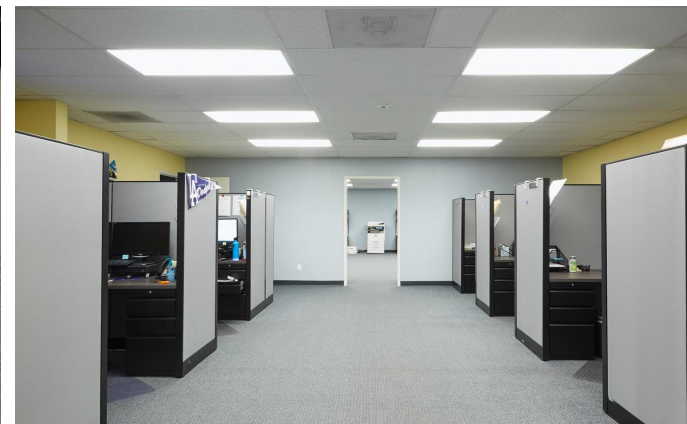
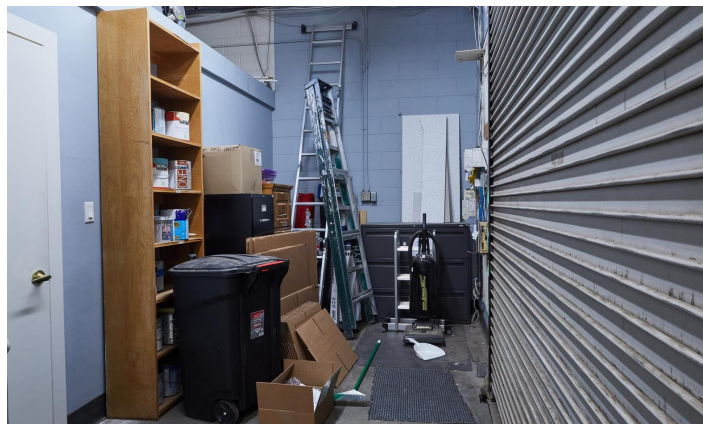


RARE +/- 7,692 SF OWNER USER FLEX BUILDING

9171 Gazette | 9171 Gazette, Chatsworth, CA, 91311



9171 Gazette

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01	Executive Summary
	Investment Summary
	Location Summary

OFFERING SUMMARY

ADDRESS	9171 Gazette Chatsworth CA 91311
COUNTY	Los Angeles
NET RENTABLE AREA (SF)	7,692 SF
LAND SF	10,973 SF
YEAR BUILT	1967
APN	2748-036-024
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$2,535,000
PRICE PSF	\$329.56

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2020 Population	17,369	187,874	423,534
2020 Median HH Income	\$59,130	\$75,916	\$81,618
2020 Average HH Income	\$78,798	\$101,368	\$109,440



Description

Peak Commercial has been exclusively selected to market for sale 9171 Gazette Ave, a rare and well maintained +/- 7,692 Square Foot Flex building located in Chatsworth CA. Currently functioning as mostly office space, the subject property offers many options with all the rentable square footage being on the ground level. It benefits further from a private cul-de-sac location, ample 600 amp 3 phase power, good access, and a 10' X 10' roll up door. The MR2 zoning also allows for variety of industrial and office uses , further adding to the utility of the space. There is ample parking around the back of the property which is securely gated and shared with one neighbor. The property also has Solar panels that are owned in full by the Seller which are to be included in the sale. These panels help reduce costs and make utility expenses on the property very low. The property is to be delivered vacant, but the Seller would value a Buyer that allows him some time to find a replacement property for his 1031 exchange. Don't miss out on this rare West Valley opportunity!

Highlights

- MR2 zoning (currently mostly office)
- Ample Power 600 AMP 3 Phase
- Ample and secured gated parking. Access shared with one neighbor.
- Solar panels
- Well maintained property
- Private cul-de-sac location with security system
- 12 ft warehouse clears
- 7,692 SF ground floor space is all usable.





