

10212 TOPANGA CANYON BOULEVARD

CHATSWORTH, CA 91311

7,484 SQUARE FOOT
DEVELOPMENT OPPORTUNITY



Marcus & Millichap
THE NEEMA GROUP

Offering Memorandum

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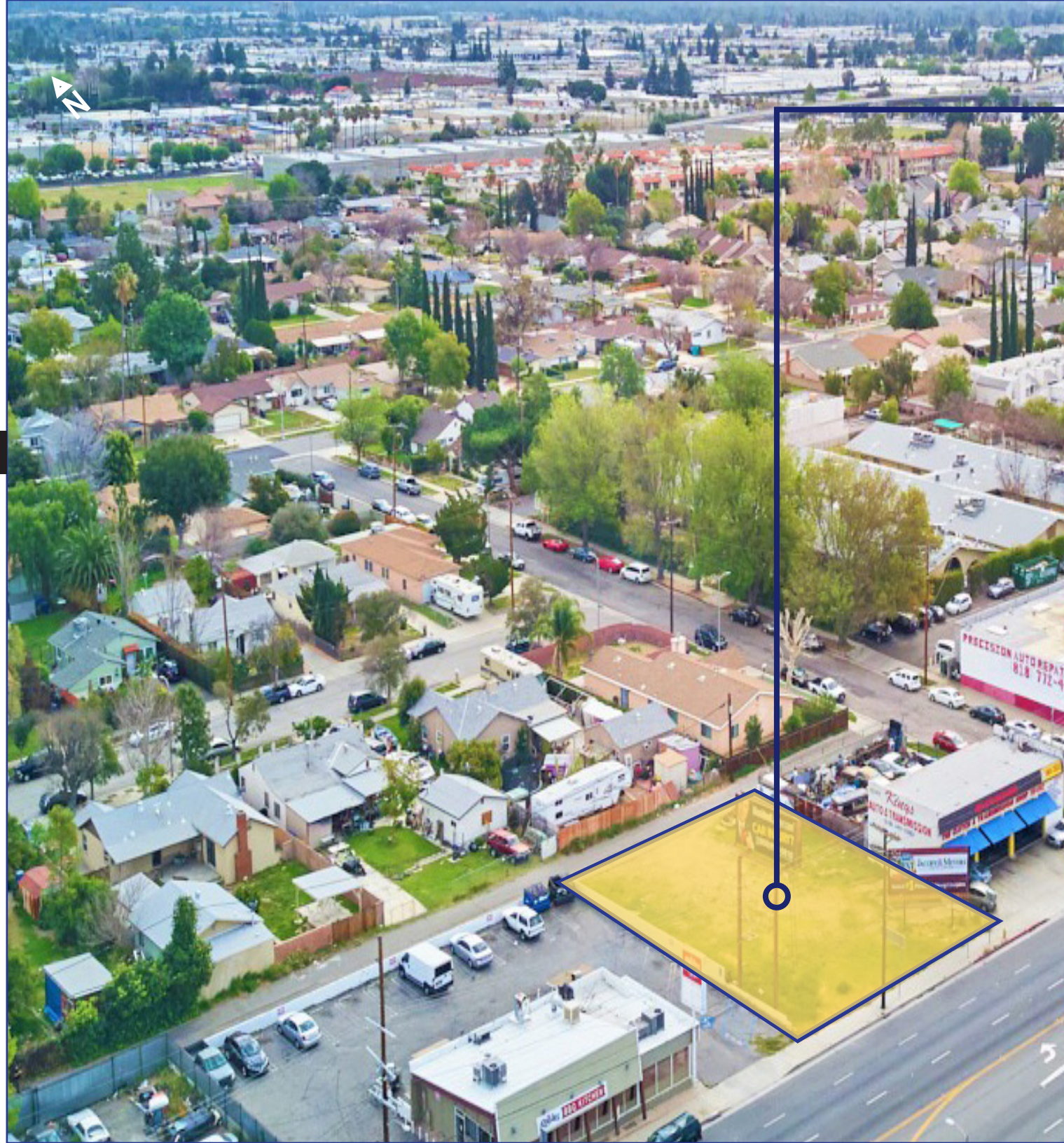
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West Los Angeles Office

