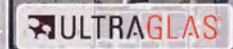


**SUBJECT  
PROPERTY**

9119 De Soto Ave.  
Chatsworth, CA



27,210 VPD

37,263 VPD

NORDHOFF ST

DE SOTO AVE



**FEDER & ASSOCIATES**  
COMMERCIAL REAL ESTATE

**PEAK**  
COMMERCIAL

OFFERING MEMORANDUM

# OFFERING SUMMARY

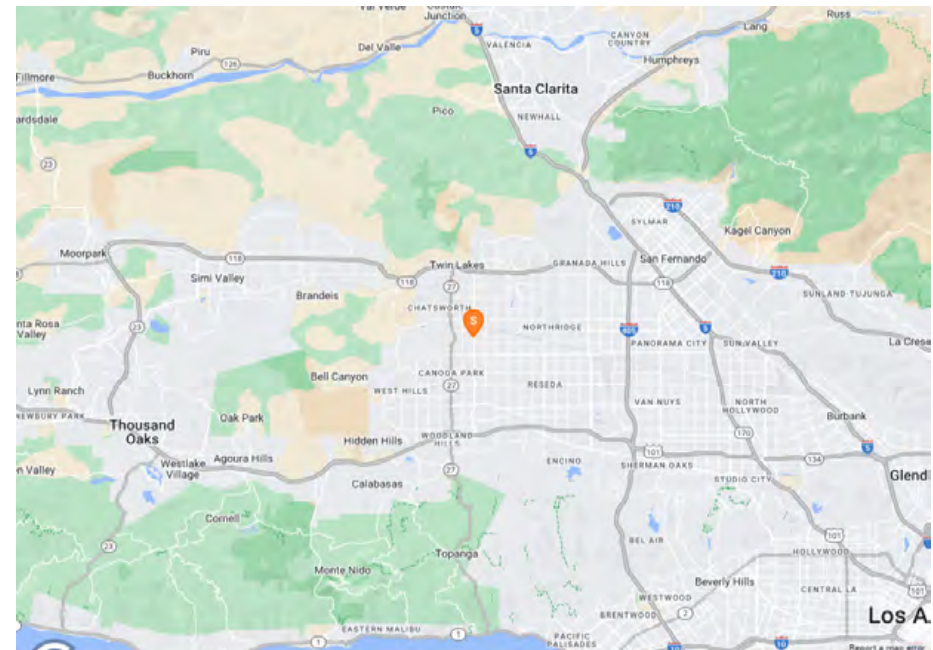
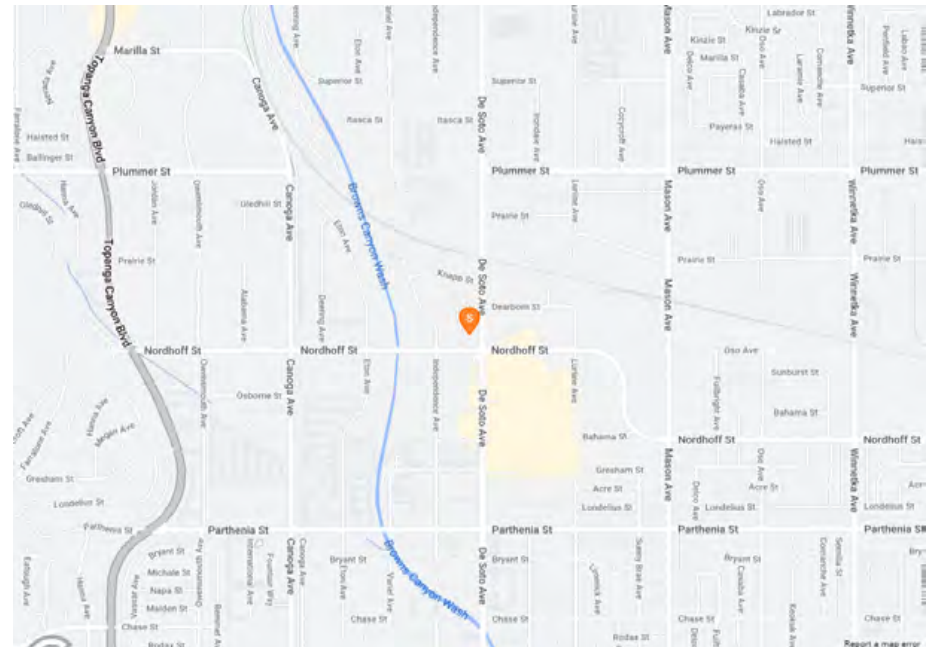
ADDRESS	<b>9119 De Soto Ave Chatsworth CA 91311</b>
COUNTY	<b>Los Angeles</b>
SUBMARKET	<b>West San Fernando Valley</b>
LEASE RATE	<b>TBD</b>
BUILDING SF	<b>15,400 SF</b>
LAND SF	<b>40,088 SF</b>
LAND ACRES	<b>0.92</b>
PAR ING	<b>60</b>
ZONING TYPE	<b>LAMR2</b>
# OF PARCELS	<b>1</b>
APN	<b>2746-009-024</b>

## DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

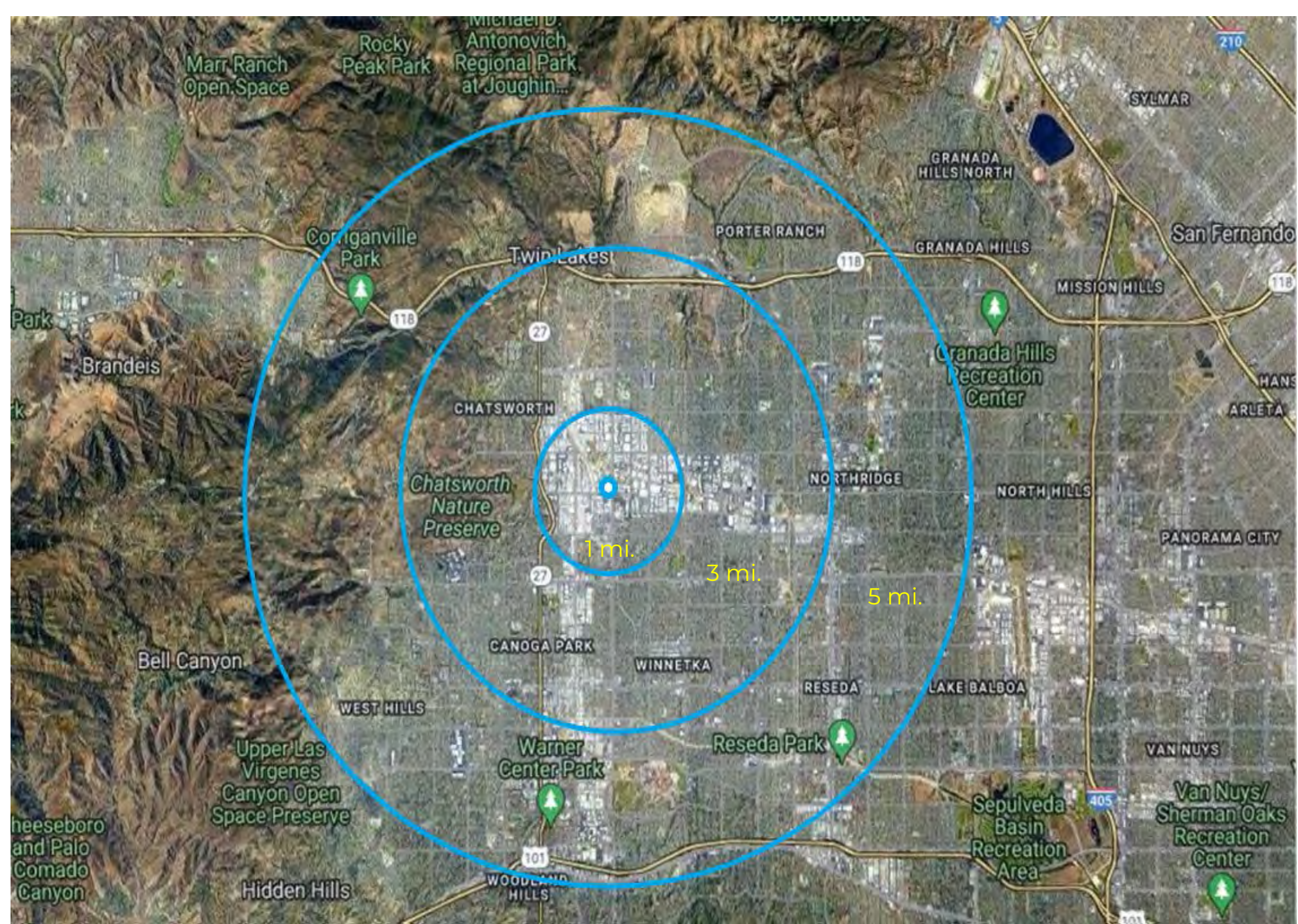
2021 Population	<b>17,130</b>	<b>187,017</b>	<b>422,663</b>
2021 Median HH Income	<b>\$61,929</b>	<b>\$78,995</b>	<b>\$85,537</b>
2021 Average HH Income	<b>\$80,959</b>	<b>\$104,221</b>	<b>\$113,078</b>

