

F O R S A L E

8944-8954

M A S O N A V E

C H A T S W O R T H , C A

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CBRE



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8944-8954
MASON AVE

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8944-8954

MASON AVE

01

EXECUTIVE
SUMMARY



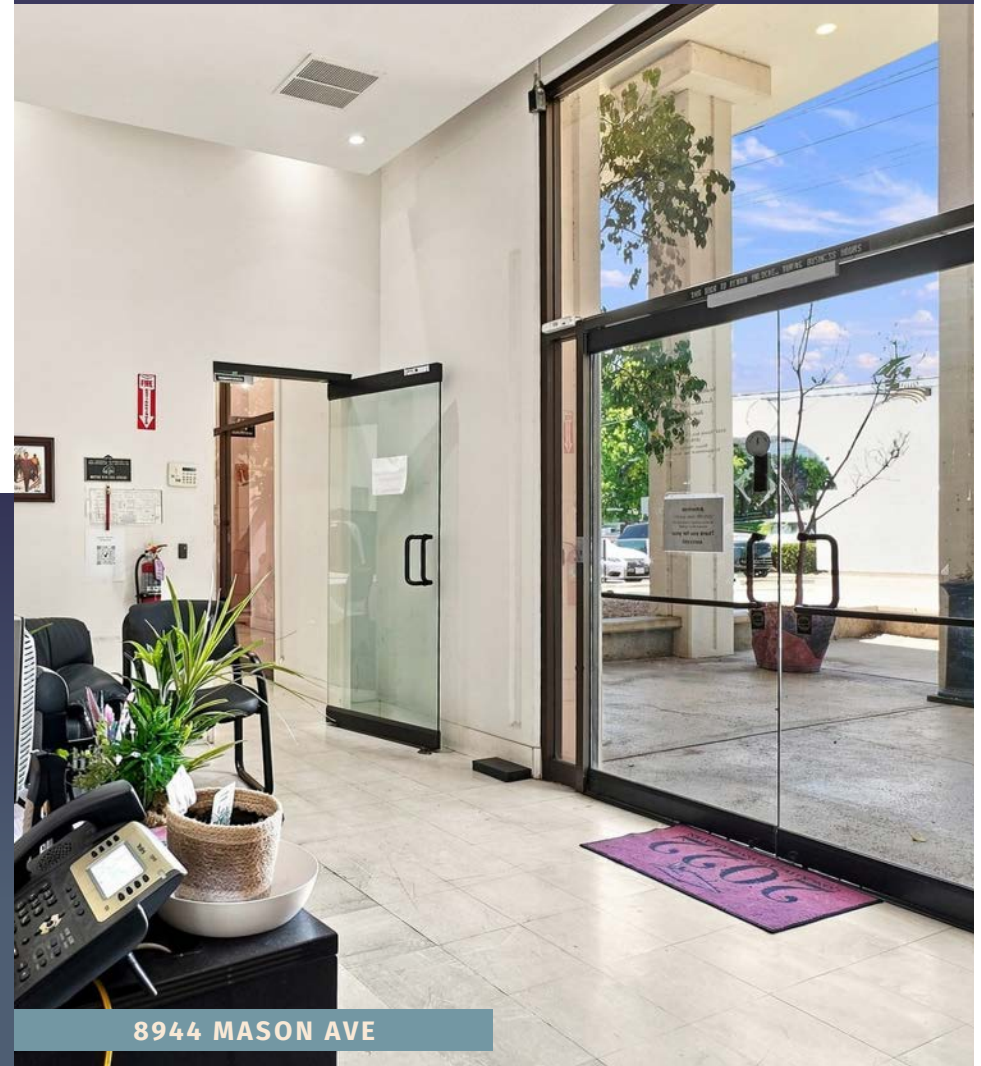
EXECUTIVE SUMMARY

8944-8954 Mason Ave presents a rare opportunity to acquire a well-positioned commercial asset in the heart of the thriving Chatsworth industrial corridor. This versatile property offers exceptional street visibility and immediate access to major transportation arteries, making it an ideal candidate for owner-users or strategic value-add investors. The layout provides flexible configurations suitable for operations ranging from light manufacturing to creative office needs.

With the San Fernando Valley commercial market expanding, this asset is well-situated for long-term capital appreciation and sustained tenant demand. Physical attributes ensure immediate operational efficiency and minimal downtime for any occupant. We invite you to explore the significant upside potential inherent in this premier Chatsworth location.

