17851 Chatsworth St, Granada Hills, CA 91344

ASKING PRICE: **$4,600,000**

SUBJECT PROPERTY
8,520 SF BUILDING | 17,964 SF LOT

PROMINENT MULTI TENANT RETAIL ON HIGH TRAFFIC INTERSECTION

For More Information, Please Contact:

CHRIS COMFORT

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APEX PROPERTIES


OPTOMETRY


ORTHO MATTRESS
DENTISTRY

Walgreens
Smart&Final
Wendy's
McDonald's
OUTBACK STEAKHOUSE
LA|FITNESS
Chick-fil-A
ROSS DRESS FOR LESS
Carl's Jr.
BUFFALO WILD WINGS
PANDA EXPRESS CHINESE KITCHEN
MATTRESS FIRM
TJ·maxx
HomeGoods
Burlington
five BELOW
Michaels
FedEx Office
petco
DEL TACO
SPROUTS FARMERS MARKET
27,671 VPD
Zelzah Ave
15,764 VPD
15,764 VPD
Zelzah Ave
Ralphs
CHASE
Chatsworth St
menchie's frozen yogurt
Pi On Sunset Lebanese Cuisine
BMPP

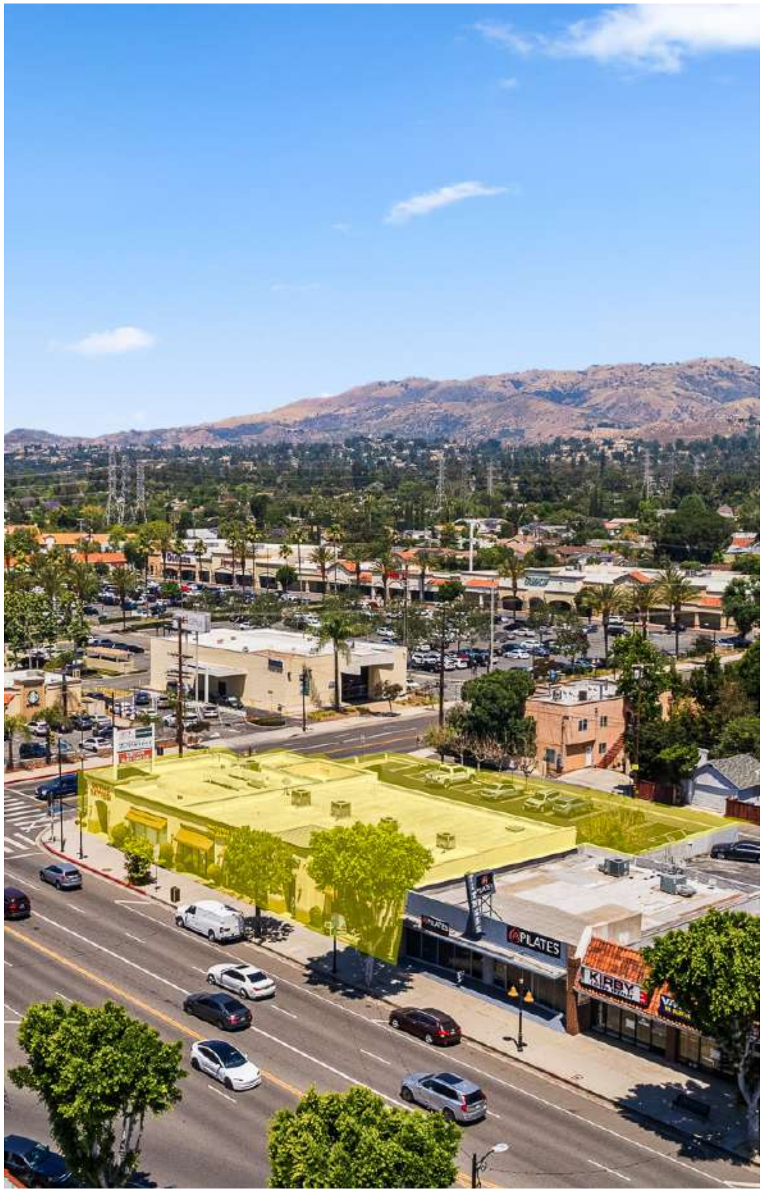
PROPERTY SUMMARY

PROPERTY HIGHLIGHTS

• 59% of leasable area is month to month or vacant.
• Major intersection with over 43,000 Avg daily traffic count.
• End cap space on hard corner vacant for owner user or immediate upside.
• 27 on site Parking spaces.
• Well seasoned tenants Dentist, Optometrist, Edward Jones.
• Affluent neighborhood with average HH income of $126,000+
• Well-maintained building with no deferred maintenance.
• High-profile building with excellent visibility.

17851 CHATSWORTH ST

GRANADA HILLS, CA 91344



PROPERTY DESCRIPTION

The subject property is a well-maintained neighborhood retail center located at 17851 Chatsworth Street, Granada Hills, California. The property benefits from a highly visible hard-corner location at a major signalized intersection with traffic counts exceeding 43,000 vehicles per day, providing exceptional exposure to both vehicular and pedestrian traffic.