## Location Highlights

- Property Available For All Opportunites: Ground Lease, Built-to-Suit, Sale
- Located in the Heart of Chatsworth
- Near High Quality National Tenants Like Chipotle, Starbucks, McDonald's, Yoshinoya and More!
- Robust Industrial Employment Base in the Chatsworth Area
- Located Within A Designated Opportunity Zone



The Information contained herein has been provided to us by sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.





# EXISTING SITE PLAN



Building Approx. 15,400 SF

# Population & Household

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,643	167,895	372,805
2010 Population	16,666	179,083	402,351
2021 Population	17,130	187,017	422,663
2026 Population	17,339	189,991	433,613
2021 African American	1,130	8,058	18,496
2021 American Indian	102	1,093	2,165
2021 Asian	2,677	33,763	75,713
2021 Hispanic	8,270	80,878	154,038
2021 Other Race	3,739	37,379	68,552
2021 White	8,497	96,251	233,229
2021 Multiracial	958	10,206	23,921
2021-2026: Population: Growth Rate	1.20 %	1.60 %	2.55 %

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	540	4,565	10,705
\$15,000-\$24,999	512	3,712	8,129
\$25,000-\$34,999	479	4,501	8,971
\$35,000-\$49,999	775	5,845	12,452
\$50,000-\$74,999	1,295	9,950	21,913
\$75,000-\$99,999	860	8,078	18,609
\$100,000-\$149,999	977	11,493	27,954
\$150,000-\$199,999	354	5,832	15,750
\$200,000 or greater	320	6,444	18,083
Median HH Income	\$61,929	\$78,995	\$85,537
Average HH Income	\$80,959	\$104,221	\$113,078

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,317	57,154	133,505
2010 Total Households	6,070	58,291	136,564
2021 Total Households	6,112	60,421	142,571
2026 Total Households	6,151	61,175	146,325
2021 Average Household Size	2.77	3.06	2.91
2000 Owner Occupied Housing	2,362	30,825	75,328
2000 Renter Occupied Housing	3,741	24,932	54,107
2021 Owner Occupied Housing	2,453	32,646	78,559
2021 Renter Occupied Housing	3,658	27,775	64,012
2021 Vacant Housing	556	4,709	11,686
2021 Total Housing	6,668	65,130	154,257
2026 Owner Occupied Housing	2,455	32,920	79,066
2026 Renter Occupied Housing	3,696	28,254	67,258
2026 Vacant Housing	596	4,991	12,138
2026 Total Housing	6,747	66,166	158,463
2021-2026: Households: Growth Rate	0.65 %	1.25 %	2.60 %



