

JUST LISTED FOR SALE - OWNER/USER: INVESTMENT

Alliance Partners
COMMERCIAL REAL ESTATE ADVISORS
AlliancePartnersco.com

17408
CHATSWORTH ST
GRANADA HILLS, CA 91344



Emil Akopian, CCIM
(818) 432-3201
Emila@kw.com
DRE# 01449462

Alliance Partners
COMMERCIAL REAL ESTATE ADVISORS
AlliancePartnersco.com

David Issaians, CCIM
(818) 432-3207
Davidi@kw.com
DRE# 01792207





BUILDING DESCRIPTION

Building Size: Approximately 6,340 square feet
Land Size: Approximately 6,499 square feet
Zoning: LACR (General Office)
Year Built: 1985
APN: 2733-019-026
Stories: TWO

PROPERTY HIGHLIGHTS

- Well Located with great Visibility on Chatsworth street
- Free Standing Building
- Rare Purchase Opportunity
- Well maintained building
- Good on-site dedicated parking - street level and under building
- Suitable for user or investor
- First time on market in over 20 years

ASKING PRICE: \$2,220,000

IN THE NEIGHBORHOOD...

- ▶ Target
- ▶ Ralph's
- ▶ Sprouts
- ▶ In-N-Out Burger
- ▶ CSUN
- ▶ DIY Home
- ▶ Michael's
- ▶ Ross
- ▶ Amazon Locker
- ▶ Starbucks
- ▶ FedEx Office
- ▶ Habit
- ▶ Zankou Chicken
- ▶ TJ Maxx
- ▶ Jersey Mike's
- ▶ FURNSAJ Restaurant and Bakery
- ▶ Trader Joe's

17408
 CHATSWORTH ST
 INDUSTRIAL PORTFOLIO



Emil Akopian, CCIM
818.432.3201
 Emila@kw.com
 DRE# 01449462

KELLER WILLIAMS REAL ESTATE SERVICES | 889 Americana Way, #408 Glendale, CA 91210 | Each Office is Independently Owned and Operated. If your property is currently listed with another broker, this is not intended as a solicitation. Keller Williams Realty does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals.

David Issaians, CCIM
818.432.3207
 Davidi@kw.com
 DRE# 01792207



PROPERTY DESCRIPTION

Office Building for Sale in Prime Granada Hills Location

An excellent opportunity to acquire a well-maintained office building in a highly desirable area of Granada Hills. This professional property is ideally suited for a variety of office uses including professional services, medical, administrative, or owner-user operations.

The building offers a functional and flexible layout designed to accommodate multiple office configurations, making it ideal for both single users or multi-tenant occupancy. The property presents a professional appearance that is attractive to clients, tenants, and employees alike.

One of the standout features of the property is its ample on-site parking, including six surface spaces and ten secured underground spaces, providing convenient access for staff and visitors—an important advantage for office users in today's market.

Located in a strong commercial corridor, the property benefits from close proximity to a wide range of amenities, including restaurants, retail centers, banks, and everyday services. The location also offers excellent regional accessibility with quick connections to major freeways, making commuting convenient from across the San Fernando Valley and surrounding areas. This is a rare opportunity to acquire a quality office asset in a sought-after Granada Hills location with strong usability, accessibility, and long-term value.



PROPERTY HIGHLIGHTS

- Prime Granada Hills office location
- Ideal for multiple professional office uses
- Flexible layout suitable for owner-user or multi-tenant occupancy
- Ample on-site parking
- Close to restaurants, retail, and daily amenities
- Convenient access to major freeways and regional transportation routes. Only a few blocks from Granada Village a 240,000 square foot major retail shopping center.

17408

CHATSWORTH ST

INDUSTRIAL PORTFOLIO



Emil Akopian, CCIM
818.432.3201
Emila@kw.com
DRE# 01449462

KELLER WILLIAMS REAL ESTATE SERVICES | 889 Americana Way, #408 Glendale, CA 91210 | Each Office is Independently Owned and Operated. If your property is currently listed with another broker, this is not intended as a solicitation. Keller Williams Realty does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals.