02

Property Description

Property Features

Aerial Map

Parcel Map

Additional Maps

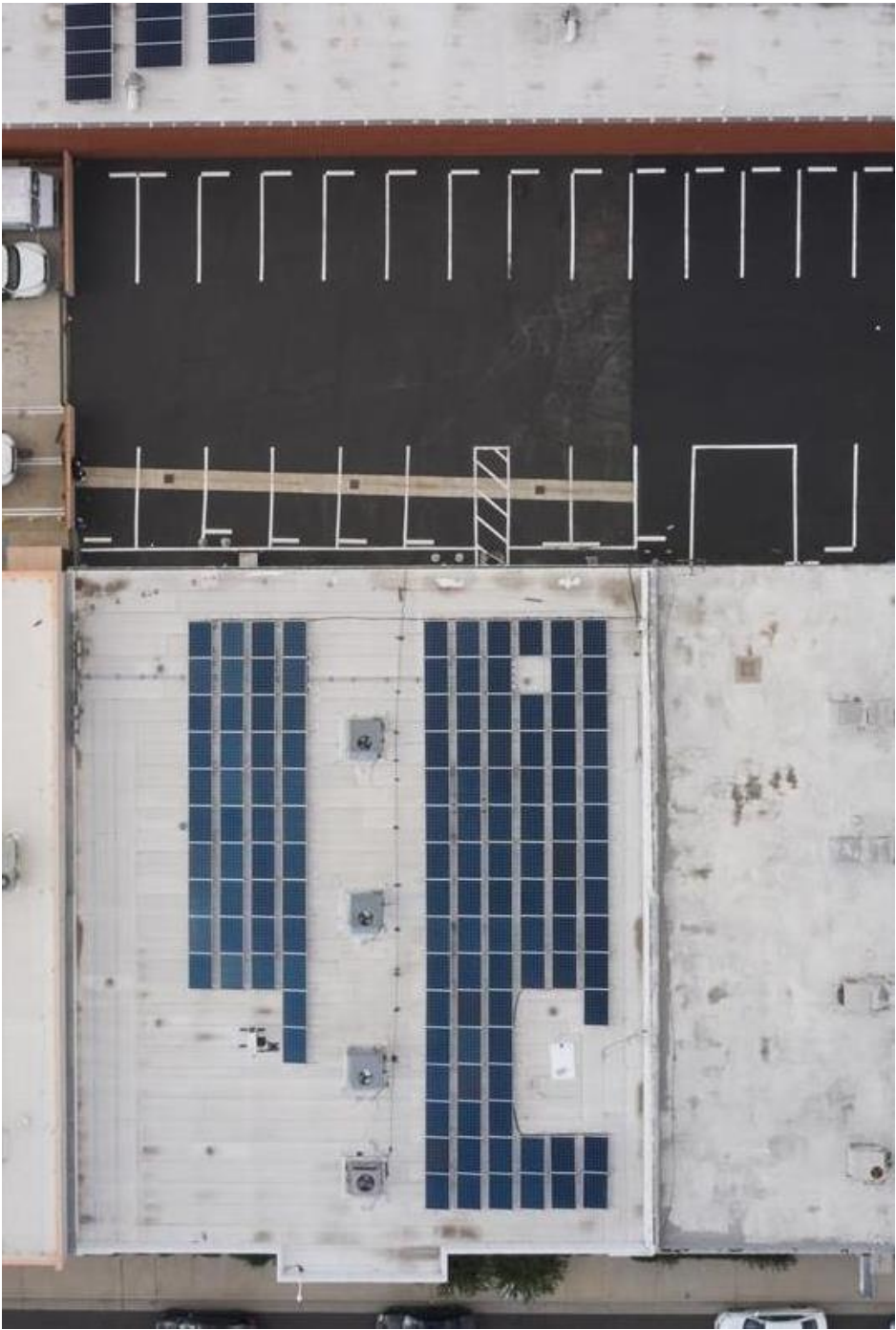
Pictures with Captions

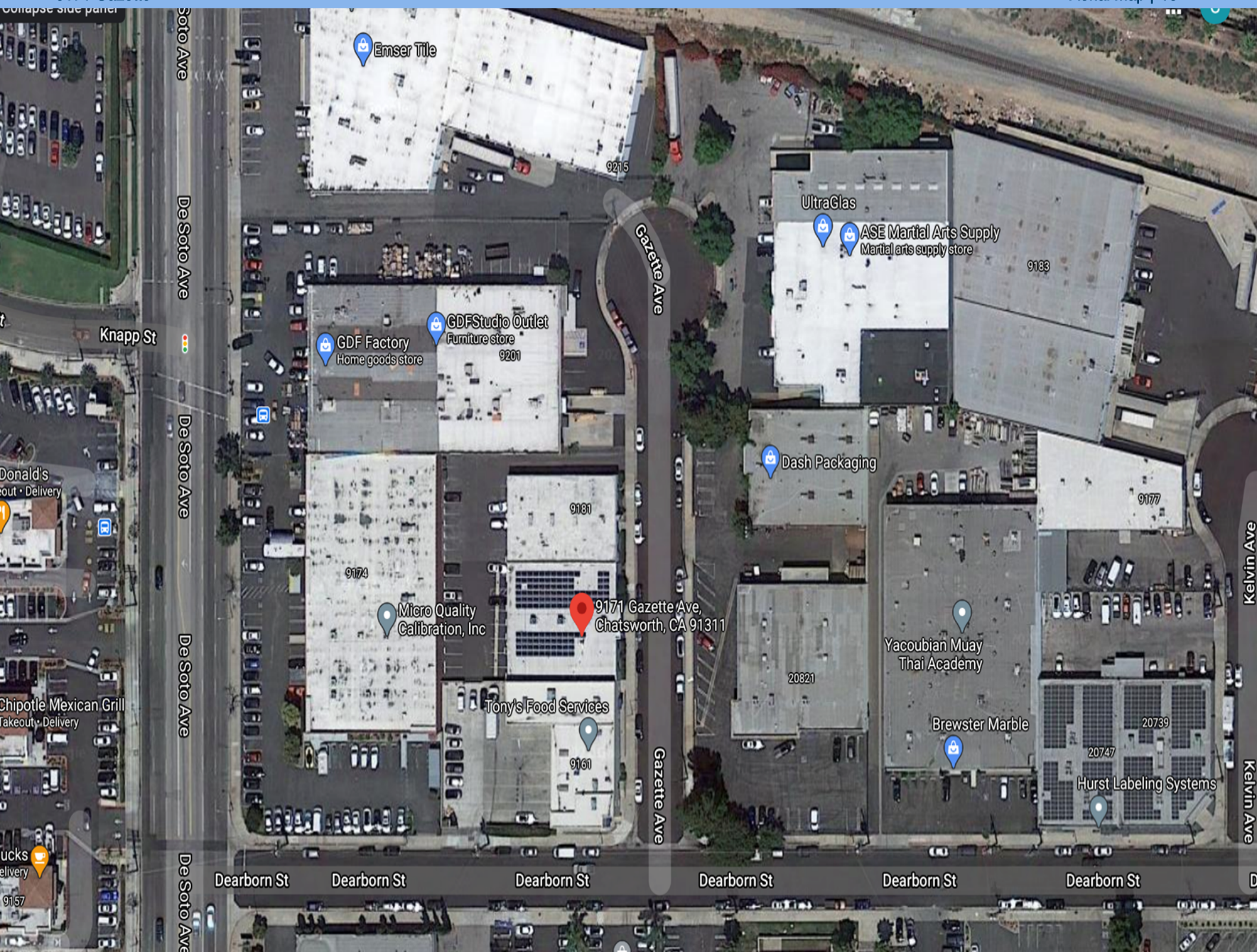
PROPERTY FEATURES

NET RENTABLE AREA (SF)	7,692
LAND SF	10,973
YEAR BUILT	1967
# OF PARCELS	`
ZONING TYPE	MR2
NUMBER OF PARKING SPACES	18
PARKING RATIO	2.34 Per 1,000
CEILING HEIGHT	12 FT
GRADE LEVEL DOORS	1

MECHANICAL

ELECTRICAL / POWER	600a/120 - 240v 3p 4w
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04

