



## EXECUTIVE SUMMARY



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### HIGHLIGHTS:

- 48,132 SF Pad, (32,500SF C2 & 15,632SF of P
- \$3.6m - \$74.79/SF of Land
- Signalized Corner Location with Approx 500 Ft of Frontage
- Short Term Leases
- Part of Granada Hills Retail Corridor
- Blocks to Cal State Northridge and Granada Village & North Hills Shopping Center
- 6 Blocks from Chatsworth St & Balboa Blvd (43,438 cars/day - LADOT) and Chatsworth St & Louise Ave (22,139 cars/day - LADOT)
- Close to 3 Freeways - 405, 118 & 5 Freeways

**OFFERING SUMMARY:** 17454 Chatsworth St offers a developer a signalized corner retail property with excellent exposure on the main throughfare of Granada Hills - Chatsworth St. The property has excellent exposure and benefits from heavy traffic on Chatsworth St and local destinations such as Cal State Northridge, Granada Village & North Hills Shopping Center

**DEMOGRAPHICS:** Strong demographics and density bode very well for the upside of the property. The population within a 3 mile radius was estimated at over 138,000 as well as over 469,000 within a 5 mile radius, and this population is expected to grow at 1.6% annually. The average household income was estimated at approximately \$80,000 within a 3 mile radius.

**TENANTS WITHIN 6 BLOCKS:** Ralphs, Staples, Osh, Office Max, Michaels, CVS, FedEx Kinko's, El Pollo Loco, Walgreens, Quiznos, Jack in the Box, Panda Express, Del Taco, KFC, Subway, Burger King, Carl's Jnr, 99 Cents Only, Starbucks



Commercial Real Estate Investments, Inc

GRANADA HILLS, 17454 CHATSWORTH ST.

## PROPERTY PICTURES

Property  
Picture



Property  
Picture





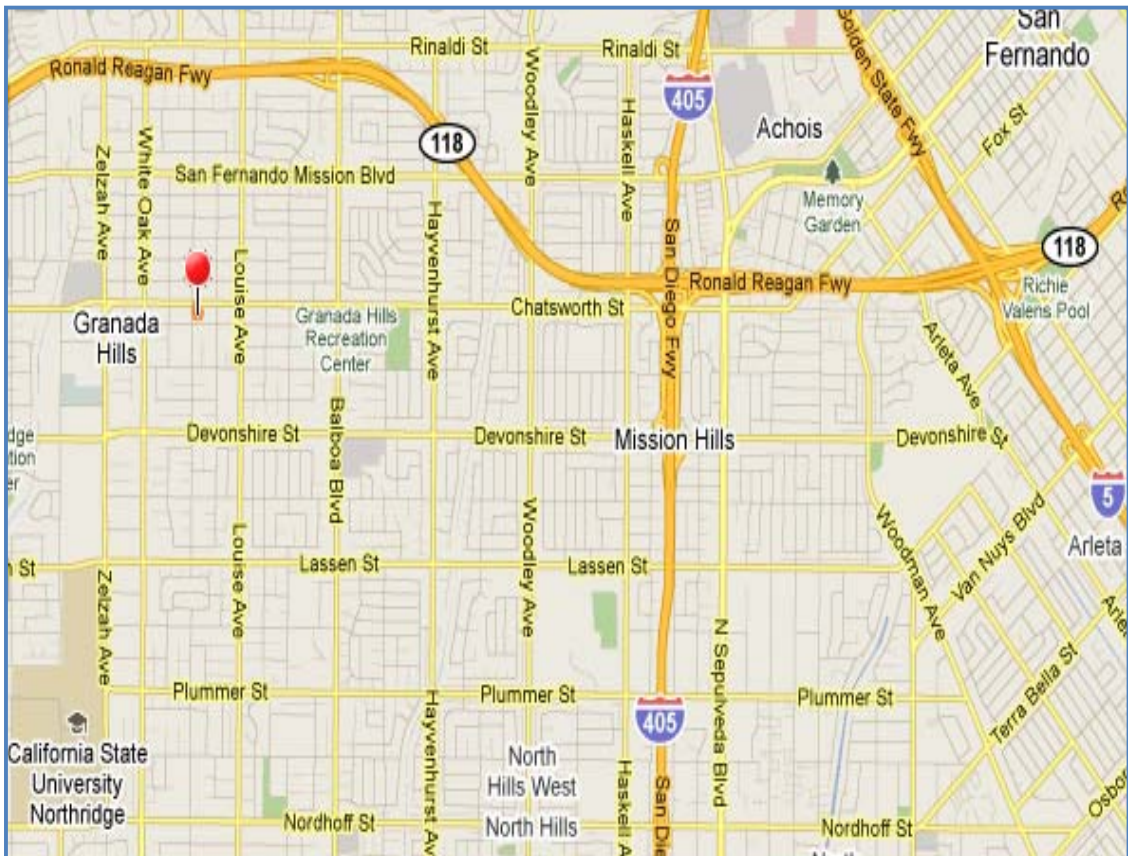


PROPERTY PICTURES

Aerial View



Local Area Map





### PROPERTY PICTURES

Zoning View