David Issaians, CCIM
818.432.3207
Davidi@kw.com
DRE# 01792207



Rent Roll		
Level 1	Occupancy	Rent
Ste 100 698 SF	Vacant	
Ste 101 844 SF	Occupied Month-to-Month	\$1,811.00
Common Area 996 SF		
Level 2	Occupancy	Rent
Ste 200 1256 SF	Vacant	
Ste 201 638 SF	Vacant	
Ste 202 1049 SF	Occupied	\$2,350.00
Common Area 610 SF		

Total Rents \$4,161.00

17408

CHATSWORTH ST

INDUSTRIAL PORTFOLIO

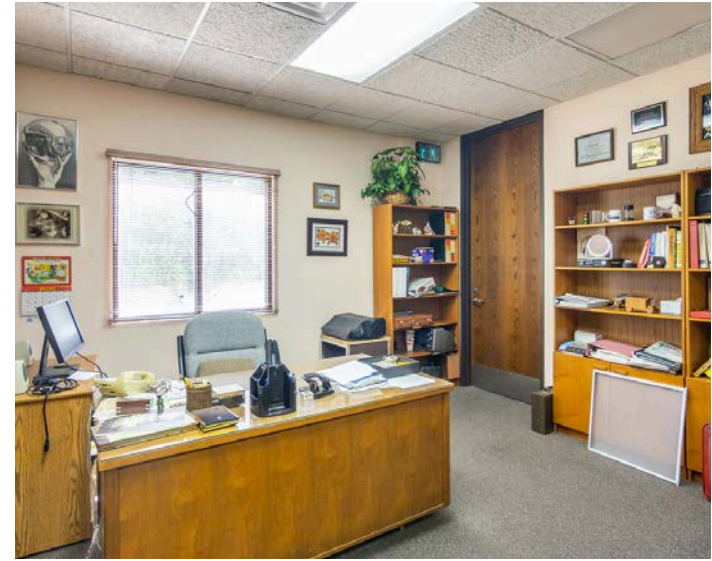


Emil Akopian, CCIM
818.432.3201
 Emila@kw.com
 DRE# 01449462

KELLER WILLIAMS REAL ESTATE SERVICES | 889 Americana Way, #408 Glendale, CA 91210 | Each Office is Independently Owned and Operated. If your property is currently listed with another broker, this is not intended as a solicitation. Keller Williams Realty does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals.

David Issaians, CCIM
818.432.3207
 Davidi@kw.com
 DRE# 01792207





17408

CHATSWORTH ST

INDUSTRIAL PORTFOLIO



Emil Akopian, CCIM
818.432.3201
Emila@kw.com
DRE# 01449462

KELLER WILLIAMS REAL ESTATE SERVICES | 889 Americana Way, #408 Glendale, CA 91210 | Each Office is Independently Owned and Operated. If your property is currently listed with another broker, this is not intended as a solicitation. Keller Williams Realty does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals.

David Issaians, CCIM
818.432.3207
Davidi@kw.com
DRE# 01792207





05

PHOTOS

17408

CHATSWORTH ST

INDUSTRIAL PORTFOLIO



Emil Akopian, CCIM
818.432.3201
Emila@kw.com
DRE# 01449462

KELLER WILLIAMS REAL ESTATE SERVICES | 889 Americana Way, #408 Glendale, CA 91210 | Each Office is Independently Owned and Operated. If your property is currently listed with another broker, this is not intended as a solicitation. Keller Williams Realty does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals.

David Issaians, CCIM
818.432.3207
Davidi@kw.com
DRE# 01792207





06

PHOTOS

17408

CHATSWORTH ST

INDUSTRIAL PORTFOLIO



Emil Akopian, CCIM
818.432.3201
Emila@kw.com
DRE# 01449462

KELLER WILLIAMS REAL ESTATE SERVICES | 889 Americana Way, #408 Glendale, CA 91210 | Each Office is Independently Owned and Operated. If your property is currently listed with another broker, this is not intended as a solicitation. Keller Williams Realty does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals.

David Issaians, CCIM
818.432.3207
Davidi@kw.com
DRE# 01792207





07

PHOTOS

17408

CHATSWORTH ST

INDUSTRIAL PORTFOLIO



Emil Akopian, CCIM
818.432.3201
Emila@kw.com
DRE# 01449462

KELLER WILLIAMS REAL ESTATE SERVICES | 889 Americana Way, #408 Glendale, CA 91210 | Each Office is Independently Owned and Operated. If your property is currently listed with another broker, this is not intended as a solicitation. Keller Williams Realty does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals.

