



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property

**AVAILABLE
±1,200 SF**



1,200 SF END CAP RESTAURANT AVAILABLE IN CHATSWORTH

21714 Devonshire Street, Chatsworth, CA 91311



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DRE#01495419



RESTAURANT SPACE
CHATSWORTH

PROPERTY FEATURES

21714 Devonshire St., Chatsworth, CA 91311



APPROX. 1,200 SF

RESTAURANT SPACE

- ✓ Located at a signalized intersection
- ✓ End-cap visibility
- ✓ Great signage opportunity

AREA AMENITIES

- ✓ Heavy pedestrian and automobile traffic
- ✓ Public transportation: adjacent to Chatsworth bus Metro/ Metrolink train stations
- ✓ Located on busy Devonshire Street
- ✓ Located near shopping, restaurants, daily needs centers, office buildings, schools, & places of worship
- ✓ Neighboring tenants include: Ralphs Supermarket, Anytime Fitness, Dollar Tree, Waba Grill, Post Office, Travel Lodge Windham, Ramada Windham, & new apartments in the area
- ✓ Minutes from the 118 Freeway

RENTAL RATE

\$3.50 + 0.75 NNN PSF

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	17,350	94,436	318,669
 Avg. HH Income	\$118,572	\$114,006	\$110,337
 Daytime Pop	14,555	78,387	262,402
 Traffic Count	± 25,180 CPD ON STREET		

RESTAURANT SPACE
CHATSWORTH

SITE PLAN

21714 Devonshire St., Chatsworth, CA 91311



DEVONSHIRE ST

DEVONSHIRE ST

DEVONSHIRE ST

AVAILABLE
± 1,200 SF

ROOBENA'S
SALON

OCCUPIED

INSURANCE
OFFICE

QUILTING FOR
COMMUNITY

POSTAL
CENTER

SMOKE CITY
TOBACCO SHOP

OWENSMOUTH AVE

OWENSMOUTH AVE

Measurement are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AERIAL MAP



COMMERCIAL
REAL ESTATE

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.