Demographics

Demographic Details

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,176	168,583	373,962
2010 Population	17,045	179,807	403,712
2020 Population	17,369	187,874	423,534
2025 Population	17,901	192,261	433,586
2020 African American	1,144	8,164	18,568
2020 American Indian	108	1,096	2,182
2020 Asian	2,734	34,261	75,523
2020 Hispanic	8,149	81,258	155,401
2020 Other Race	3,648	37,517	69,209
2020 White	8,729	96,399	233,750
2020 Multiracial	980	10,168	23,702
2020-2025: Population: Growth Rate	3.05 %	2.30 %	2.35 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	592	5,000	11,615
\$15,000-\$24,999	632	3,768	8,323
\$25,000-\$34,999	499	4,767	9,452
\$35,000-\$49,999	833	6,101	13,425
\$50,000-\$74,999	1,293	10,176	22,369
\$75,000-\$99,999	836	7,925	18,524
\$100,000-\$149,999	998	11,299	27,373
\$150,000-\$199,999	320	5,339	14,512
\$200,000 or greater	312	6,018	16,739
Median HH Income	\$59,130	\$75,916	\$81,618
Average HH Income	\$78,798	\$101,368	\$109,440

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,638	57,347	133,916
2010 Total Households	6,328	58,398	136,934
2020 Total Households	6,315	60,395	142,337
2025 Total Households	6,462	61,525	145,329
2020 Average Household Size	2.72	3.07	2.92
2000 Owner Occupied Housing	2,516	30,906	75,619
2000 Renter Occupied Housing	3,887	25,022	54,192
2020 Owner Occupied Housing	2,442	32,065	77,354
2020 Renter Occupied Housing	3,874	28,330	64,983
2020 Vacant Housing	536	4,200	9,510
2020 Total Housing	6,851	64,595	151,847
2025 Owner Occupied Housing	2,457	32,546	78,337
2025 Renter Occupied Housing	4,006	28,979	66,992
2025 Vacant Housing	576	4,503	10,108
2025 Total Housing	7,038	66,028	155,437
2020-2025: Households: Growth Rate	2.30 %	1.85 %	2.10 %



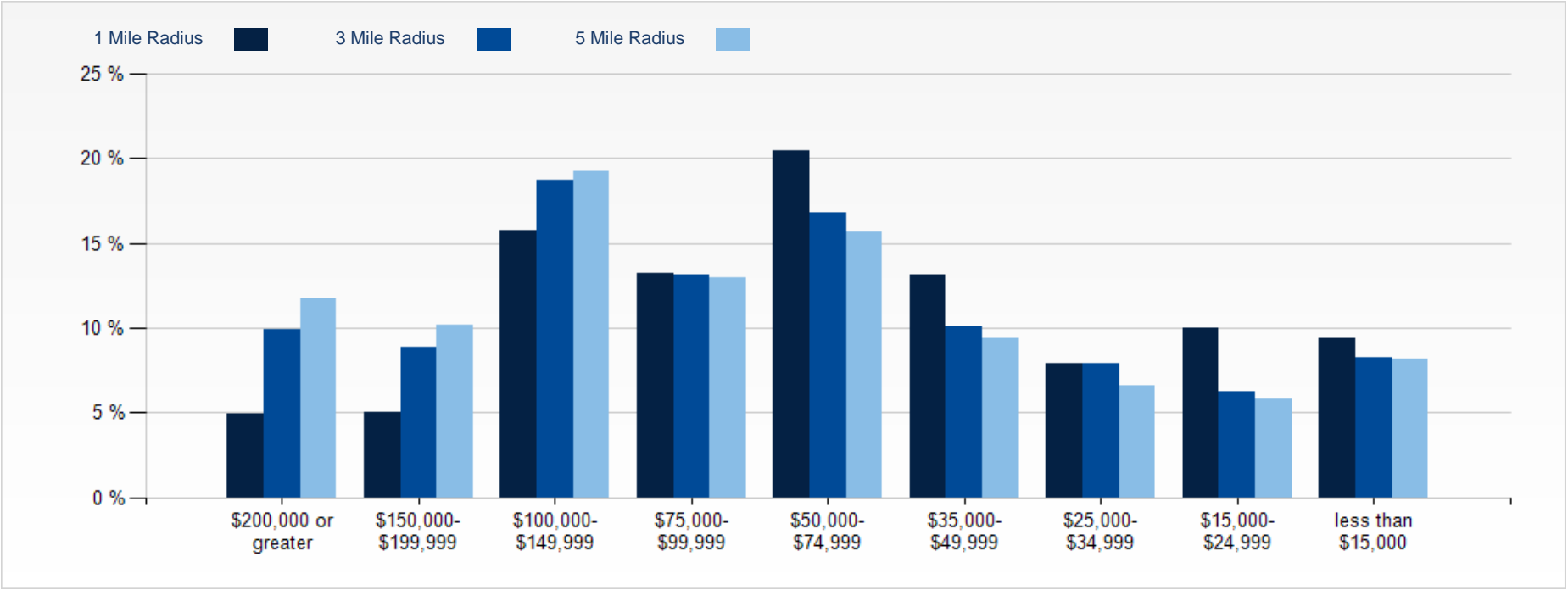
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	1,368	14,572	32,845
2020 Population Age 35-39	1,282	13,286	29,997
2020 Population Age 40-44	1,055	11,740	26,219
2020 Population Age 45-49	1,127	12,300	27,572
2020 Population Age 50-54	1,139	12,443	28,203
2020 Population Age 55-59	1,060	12,201	28,379
2020 Population Age 60-64	993	10,972	25,658
2020 Population Age 65-69	788	9,073	21,209
2020 Population Age 70-74	621	7,044	16,684
2020 Population Age 75-79	422	4,811	11,300
2020 Population Age 80-84	280	3,331	8,018
2020 Population Age 85+	295	3,729	9,570
2020 Population Age 18+	13,557	147,699	337,787
2020 Median Age	37	38	39

