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9177 KELVIN AVE, CHATSWORTH CA 91311



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INVESTMENT SUMMARY

Investment Overview Regional Map

PROPERTY DESCRIPTION

Property Details
3D Map

AREA OVERVIEW

Local Map County Overview Aerial Map

EXCLUSIVELY MARKETED BY:

Peak Commercial

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Investment Summary

 Price
 \$2,300,000

 Occupancy
 0.00%

 Building Size
 6,985 SF

 Price per Square Foot
 \$329.28

 Land Area
 13,440 Sq. Feet



Investment Highlights

- Rare San Fernando Valley owner user freestanding industrial building
- Great Chatsworth location with LARGE FENCED YARD/PARKING
- Clean warehouse and Class A office finishes
- Huge 13,440 SF lot with ample parking and carport/outdoor storage
- Two roll up doors with great access for trucks
- Functional layout and access provide for a multitude of uses
- Ample 3 phase Power



Investment Description

Peak Commercial has been exclusively selected to market for sale, 9177 Kelvin Ave, a +/- 6,985 Square Foot stand alone industrial building located in San Fernando Valley in the desirable Chatsworth neighborhood. The subject property benefits from a large fenced parking area with great access to the side of the building, class A office finishes, two roll up doors, ample 3 phase power, and a functional warehouse layout. These hard to find features make for a rare opportunity for an owner user to purchase an efficient free standing industrial building in the coveted West Valley. The property additionally boasts a carport and ample storage space making for a very usable setup and an extremely rare find.

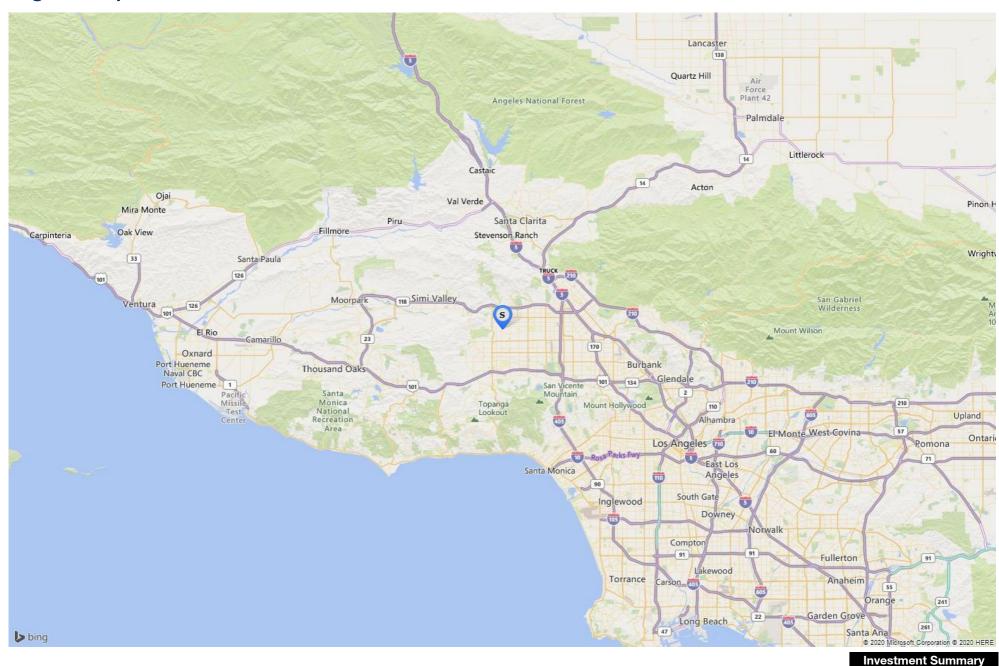
Buyer is able to take advantage of attractive SBA financing.