Approximately 60% of the gross leasable area is currently vacant or occupied on month-to-month terms, creating a rare opportunity for an owner-user to immediately occupy space while implementing a value-add leasing strategy. The vacant end-cap suite offers excellent frontage and visibility, making it ideal for an owner-user or a new tenant seeking prominent street presence.

The center features 27 on-site parking spaces and is anchored by established professional tenants including a dentist, optometrist, and Edward Jones, providing stability and consistent customer traffic. Ownership has maintained the property in excellent condition with no deferred maintenance, allowing a new owner to focus on occupancy and income growth rather than capital improvements.

LOCATION DESCRIPTION

The property is situated within the desirable Granada Hills community of the San Fernando Valley, one of the most established residential and commercial submarkets in Los Angeles. The surrounding area is characterized by strong demographics, high homeownership rates, and a stable consumer base that supports neighborhood-serving retail and professional services.

The site's position at a major intersection with over 43,000 average daily vehicle trips provides outstanding visibility and accessibility. Residents benefit from convenient access to nearby freeways, major employment centers, schools, and retail amenities throughout the San Fernando Valley.

The surrounding neighborhood is affluent, with average household incomes exceeding $126,000, supporting strong spending power and long-term tenant demand. Combined with its excellent exposure, established tenant presence, ample parking, and significant leasing upside, the property represents an attractive investment and owner-user opportunity in a highly sought-after Los Angeles submarket.

Total Building Size:
8,520 Sq. Ft.