# Income & Population By Age

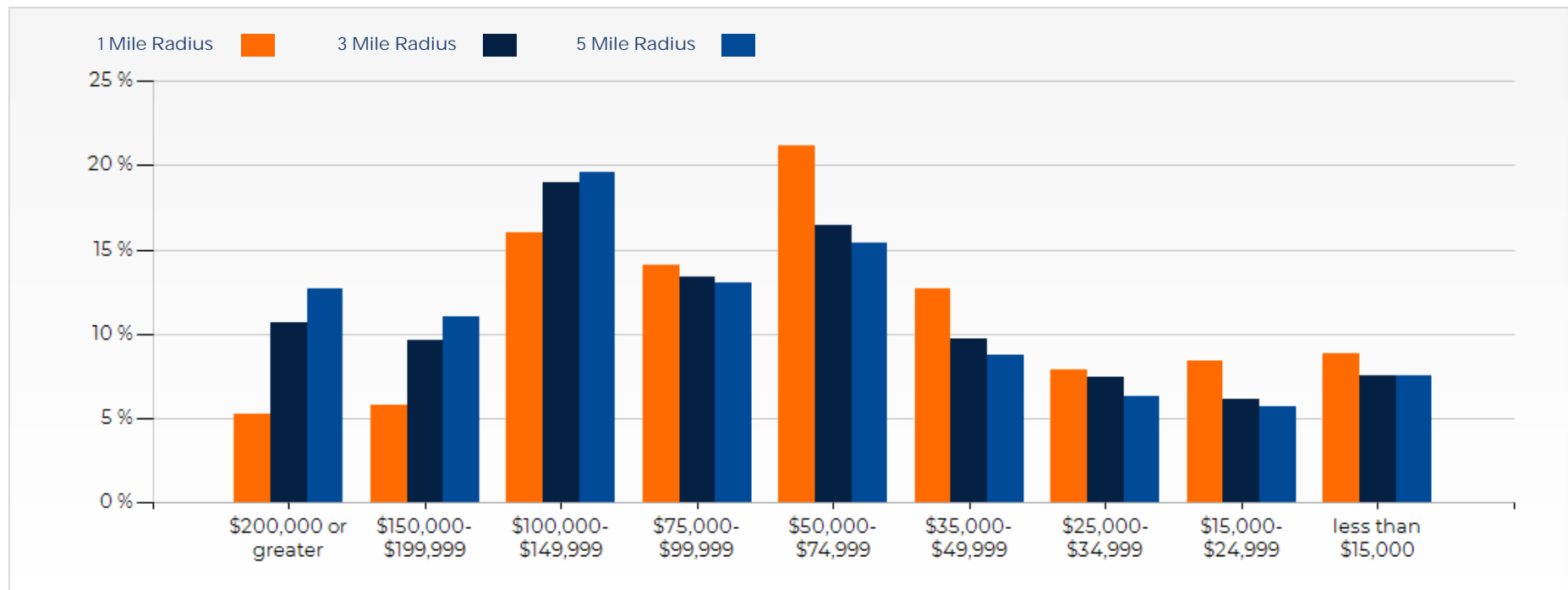
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	1,360	14,486	33,106
2021 Population Age 35-39	1,272	13,374	30,278
2021 Population Age 40-44	1,061	11,908	26,594
2021 Population Age 45-49	1,071	11,905	26,635
2021 Population Age 50-54	1,073	12,088	27,359
2021 Population Age 55-59	996	11,967	27,778
2021 Population Age 60-64	978	11,102	25,940
2021 Population Age 65-69	785	9,270	21,699
2021 Population Age 70-74	647	7,525	17,834
2021 Population Age 75-79	438	5,130	12,063
2021 Population Age 80-84	285	3,487	8,316
2021 Population Age 85+	287	3,812	9,638
2021 Population Age 18+	13,321	147,373	337,999
2021 Median Age	36	38	39

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$64,820	\$73,508	\$79,287
Average Household Income 25-34	\$78,218	\$89,970	\$95,464
Median Household Income 35-44	\$71,807	\$90,337	\$98,841
Average Household Income 35-44	\$89,032	\$112,636	\$122,880
Median Household Income 45-54	\$73,832	\$100,702	\$109,715
Average Household Income 45-54	\$92,705	\$123,502	\$138,451
Median Household Income 55-64	\$67,070	\$91,197	\$103,105
Average Household Income 55-64	\$88,658	\$118,429	\$133,022
Median Household Income 65-74	\$55,462	\$71,693	\$77,731
Average Household Income 65-74	\$77,766	\$99,287	\$103,822
Average Household Income 75+	\$51,551	\$68,119	\$69,922

