

AVAILABLE SPACE

9901
TOPANGA
CANYON
BOULEVARD
CHATSWORTH



±2,200 SF RETAIL OPPORTUNITY
TOPANGA LASSEN PLAZA

FOR LEASE

9901 TOPANGA CANYON BOULEVARD
CHATSWORTH, CA 91311

SUITE	RATE	SIZE	TYPE
9919	\$2.15/SF NNN	±2,200 SF	Retail

- Prime retail opportunity at the signalized intersection of Topanga Canyon Boulevard and Lassen Street with excellent visibility and exposure.
- Join a well-established neighborhood shopping center anchored by long-term tenants including Starbucks, Country Deli, and Edward Jones.
- High-traffic corridor serving Chatsworth, Porter Ranch, Northridge, and the surrounding northwest San Fernando Valley.



LISTING TEAM



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Traffic count on the corner of Topanga and Lassen: 96,860 VPD



LASSEN STREET

COUNTRY DELI
RESTAURANT

Edward Jones[®]
MAKING SENSE OF INVESTING

AVAILABLE SPACE



TOPANGA CANYON BOULEVARD

STARBUCKS COFFEE

DETAILS

- ±2,200 SF retail space available with flexible layout opportunities.
- Ideal for retail, medical, wellness, beauty, fitness, specialty food, or professional service uses.
- Prominent storefront and monument signage opportunities provide exceptional brand visibility.
- Excellent ingress and egress from both Topanga Canyon Boulevard and Lassen Street.
- Ample on-site customer parking.
- Attractive, professionally maintained shopping center.



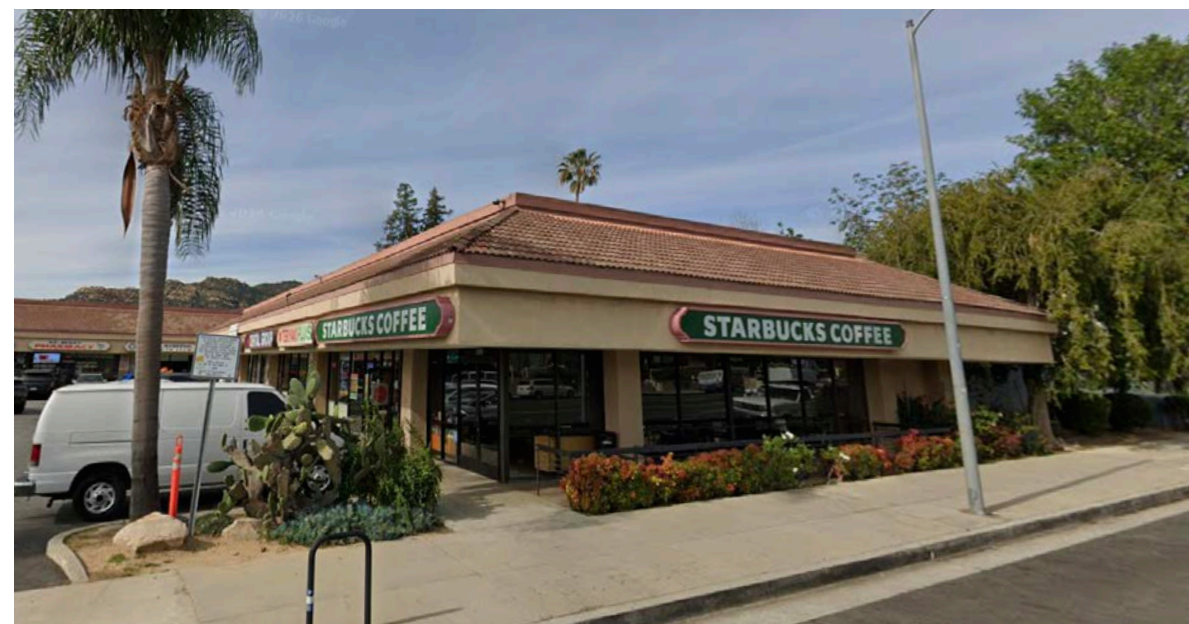
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YOUR SIGN HERE