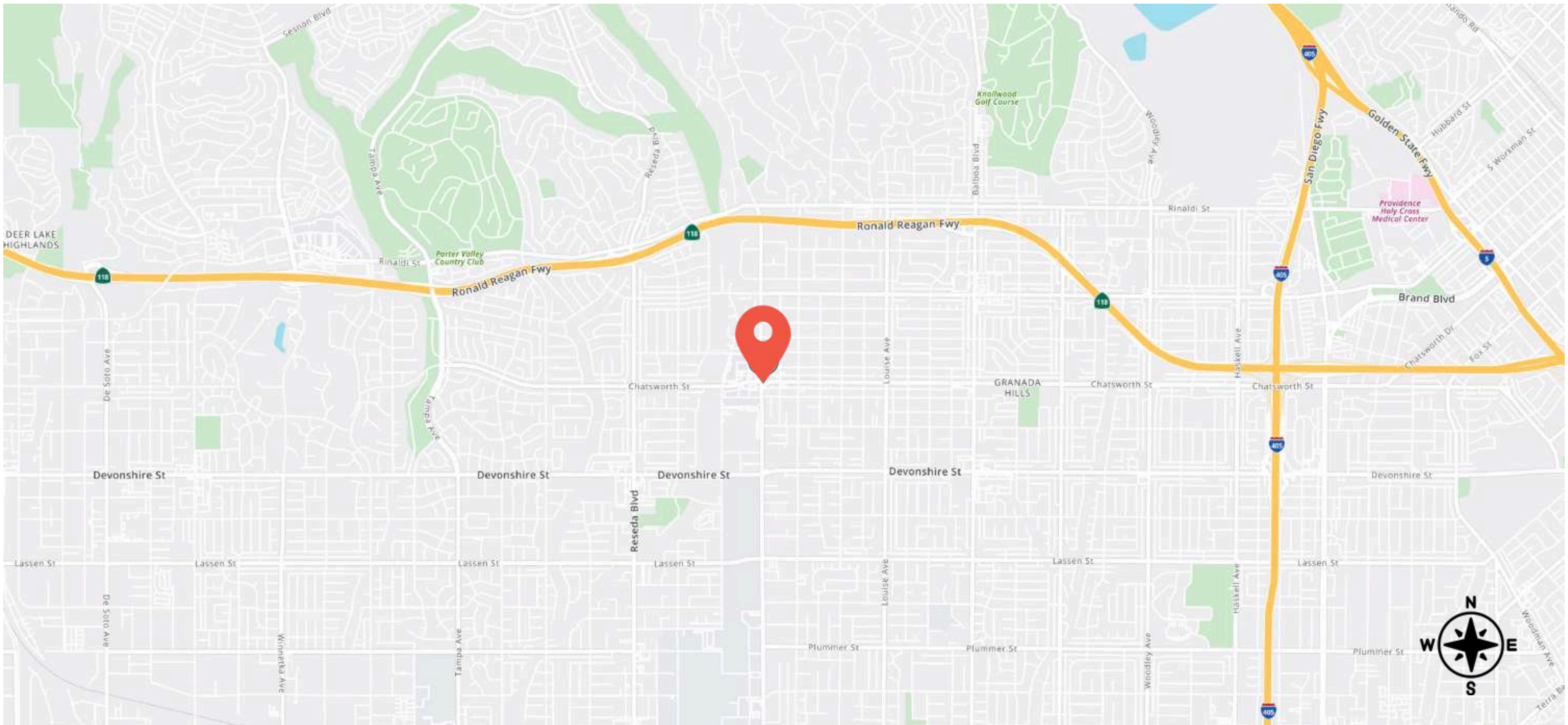
Parking Spaces:
27

Vacant or Mo-Mo:
5,025 Sq. Ft.

Lot Size:
17,964 Sq. Ft.

Number of Units:
4

Avg rent psf M-M:
$1.82 NNN



Asking Price:	$4,600,000
Address:	17851 Chatsworth St, Granada Hills, CA 91344
APN:	2712-030-032
Building Size:	8,520 sf
Lot Size:	17,964 sf
Year Built:	2000 & 1955

Price PSF Bldg	$539
Price PSF Land (PSF capitalized)	$256
Current Net Operating Income:	$59,849 (40% vacant)
Pro Forma Net Operating Income:	$341,061
Pro Forma Cap Rate:	7.4%

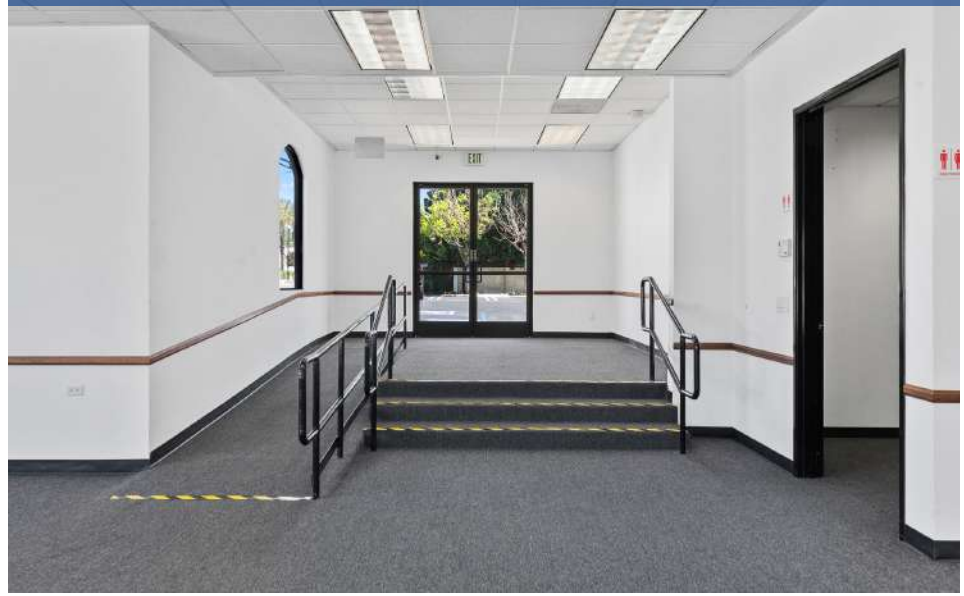
Zoning:	C1-1XL
Number of Units:	4
Occupancy:	60%
Parking:	27 Spaces
Available for Occcupancy:	5,025 sf