David Issaians, CCIM
818.432.3207
Davidi@kw.com
DRE# 01792207





08

PHOTOS

17408

CHATSWORTH ST

INDUSTRIAL PORTFOLIO



Emil Akopian, CCIM
818.432.3201
Emila@kw.com
DRE# 01449462

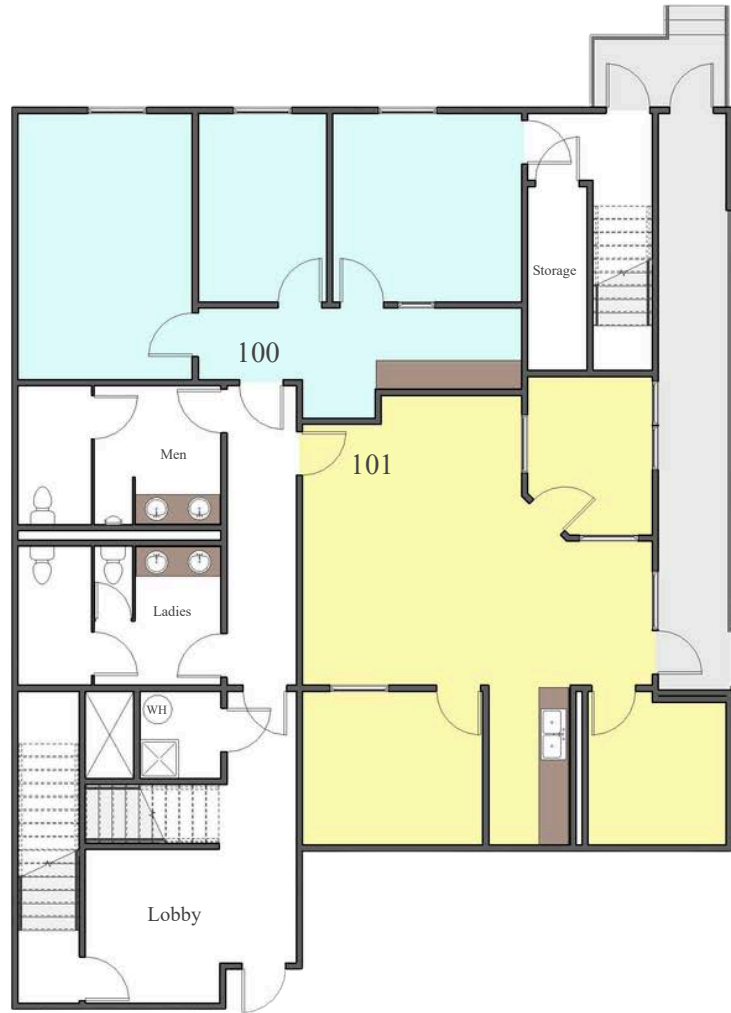
KELLER WILLIAMS REAL ESTATE SERVICES | 889 Americana Way, #408 Glendale, CA 91210 | Each Office is Independently Owned and Operated. If your property is currently listed with another broker, this is not intended as a solicitation. Keller Williams Realty does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals.

David Issaians, CCIM
818.432.3207
Davidi@kw.com
DRE# 01792207



17408 CHATSWORTH STREET | GRANADA HILLS, CA 91344

LEVEL 1 | COMMON AREA 996 SF



09

Floor Plans

17408
CHATSWORTH ST
INDUSTRIAL PORTFOLIO



Emil Akopian, CCIM
818.432.3201
Emila@kw.com
DRE# 01449462

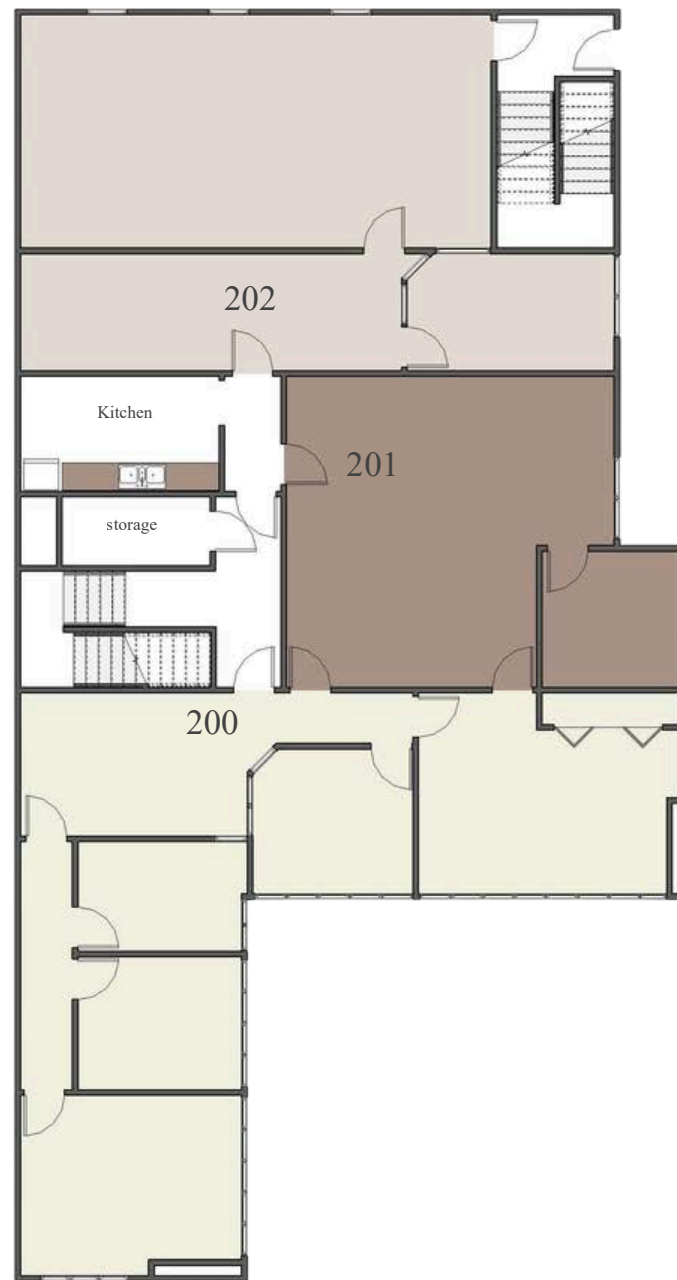
KELLER WILLIAMS REAL ESTATE SERVICES | 889 Americana Way, #408 Glendale, CA 91210 | Each Office is Independently Owned and Operated. If your property is currently listed with another broker, this is not intended as a solicitation. Keller Williams Realty does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals.