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$62,417	\$67,959	\$75,521
Average Household Income 25-34	\$75,883	\$85,167	\$91,069
Median Household Income 35-44	\$67,351	\$86,298	\$94,324
Average Household Income 35-44	\$84,314	\$109,159	\$119,469
Median Household Income 45-54	\$71,495	\$100,055	\$108,217
Average Household Income 45-54	\$92,907	\$124,832	\$138,447
Median Household Income 55-64	\$63,755	\$87,160	\$97,532
Average Household Income 55-64	\$87,545	\$115,442	\$126,668
Median Household Income 65-74	\$51,446	\$66,284	\$71,475
Average Household Income 65-74	\$71,507	\$92,569	\$95,934
Average Household Income 75+	\$49,372	\$62,414	\$64,464

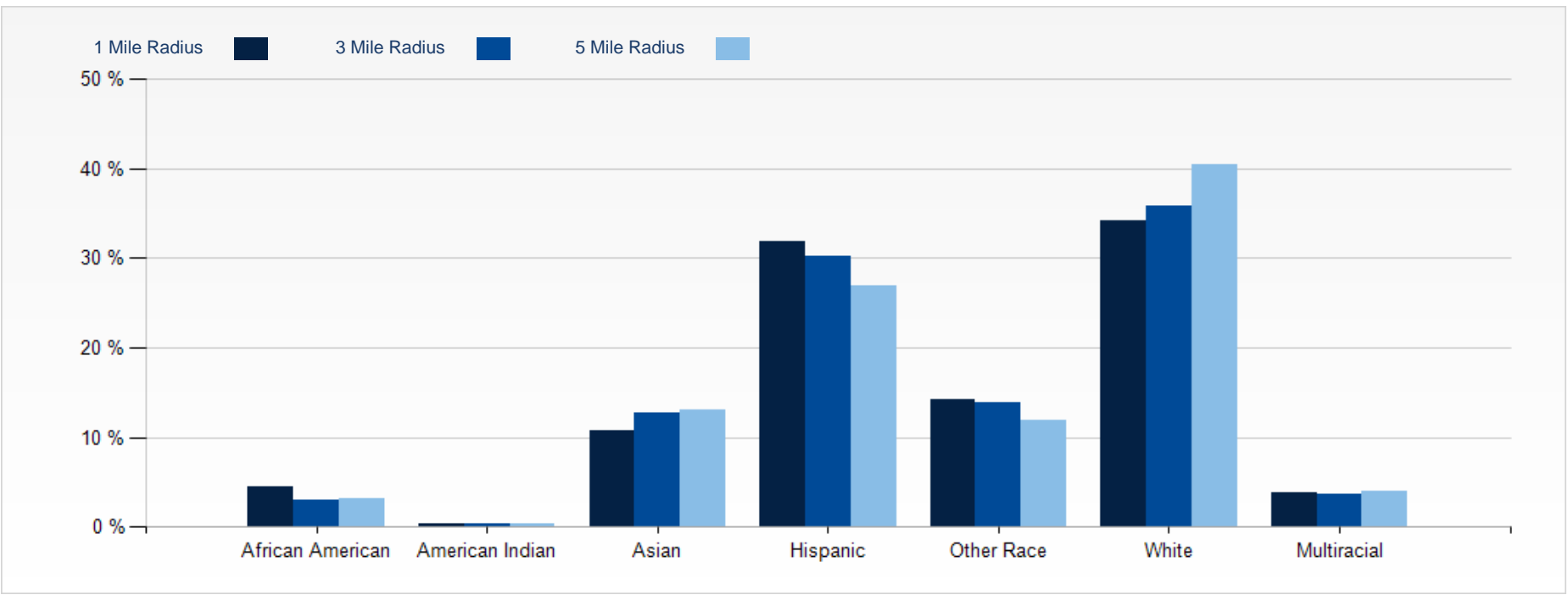
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,459	14,904	33,400
2025 Population Age 35-39	1,366	14,739	33,802
2025 Population Age 40-44	1,252	13,410	30,354
2025 Population Age 45-49	1,083	11,730	26,311
2025 Population Age 50-54	1,124	12,124	27,330
2025 Population Age 55-59	1,104	11,988	27,284
2025 Population Age 60-64	1,032	11,418	26,456
2025 Population Age 65-69	949	10,022	23,407
2025 Population Age 70-74	703	8,003	19,030
2025 Population Age 75-79	555	6,147	14,610
2025 Population Age 80-84	359	3,958	9,328
2025 Population Age 85+	315	3,978	10,064
2025 Population Age 18+	14,233	152,986	349,729
2025 Median Age	38	39	40