Investment Summary



Regional Map



9177 Kelvin Ave, Chatsworth CA 91311



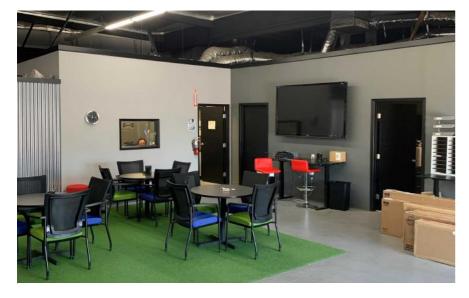
Property Details

Address 9177 Kelvin Ave
Chatsworth, CA
91311

Square Footage6,985 SFLand Area13,440 Sq. FeetYear Built1967Assessors Parcel Number2748-036-021

Site

Zoning	MR2
Number of Buildings	1
Number of Stories	1
Parking	15



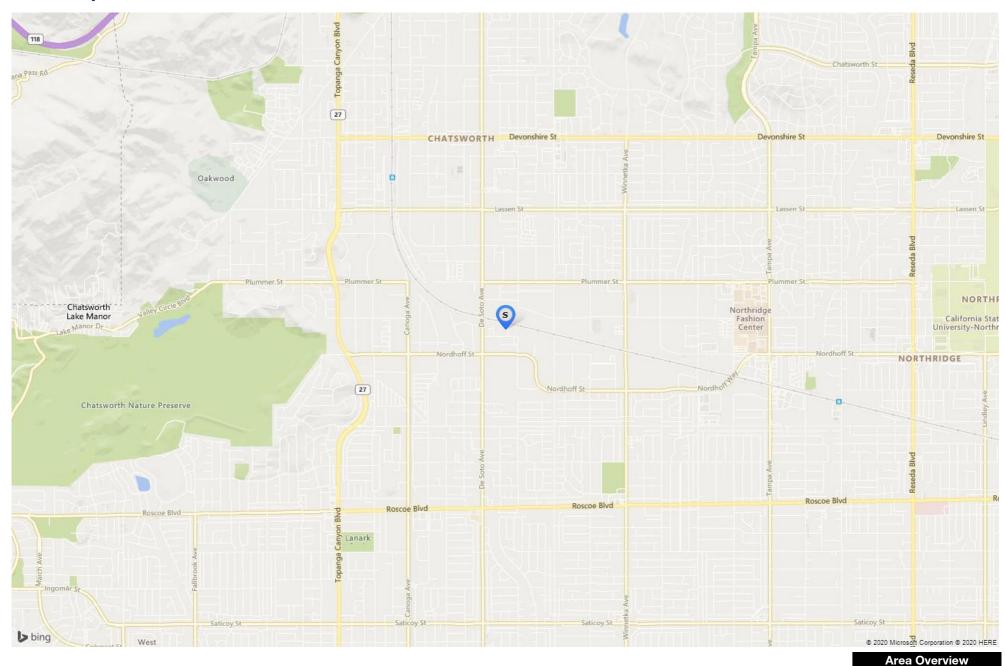




Property Description



Local Map



9177 Kelvin Ave, Chatsworth CA 91311



Area Overview

County Overview

The most heavily populated county in the country is Los Angeles County with approximately 9.9 million people, including about 1 million that live in unincorporated areas of the county. The metropolis - formed by the six neighboring counties of Los Angeles, Ventura, Kern, San Bernardino, Riverside, and Orange - is home to approximately 19 million residents. Los Angeles County is home to one of the most educated labor pools in the country and offers a labor force of more than 4.7 million, of which more than 1.5 million are college graduates. Los Angeles County has the largest population of any county in the nation, exceeded only by eight states. According to the United States Conference of Mayors, Los Angeles County boasts a GDP among the twenty largest in the world. Los Angeles County's continued economic growth, in contrast to other areas of the state and nation, is due to its diversified economy and abundant, well-trained workforce.

Los Angeles County is well located on the Southern Coast of the California, and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. The County is comprised of approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments— the greatest concentration in the state. Los Angeles County has a Gross Domestic Product (GDP) of approximately \$446 billion - placing it among the top 20 economies in the world. The combined GDP of Los Angeles and its five surrounding neighboring counties places it in the top 10. California is generally considered to be in the top five.