David Issaians, CCIM
818.432.3207
Davidi@kw.com
DRE# 01792207



17408 CHATSWORTH STREET | GRANADA HILLS, CA 91344

LEVEL 2 | COMMON AREA 610 SF



10

Floor Plans

17408
CHATSWORTH ST
INDUSTRIAL PORTFOLIO



Emil Akopian, CCIM
818.432.3201
Emila@kw.com
DRE# 01449462

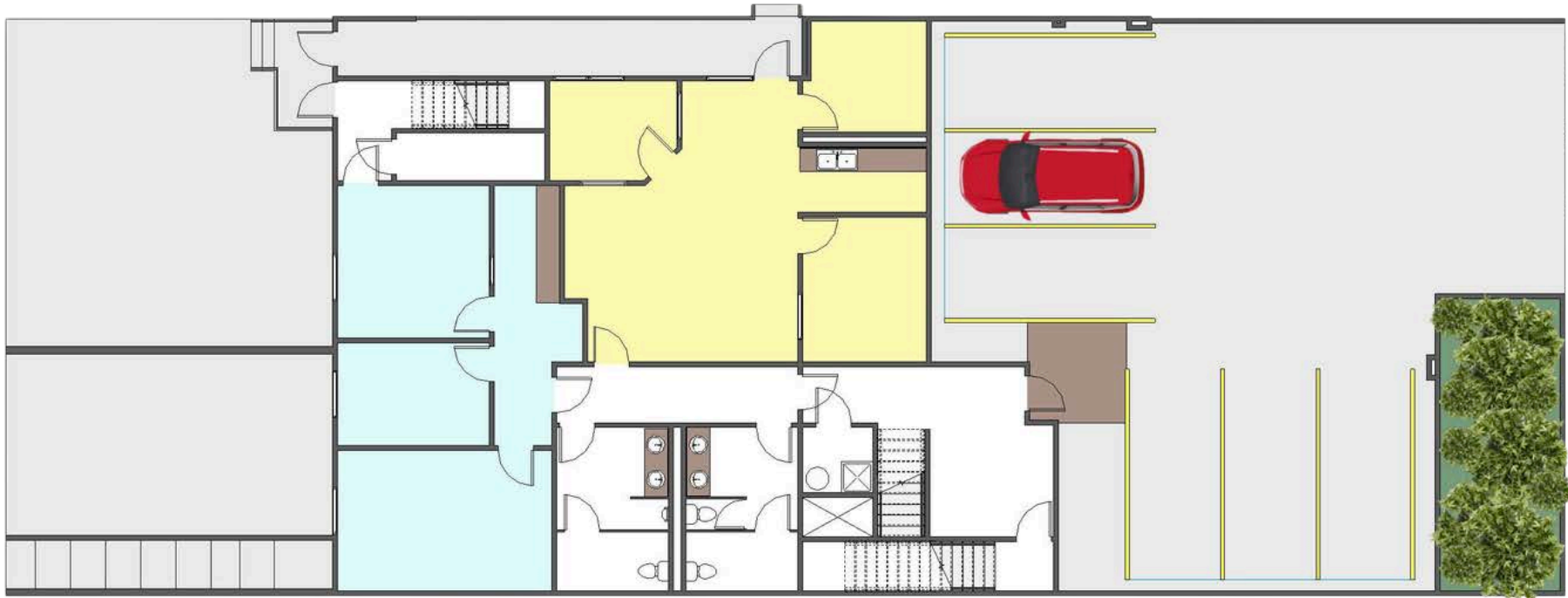
KELLER WILLIAMS REAL ESTATE SERVICES | 889 Americana Way, #408 Glendale, CA 91210 | Each Office is Independently Owned and Operated. If your property is currently listed with another broker, this is not intended as a solicitation. Keller Williams Realty does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals.