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,393	14,600	33,102
2026 Population Age 35-39	1,338	14,504	34,081
2026 Population Age 40-44	1,221	13,341	30,657
2026 Population Age 45-49	1,066	11,812	26,765
2026 Population Age 50-54	1,048	11,681	26,521
2026 Population Age 55-59	1,029	11,736	26,905
2026 Population Age 60-64	952	11,096	25,854
2026 Population Age 65-69	909	10,051	23,631
2026 Population Age 70-74	685	8,118	19,481
2026 Population Age 75-79	556	6,459	15,511
2026 Population Age 80-84	360	4,131	9,757
2026 Population Age 85+	307	4,092	10,281
2026 Population Age 18+	13,740	151,445	350,361
2026 Median Age	38	39	40

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$72,370	\$81,765	\$88,536
Average Household Income 25-34	\$88,428	\$101,960	\$109,280
Median Household Income 35-44	\$81,809	\$103,858	\$110,156
Average Household Income 35-44	\$103,058	\$131,652	\$142,693
Median Household Income 45-54	\$82,119	\$109,365	\$119,827
Average Household Income 45-54	\$106,483	\$140,231	\$156,409
Median Household Income 55-64	\$77,730	\$101,824	\$112,556
Average Household Income 55-64	\$102,622	\$133,698	\$149,810
Median Household Income 65-74	\$65,726	\$80,581	\$87,423
Average Household Income 65-74	\$93,348	\$114,770	\$120,703
Average Household Income 75+	\$62,338	\$81,337	\$85,005