PROPERTY PHOTOS





Mobil



SUBWAY



Westfield
TOPANGA

LASSEN STREET

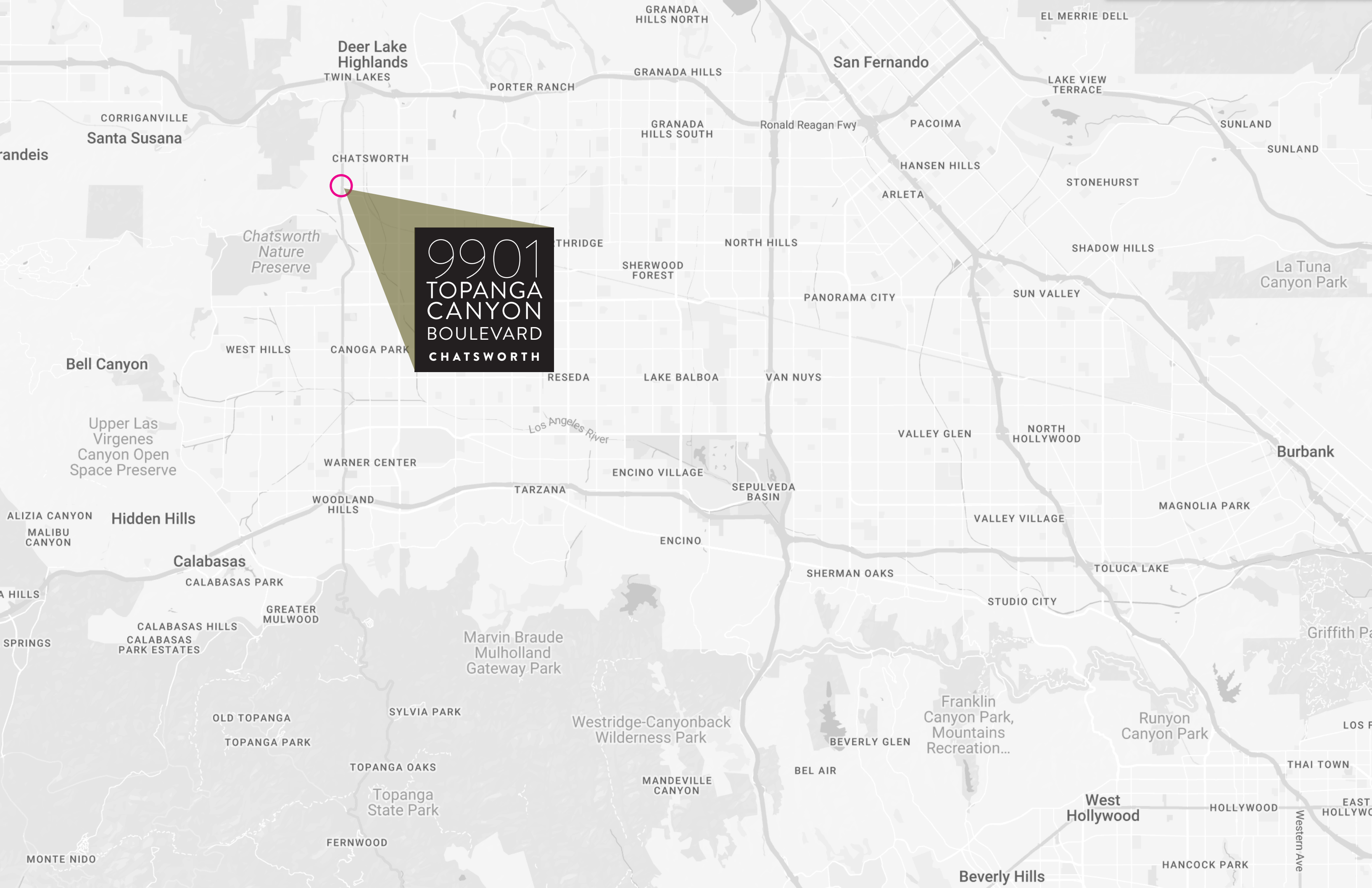
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