

WESTMAC

Commercial Brokerage Company

RARE TURNKEY RESTAURANT OPPORTUNITY SUBLEASE



20869 LASSEN STREET
CHATSWORTH, CA 91311

±1,500 SQUARE FEET



\$50,000
KEY MONEY



\$7,000/MO
TOTAL OCCUPANCY
\$5,500 RENT + \$1,500 NNN



NOV 1, 2028
SUBLEASE EXPIRATION

RARE. TURNKEY. READY TO GO.

A rare opportunity to acquire a fully built-out restaurant in the heart of Chatsworth on prime Lassen Street.

Acquire a fully built-out restaurant and avoid the delays, costs, and uncertainty of new construction.

**SUBLEASE ENDS
NOVEMBER 1ST, 2028.**



FULLY BUILT-OUT RESTAURANT

Complete restaurant build-out with existing FF&E.



EXISTING COMMERCIAL KITCHEN

Functional kitchen infrastructure in place.



PRIME LASSEN STREET FRONTAGE

High visibility location in a strong retail corridor.



IMMEDIATE OPERATIONAL CAPABILITY

Begin operating your business sooner in a turnkey environment.



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EXPERIENCE.
FOCUS.
RESULTS.

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