## 2021 Household Income

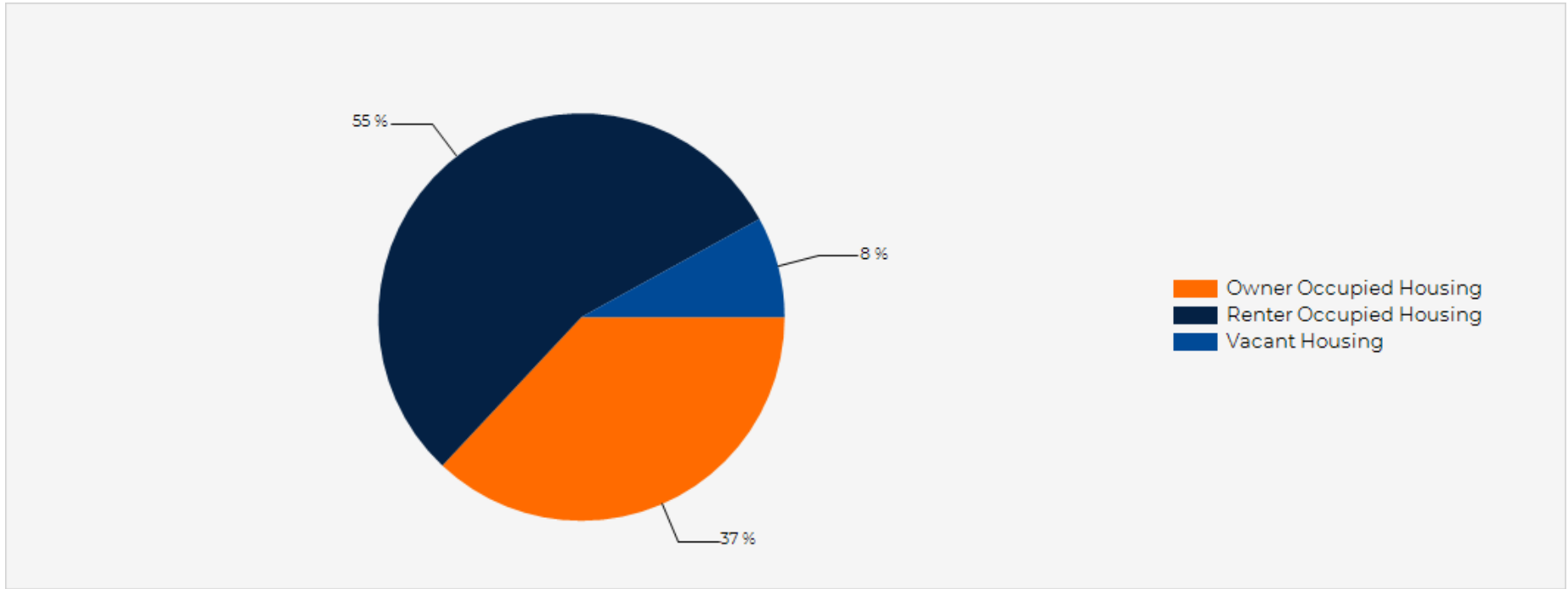


## Traffic Counts

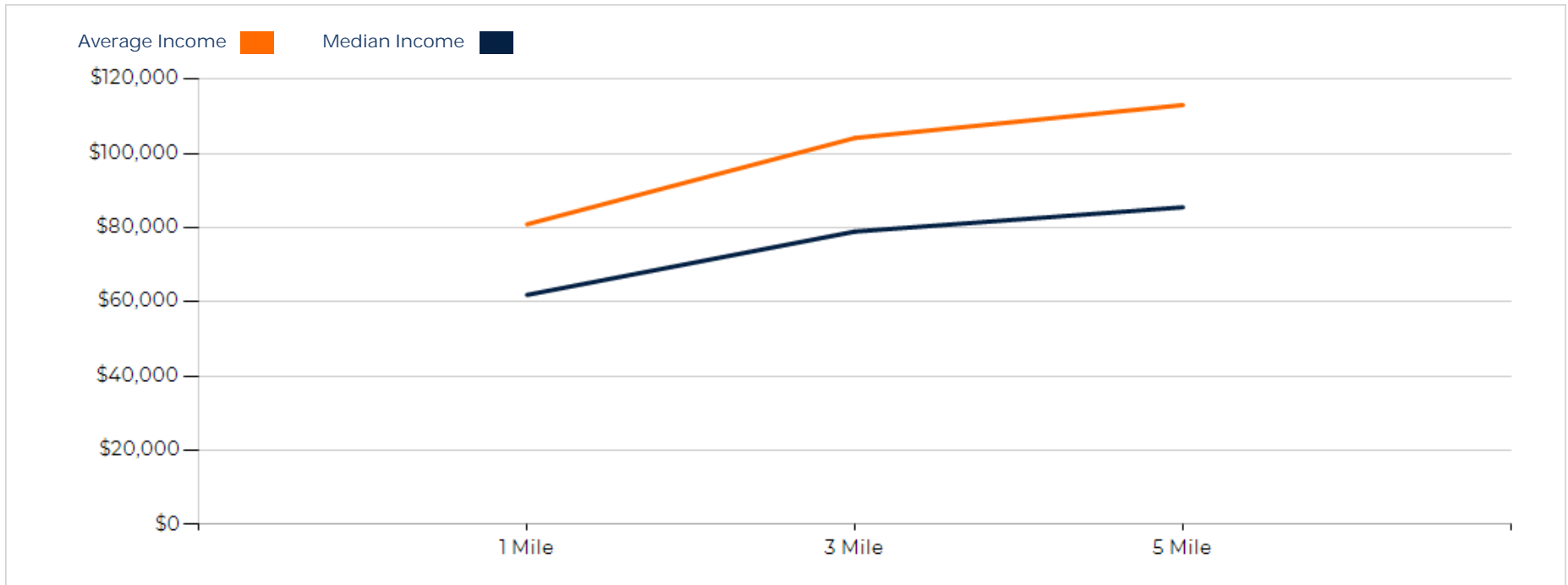
Collection Street	Cross Street	Cross St Dist/Dir	Traffic Volume	Dist from Subject
de Soto Ave	Nordhoff St S	37,263	2022	0.04 mi
de Soto Ave	Nordhoff St S	34,812	2020	0.04 mi
Nordhoff St	de Soto Ave E	26,325	2022	0.07 mi
Nordhoff St	de Soto Ave E	27,203	2021	0.07 mi
Nordhoff St	de Soto Ave W	27,210	2022	0.16 mi
Nordhoff St	de Soto Ave W	19,766	2018	0.16 mi
de Soto Ave	Osborne St S	33,541	2022	0.17 mi
de Soto Ave	Osborne St S	30,243	2020	0.17 mi
de Soto Ave	Knapp St S	45,730	2022	0.19 mi
Osborne St	de Soto Ave E	803	2022	0.23 mi



## 2021 Household Occupancy - 1 Mile Radius



## 2021 Household Income Average and Median



9119 De Soto Ave.

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*Exclusively Marketed by:*

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Senior Managing Director

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COMMERCIAL REAL ESTATE