27 PARKING SPACES
COMMON AREA
VACANT
3,400 SF
DENTAL OFFICE
2,040 SF
EDWARD
JONES
1,050 SF
Optical/Optometry
1,225 SF

PROPERTY PICTURES

DENTIST INTERIOR

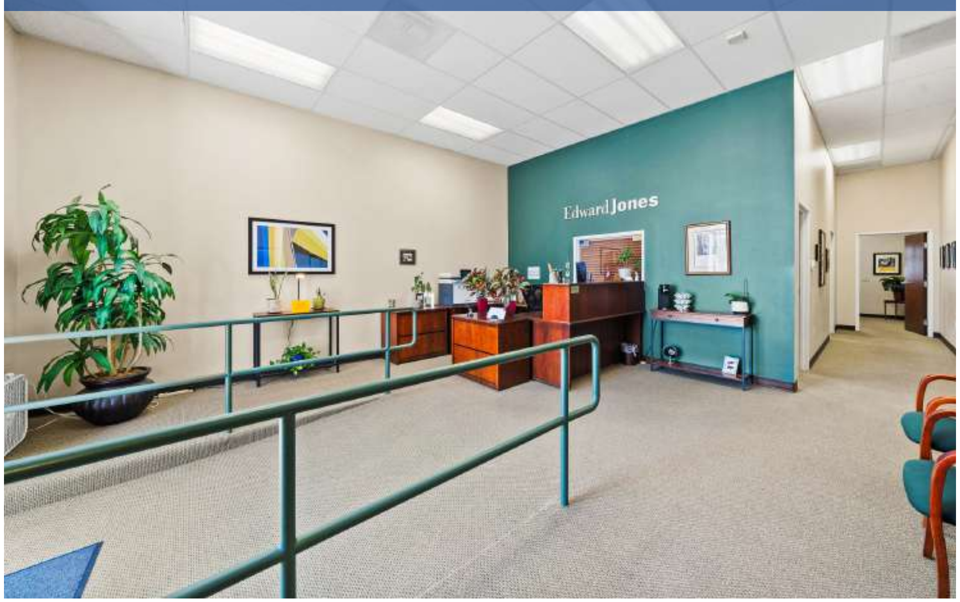
VACANT INTERIOR



DENTIST INTERIOR

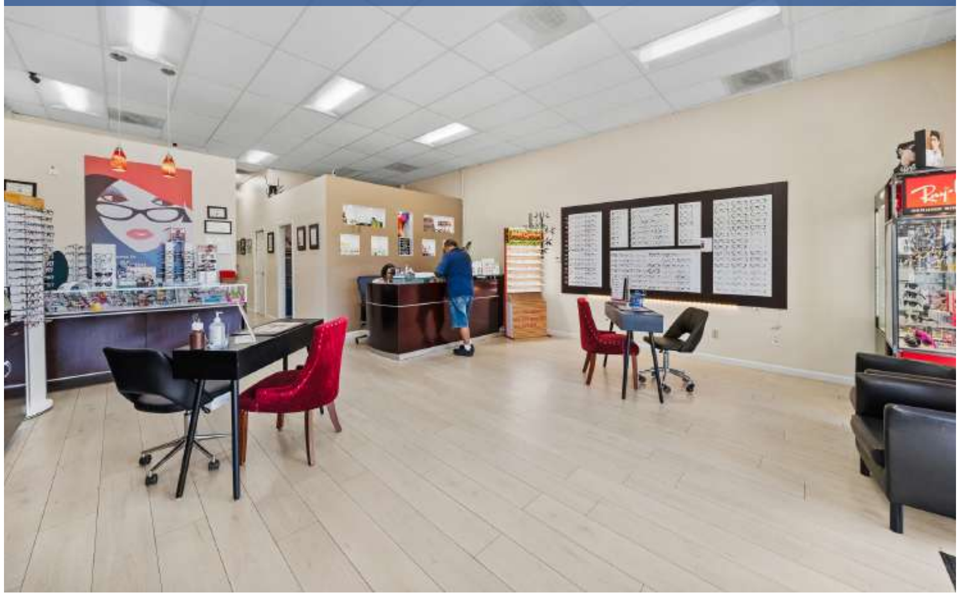
DENTIST INTERIOR

EDWARD JONES INTERIOR



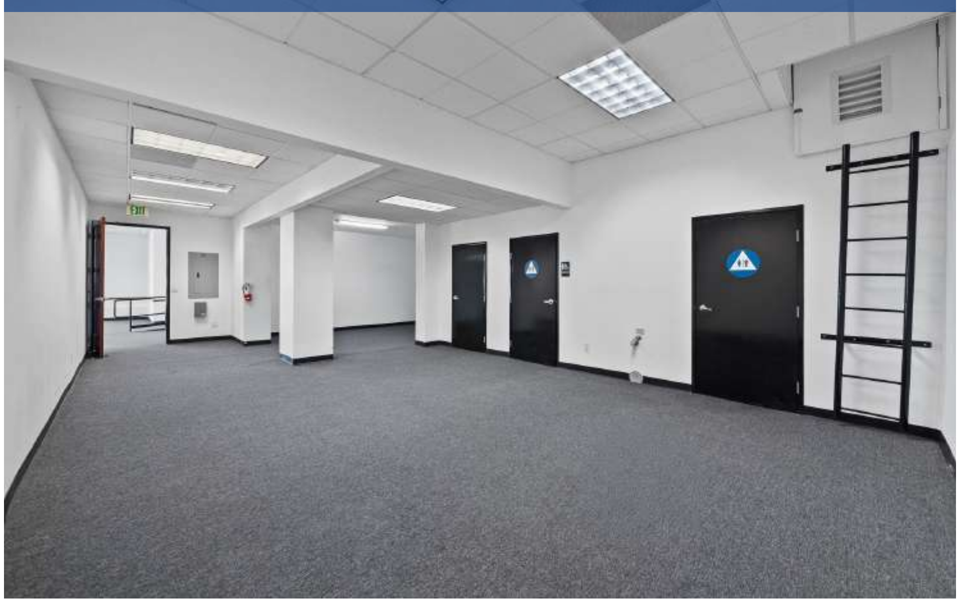
OPTOMETRIST INTERIOR

OPTOMETRIST INTERIOR

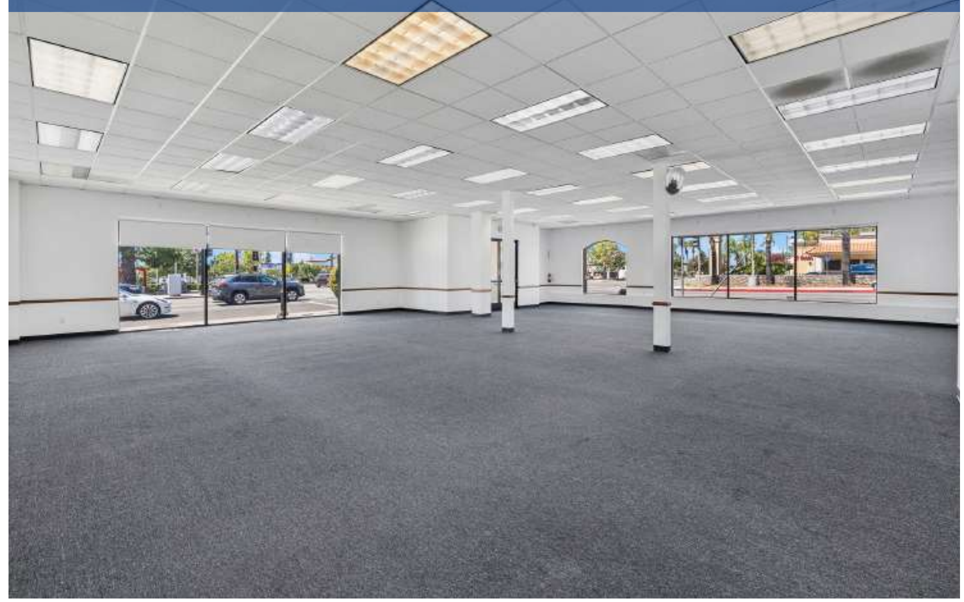


VACANT INTERIOR

VACANT INTERIOR



VACANT INTERIOR




BOB DYLAN
ORTHO
MATTRESS


BOB DYLAN
ORTHO
MATTRESS
NO PARKING


Dentist
ORTHO
MATTRESS
ORTHO
MATTRESS


BOB DYLAN

FINANCIAL ANALYSIS

Tenant	Size	Base Rent	Base Rent/ sf	CAM	Total Rent	Lease Exp	Tenant Since	Increases	Pro Forma Base Rent	NOTES
Vacant - Former Orthos Mattress	3,400	$-	$-	$-	$-				$13,260.00	Pro Forma $3.90 NNN psf