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Property Features

7,484 SF Gross Land Area

Located on Topanga Canyon Boulevard in Chatsworth

Easily Accessible to U.S. Highway 101, California State Route 118

Unique Opportunity to Acquire an Exceptional, Highly Visible Location

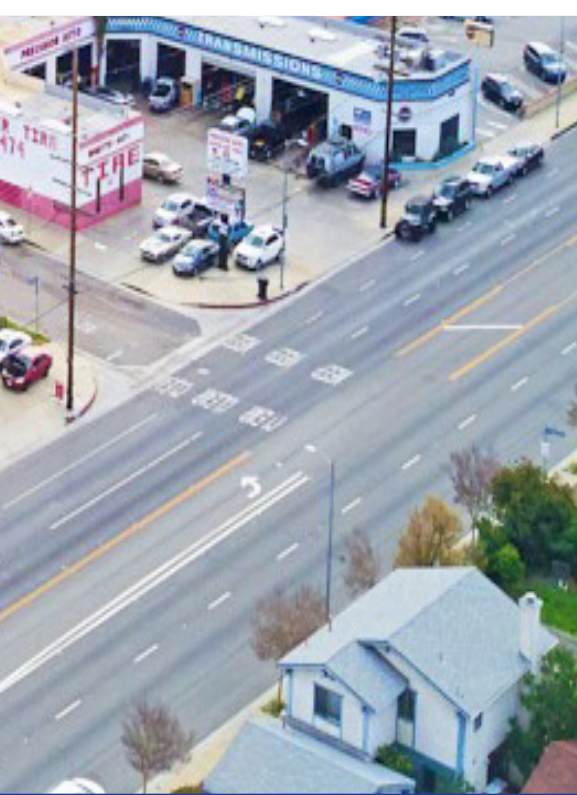
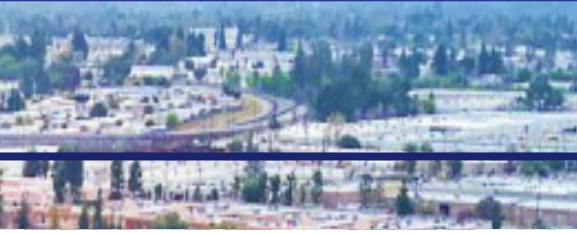
Current Use: Vacant Land

Site is Level

Zoning: LAC2

APN: 2747-016-004

List Price: \$895,000 (\$120 per SF)