David Issaians, CCIM
818.432.3207
Davidi@kw.com
DRE# 01792207



17408 CHATSWORTH STREET | GRANADA HILLS, CA 91344

LEVEL 1



11

Floor Plans

17408

CHATSWORTH ST

INDUSTRIAL PORTFOLIO



Emil Akopian, CCIM
818.432.3201
Emila@kw.com
DRE# 01449462

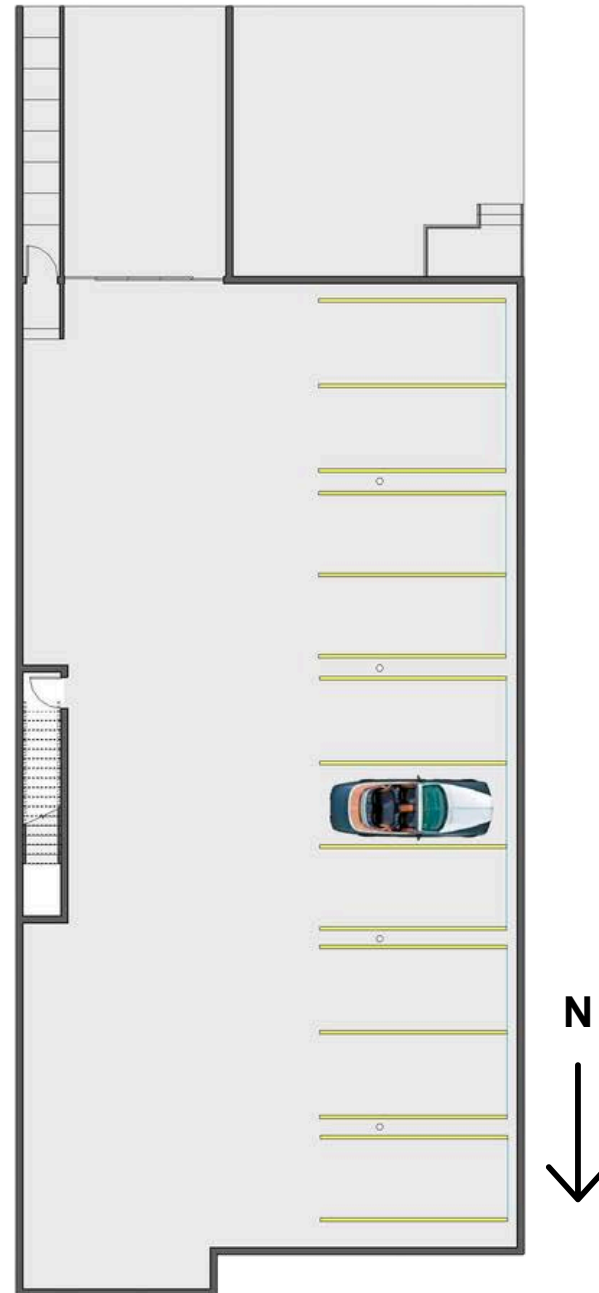
KELLER WILLIAMS REAL ESTATE SERVICES | 889 Americana Way, #408 Glendale, CA 91210 | Each Office is Independently Owned and Operated. If your property is currently listed with another broker, this is not intended as a solicitation. Keller Williams Realty does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals.

David Issaians, CCIM
818.432.3207
Davidi@kw.com
DRE# 01792207



17408 CHATSWORTH STREET | GRANADA HILLS, CA 91344

LOWER LEVEL



12

Floor Plans

17408

CHATSWORTH ST

INDUSTRIAL PORTFOLIO



Emil Akopian, CCIM
818.432.3201
Emila@kw.com
DRE# 01449462

KELLER WILLIAMS REAL ESTATE SERVICES | 889 Americana Way, #408 Glendale, CA 91210 | Each Office is Independently Owned and Operated. If your property is currently listed with another broker, this is not intended as a solicitation. Keller Williams Realty does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals.

David Issaians, CCIM
818.432.3207
Davidi@kw.com
DRE# 01792207