- + **Strategic Location:** Unmatched accessibility to the 118 Freeway and major logistical routes.
- + **High Visibility:** Prime street frontage on Mason Ave ensuring constant brand exposure.
- + **Growth Potential:** Located in a supply-constrained market ideal for long-term equity growth.

This versatile property offers exceptional street visibility and immediate access to major transportation arteries, making it an ideal candidate for owner-users or strategic value-add investors.



8944 MASON AVE

8944-8954

MASON AVE

02

PROPERTY
OVERVIEW



PROPERTY HIGHLIGHTS



ASKING SALE PRICE

\$5,761,980
(\$269 PSF)



AVAILABLE SF

±21,420 SF



PROP LOT SIZE

53,143 SF



OFFICE SF

±14,321 SF Total
8954 | 2,733 SF
8944 | 11,588 SF



PARKING

58 Stalls



GL DOORS

8954 | One (1) - 11' x 12'
8944 | Two (2) - 1 - 7' x 7'
and 1 - 10' x 12'



CLEAR HEIGHT

8954 - min 13'6"
8944 - min 13'6" - 15'



POWER

1,200 Amps, 120/208
Volts, 3Ø, 4 Wire
(Both Units)



ZONING

LAMR2

*BUYER TO VERIFY ALL INFORMATION

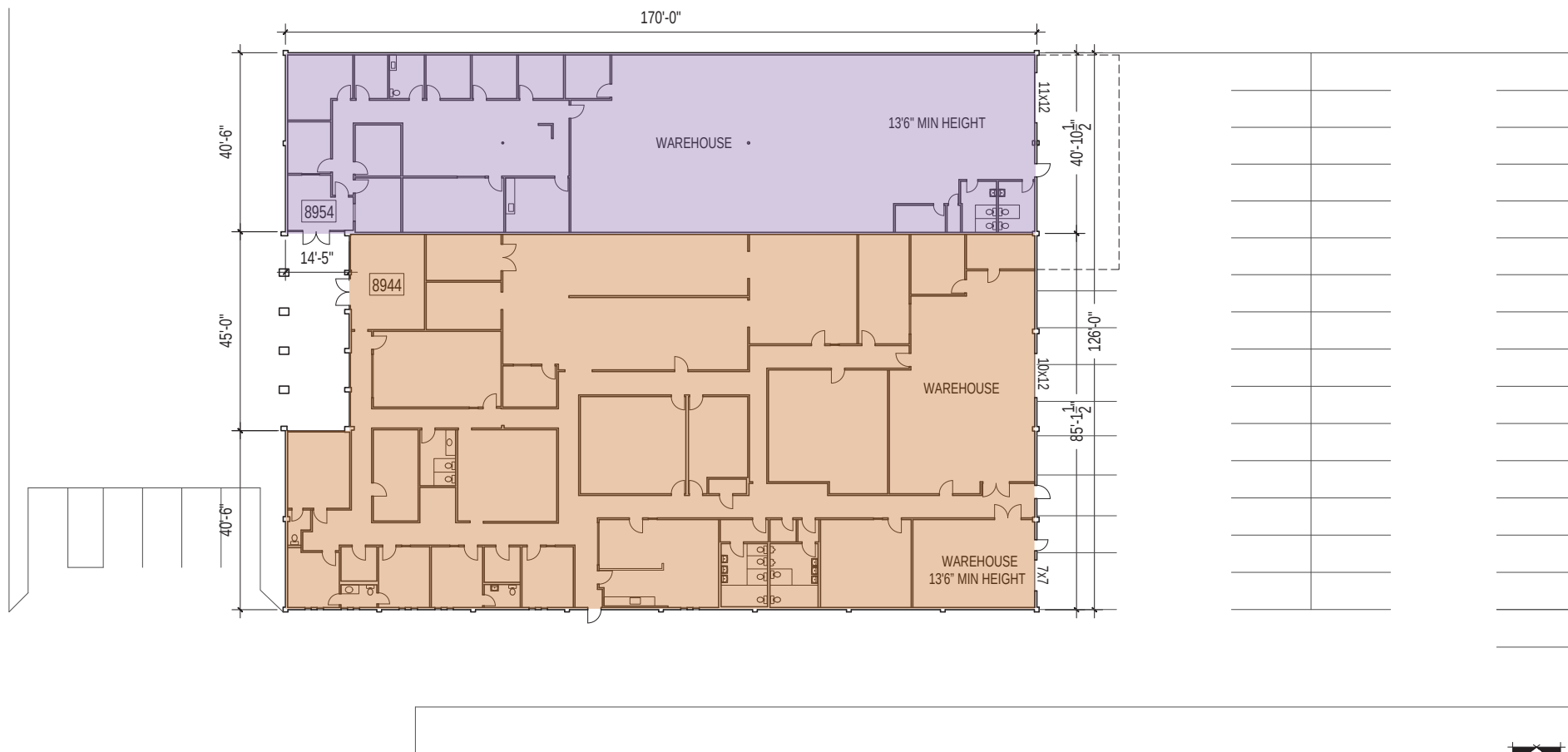


8944-8954 MASON AVE



8954 MASON AVE

FLOOR PLAN

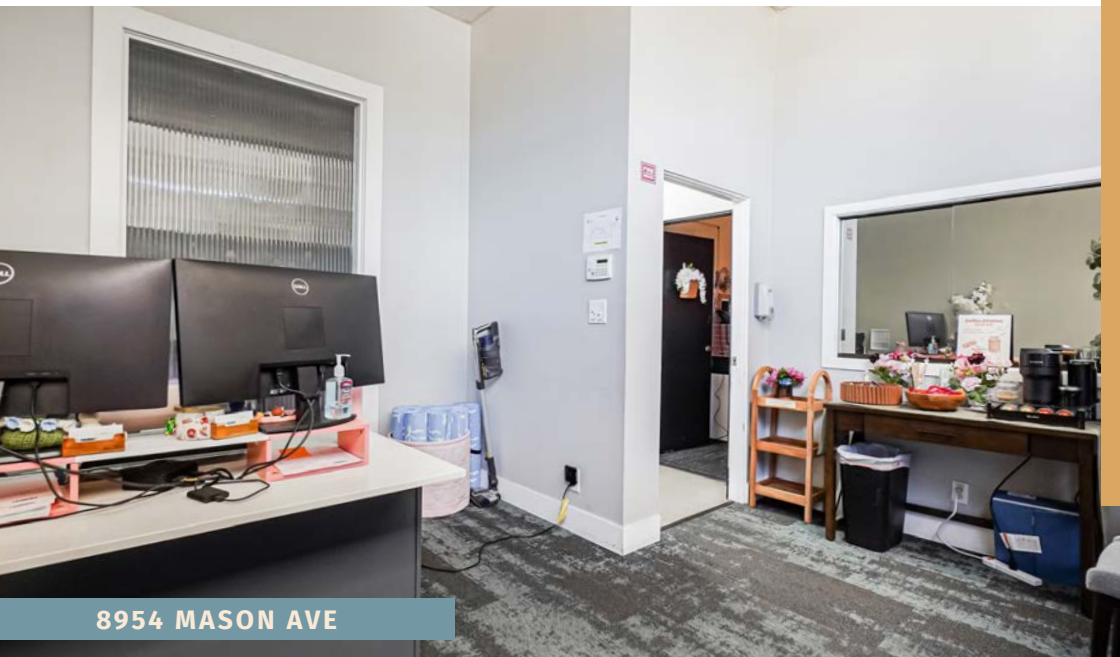


BUILDING INCLUDING ATRIUM
21,420 SF

*BUYER TO VERIFY ALL INFORMATION



8954 MASON AVE



8954 MASON AVE



8944 MASON AVE

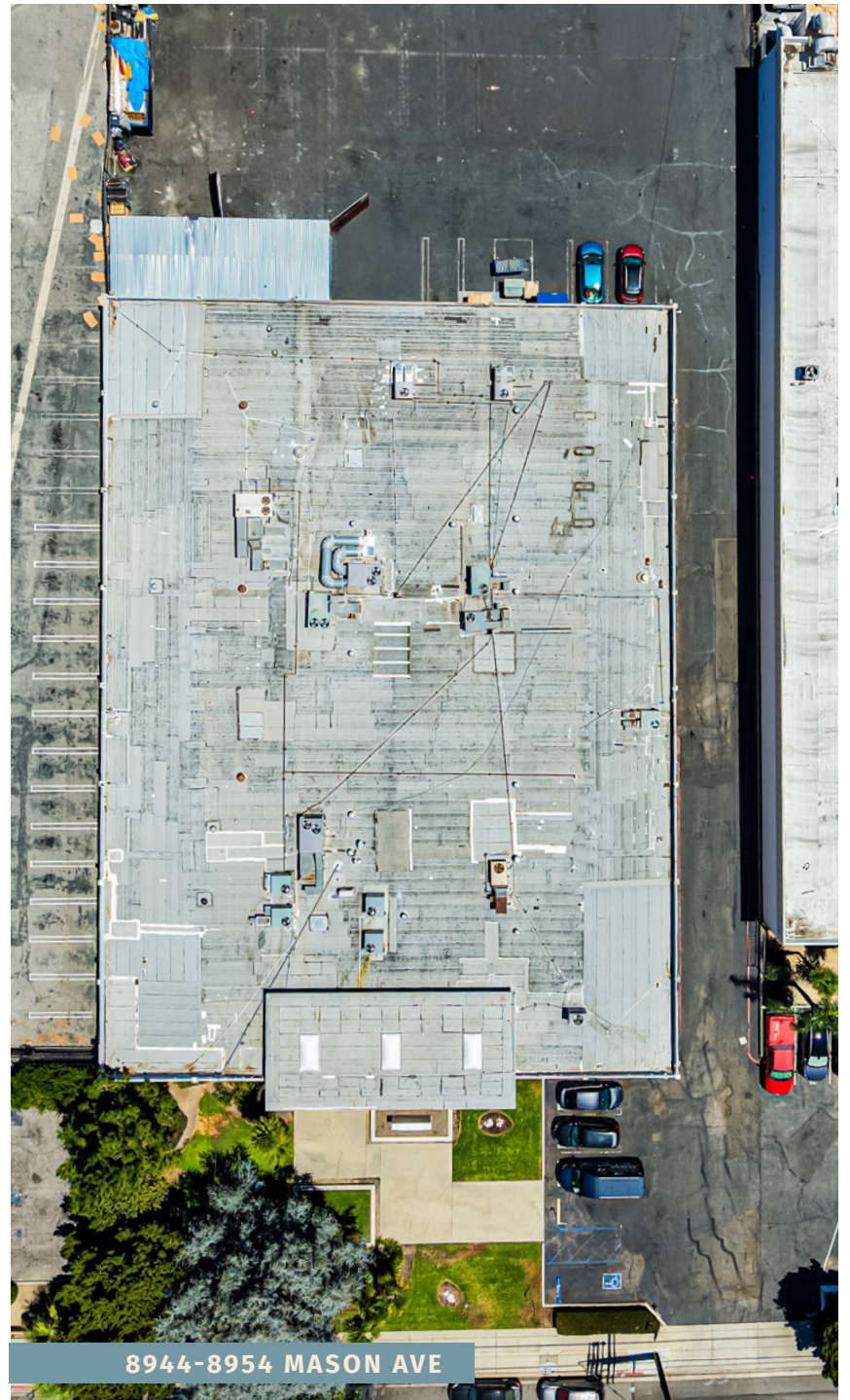




8944 MASON AVE



8954 MASON AVE



8944-8954 MASON AVE

8944-8954

MASON AVE

03

AREA
OVERVIEW



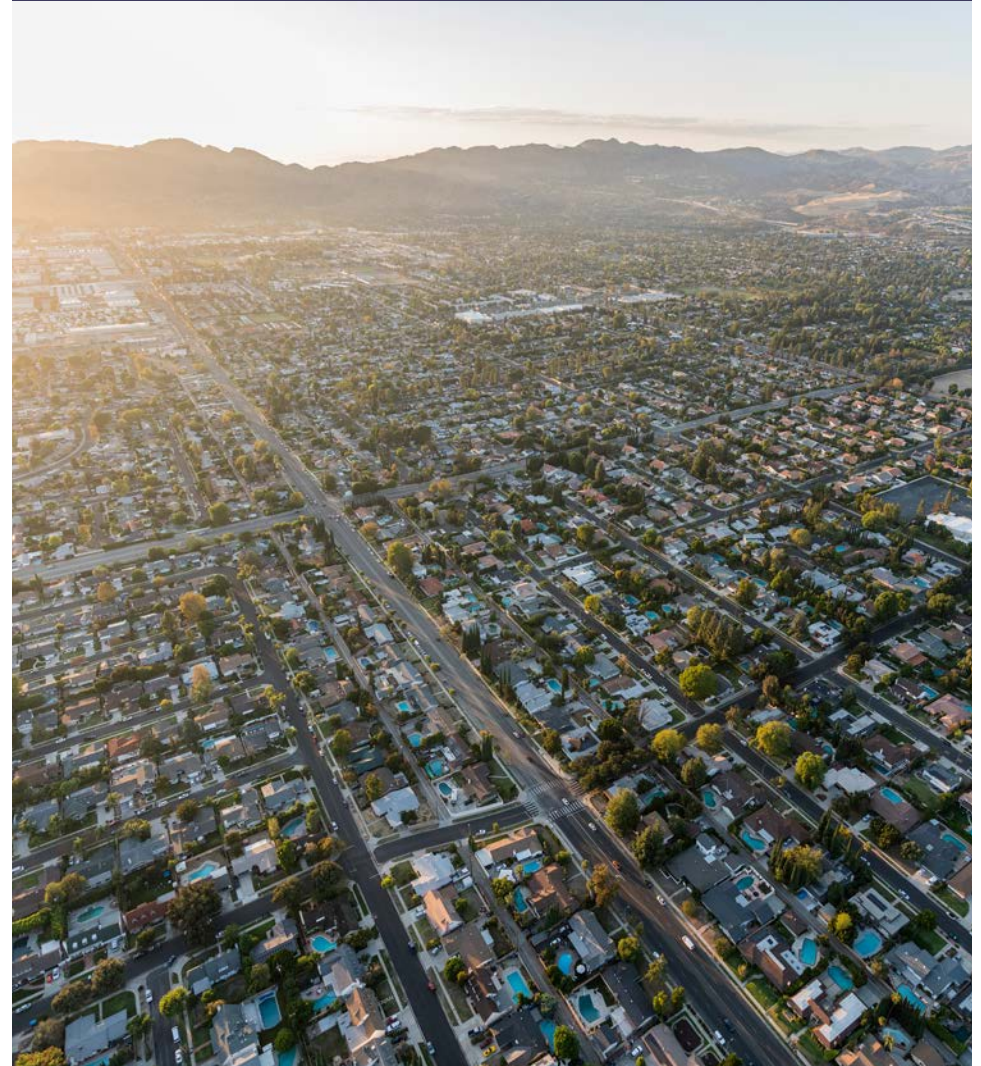
LOCATION OVERVIEW

Chatsworth serves as the industrial powerhouse of the Northwest San Fernando Valley, strategically bridging Los Angeles and Ventura Counties. Its location offers unmatched logistical advantages, with direct access to the Ronald Reagan Freeway (SR-118) connecting seamlessly to the I-5 and 101 freeways. This makes Chatsworth a top-tier destination for manufacturing, distribution, and industrial operations requiring efficient supply chain movement.