If Los Angeles County were its own nation, its economy would be the 18th largest in the world. It is home to more than 244,000 businesses, with more minority and women owned businesses than any other in the nation and is the nation's top international trade center and manufacturing center. Los Angeles is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace and international trade. Because the Los Angeles area is so large and diverse, it has something to offer to everyone. While Hollywood and the Los Angeles beach culture are part of our collective image of Los Angeles, the city also has more museums than any other city and some of the best hotels in the world are located in Los Angeles.

Over the years, Los Angeles County has developed a diverse economic base, supported by a number of Fortune 500 companies with headquarters in the area, including Hilton Hotels, Walt Disney, Occidental Petroleum, DirecTV Group, Northrop Grumman, Computer Sciences, KB Home, Health Net, Mattel, and Avery Dennison. Key factors positively impacting the region's economic position include increased local media production by the entertainment industry and a continuing expansion of import flows. Moreover, growth in

aerospace, homeland security and in the private business sector have contributed positively to the County's economy. Los Angeles' well educated labor pool, many universities, wonderful climate, and world class infrastructure will enable Greater Los Angeles to continue to be a world leader in economic and cultural significance.



County Highlights

- Los Angeles County is the world's 18th largest economy.
- Los Angeles part of the "Tech Coast" and is regarded as the of the main entrepreneurial regions of the world. It has approximately 200,000 small businesses, which is twice as many small businesses as can be found in any other region of the United States.
- If Los Angeles' five county area were a state, it would be the fourth largest in the United States.
- Los Angeles has more than 80 stage theaters and 300 museums, more than any other U.S city.

Area Overview



Aerial Map

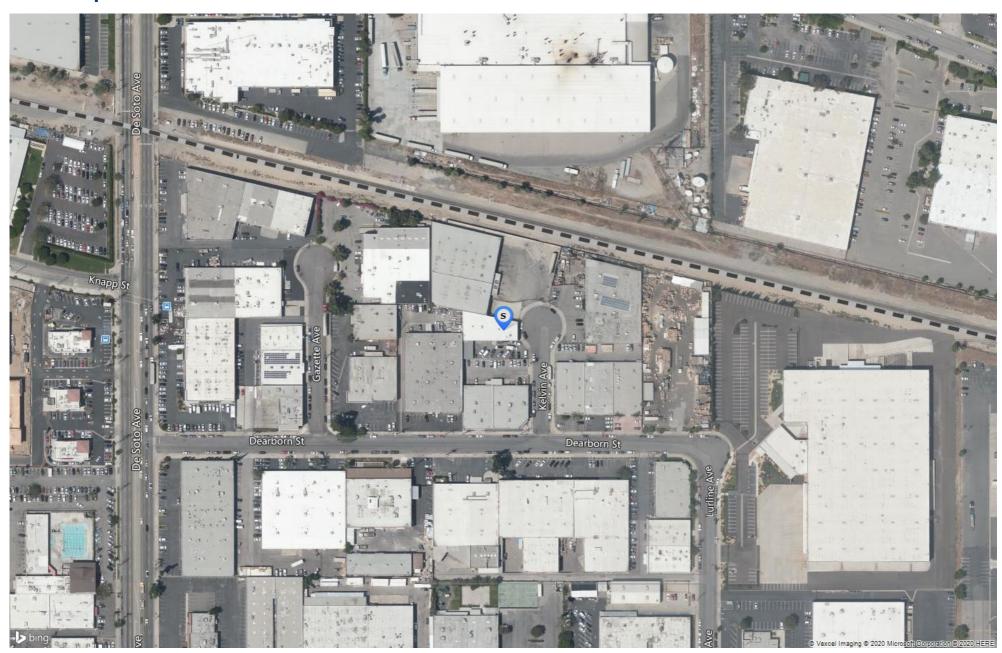




Image 2











Image 1









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