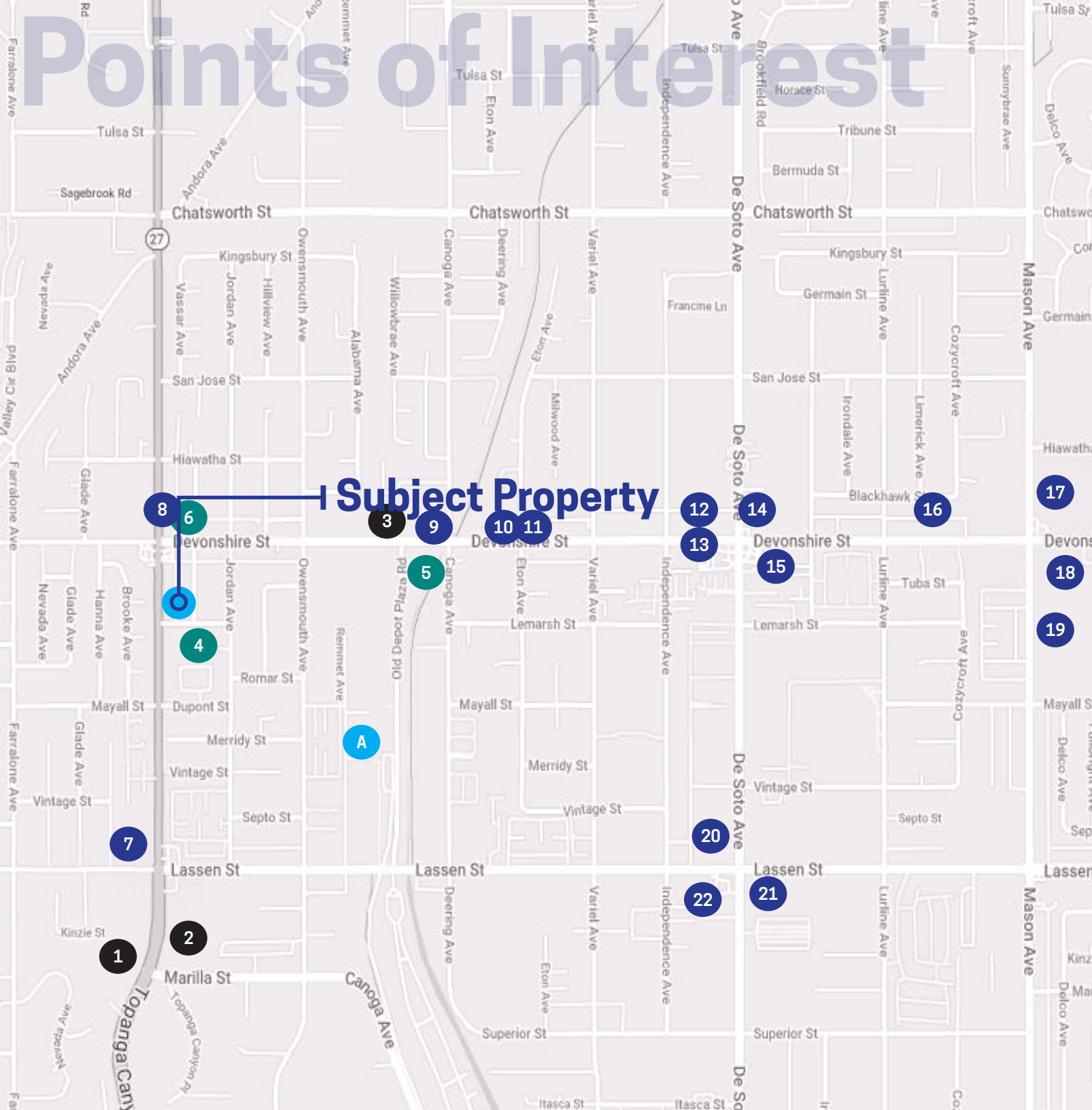


Highlights

Tier 1 TOC Density Bonus

Located on Topanga Canyon Blvd in Prime Chatsworth

38,010 average daily traffic count



Points of Interest

Hospitality

- 1 Radisson Hotel Chatsworth
- 2 Staybridge Suites Chatsworth
- 3 Travelodge

Culture

- 4 Stoney Point Healthcare Center
- 5 VCA Chatsworth Veterinary Center
- 6 Union Bank

Shop + Dine

- 7 Starbucks
- 8 7-Eleven
- 9 Ralphs
- 10 Taco Bell
- 11 IHOP
- 12 Walgreens
- 13 McDonald's
- 14 Papa John's Pizza
- 15 Burger King
- 16 Sizzler
- 17 Trader Joe's
- 18 Vons
- 19 Rite Aid
- 20 Pizza Hut
- 21 Domino's Pizza
- 22 Carl's Jr.