Beyond its logistical connectivity, Chatsworth boasts a stable, diverse business ecosystem. The area attracts a mix of legacy firms and emerging tech, aerospace, and medical companies, creating a resilient economy supported by a skilled local labor pool. Investors are increasingly drawn to the region due to consistent demand for industrial assets and a limited supply of high-quality commercial sites.

As the North Valley experiences continued development, 8944-8954 Mason Ave is perfectly positioned to capture future growth. Chatsworth offers a unique value proposition: essential industrial accessibility without the congestion of the central Los Angeles basin. This provides a rare opportunity to secure a foothold in one of Southern California's most reliable, high-demand industrial submarkets.

Chatsworth is the San Fernando Valley's strategic nexus, blending essential logistical connectivity with the long-term stability and growth of a premier commercial hub.





AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Population	19,915	219,543	471,961
2030 Population - Projection	20,012	219,871	472,824
CONSUMER SPENDING BY INDUSTRY			
Apparel	\$12,066,765	\$136,064,634	\$309,189,841
Entertainment, Hobbies & Pets	\$31,329,407	\$354,745,004	\$849,482,306
Food & Alcohol	\$62,060,683	\$701,481,413	\$1,620,239,925
Household	\$35,523,501	\$408,355,598	\$991,367,910
Transportation & Maintenance	\$57,599,018	\$659,196,919	\$1,515,179,236
Health Care	\$10,307,605	\$116,786,694	\$279,687,132
Education & Daycare	\$14,754,652	\$174,140,527	\$430,530,145
HOUSEHOLD INCOME			
Average Household Income	\$112,249	\$116,032	\$126,702
Median Household Income	\$81,804	\$88,499	\$96,790
HOUSING VALUE			
Median Home Value	\$676,732	\$777,305	\$832,491
Median Year Built	1970	1972	1972





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CHATS WORTH, CA

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