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$69,174	\$75,482	\$81,981
Average Household Income 25-34	\$84,792	\$95,059	\$102,692
Median Household Income 35-44	\$78,735	\$100,023	\$106,374
Average Household Income 35-44	\$98,535	\$127,644	\$138,609
Median Household Income 45-54	\$79,298	\$108,271	\$117,771
Average Household Income 45-54	\$105,117	\$142,050	\$156,685
Median Household Income 55-64	\$72,102	\$97,241	\$106,408
Average Household Income 55-64	\$100,272	\$130,459	\$142,918
Median Household Income 65-74	\$56,609	\$74,220	\$79,168
Average Household Income 65-74	\$82,349	\$107,108	\$110,968
Average Household Income 75+	\$56,679	\$72,853	\$75,471

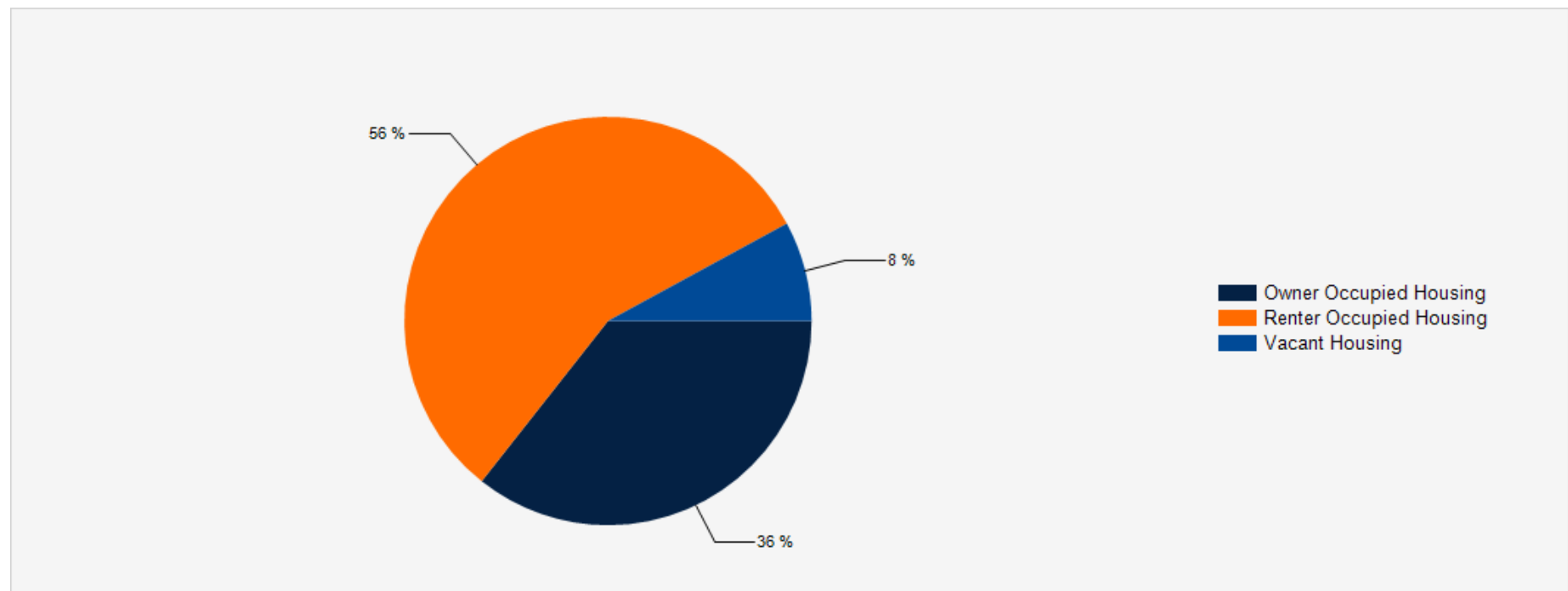
2020 Household Income



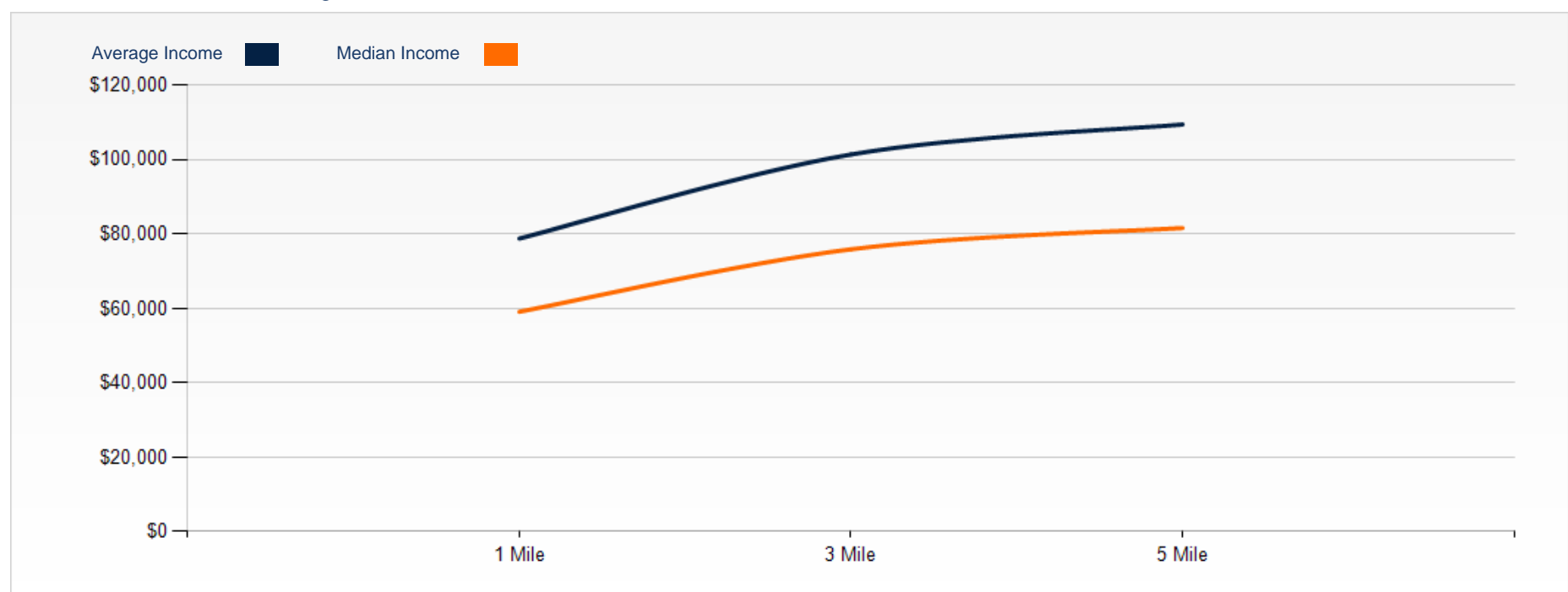
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



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