Smile Arts Dentistry	2,040	$4,274.79	$2.10	$1,817.91	$6,092.70	10/31/2027 * 1 (5yr) option	9/2002	CPI	$4,274.79	Pro Forma Current Rent
Edward Jones	1,050	$2,787.00	$2.65	$935.00	$3,722.00	4/30/2029 w/ no options	4/2004	4% annual	$2,787.00	Pro Forma Current Rent
Right Vision Optometry	1,225	$2,231.36	$1.82	$1,103.82	$3,335.18	Month to Month	2/2017		$4,900.00	Pro Forma $4.00 NNN psf
Building Common Area	805								$3,200.00	Common Areas should be incorporated into the leases
	8,520	**$9,293.15**		**$3,856.73**	**$13,149.88**				$28,421.79	

Estimated Expenses:	Amount	per sf / mo.
Property Tax ($4.6MM price):	$57,500	$0.56
Cleaning:	$1,055	$0.01
Gardening:	$2,130	$0.02
Insurance:	$7,582	$0.07
Management:	$16,800	$0.16
Permit:	$383	$0.00
Refuse:	$3,627	$0.04
Repairs:	$9,232	$0.09
Utilities:	$6,175	$0.06
TOTAL:	**$104,484**	**$1.02**

	Current	Pro Forma
Base Rent:	$111,518	$341,061
CAM (based on new prop tax):	$52,815	$104,484
Gross Income:	$164,333	$445,545
Less Est. Expenses:	$(104,484)	$(104,484)
Net Operating Income:	$59,849	$341,061
Cap Rate:	1.3%	7.4%

* Note: Owner never received written notice that dentist tenant exercised their option. Owner's position is that the dentist is month to month, however, dentist tenant will only sign an estoppel with the lease term and option shown above. Denist has failed to produce any proof that he exercised his option in writing.

2025 INCOME/EXPENSE STATEMENT

Category	1/1/2025-12/31/2025
INCOME	
CAM	$92,460.32
Rent	$215,906.53
TOTAL INCOME	**$308,366.85**

EXPENSES	
Cleaning	$1,055.00
Gardening	$2,130.00
Insurance, Bus	$7,582.00
Management	$16,800.00
Permit	$383.73
Property Tax	$38,883.66
Refuse	$3,627.60
Repairs	$9,232.00
Utilities	$6,175.23
TOTAL EXPENSES	**$85,869.22**

OVERALL TOTAL	**$222,497.63**

EXCLUSIVELY PRESENTED BY :

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