Amtrak

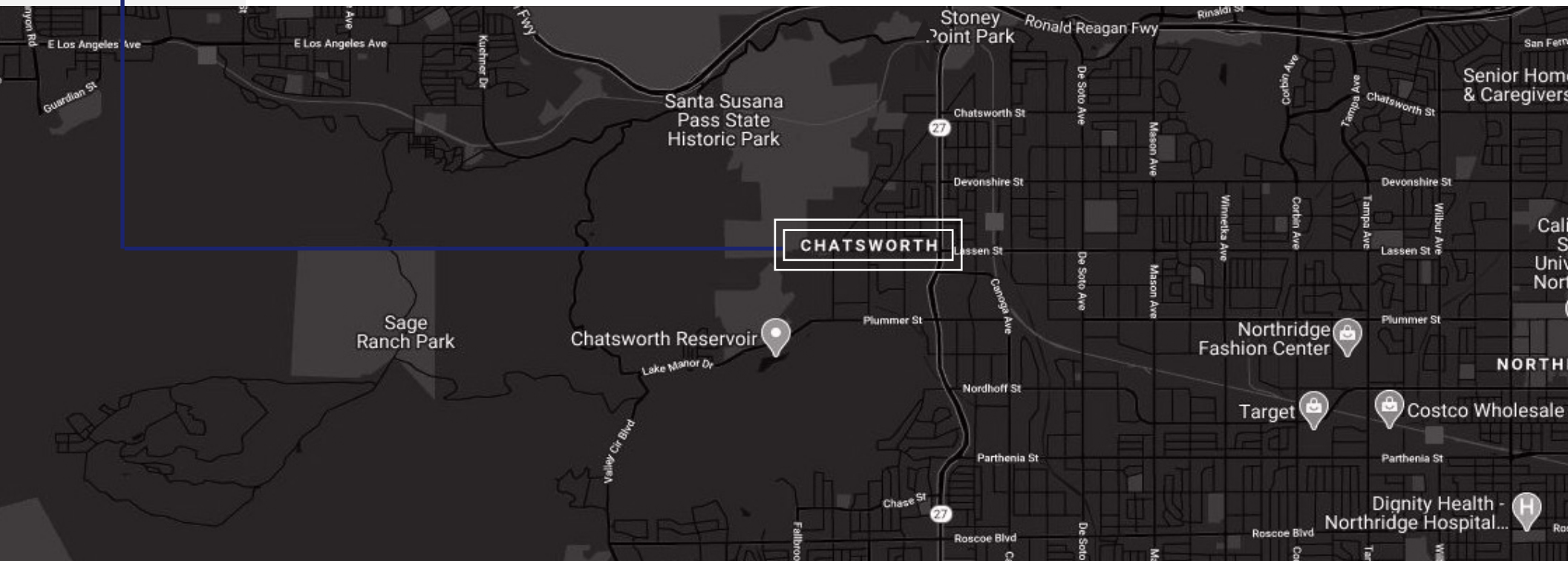
- 23 Chatsworth Amtrak

BOUNDED BY Canoga Park, Porter Ranch, Northridge and some unincorporated territories in the San Fernando Valley, Chatsworth is a diverse neighborhood in the Los Angeles area. Chatsworth sits south of the 118 freeway, and it's noted for having one of the most exclusive population densities in the city.

Many homebuyers who choose to live in Chatsworth enjoy its tranquil and rural atmosphere. With friendly neighbors and a small-town charm, this community attracts homebuyers interested in a suburban environment. With housing prices high in the area, the apartment rental market continues to rise. In addition, there are numerous assisted living facilities along Devonshire Street and Lassen Street, attracting many senior homeowners to that section of the neighborhood.

In recent years, developers have begun to invest in many Chatsworth projects. Ultimately, the city is pushing forward to build thousands of new residential units, bring in new retailers, and build new offices that will create mini villages within neighborhoods. Many of these developers are now moving forward on plans to bring over 1,382 new residences to the Chatsworth area, adding to traffic and school populations.

CITY OF CHATSWORTH



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