	158,101	404,329
 Avg. HH Income	\$110,462	\$118,693	\$113,809
 Daytime Pop	14,367	130,906	334,630
 Traffic Count	± 23,517 CPD ON LASSEN ST		

INDUSTRIAL SPACE
CHATSWORTH, CA

INTERIOR PHOTOS

20600-20630 Lassen St., Chatsworth, CA 91311





AVAILABLE

Public Storage

CRUNCH FITNESS

FITNESS 19

St. JOHN EUDES SCHOOL
A Catholic School of the Archdiocese of Los Angeles
Serves Students in Grades TK-8

planet fitness

TRADER JOE'S

VONS

GERMAIN
ACADEMY FOR ACADEMIC ACHIEVEMENT

Walgreens



Ralphs

ExtraSpace Storage



TOPANGA CANYON BLVD

LASSEN ST

DE SOTO AVE

PLUMMER ST

DEVONSHIRE ST

MASON AVE



ExtraSpace Storage

Staples

Jack in the box

ROSS DRESS FOR LESS

TRADER JOE'S

Walgreens



CVS pharmacy



FITNESS 19

VONS



Smart & Final.



Ralphs

AERIAL MAP

GERMAIN
ACADEMY FOR ACADEMIC ACHIEVEMENT



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SENIOR ASSOCIATE

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