



9667 OWENSMOUTH AVE
CHATSWORTH, CA

9667 OWENSMOUTH AVENUE

CHATSWORTH, CA 91311

OFFERING MEMORANDUM

Owensmouth Ave

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COMMERCIAL REAL ESTATE SERVICES

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(ii) the quality, nature adequacy and physical condition of soils and geology and the existence of ground water, (iii) the existence, quality, nature adequacy and physical condition of utilities serving the Property, (iv) the development potential of the Property, its habitability, merchantability, or fitness, suitability or adequacy of the Property for any particular purpose, (v) the zoning or the legal status of the Property, (vi) the Property's or its operations' compliance with applicable codes, laws, regulations, statutes, ordinances, covenants, conditions and restrictions of any governmental, quasi-governmental entity or any other person or entity, (vi) the quality of any labor and materials, (viii) the compliance of Property with any environmental protection, pollution or land use laws, rules regulations, orders or requirements including but not limited to those pertaining to the handling, generating, storing or disposing of any hazardous materials, and (ix) except as expressly provided otherwise in an executed contract of sale, the condition of title and the nature, status and extent of any right-of-way, lease, right of redemption, possession, lien, encumbrance, license, reservation, covenant, condition restriction and any other matter affecting the title. The Seller reserves the right to withdraw the property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. SELLER AND ITS AGENTS MAKE NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION.



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1
PROPERTY
OVERVIEW



THE OPPORTUNITY

Prime Free-Standing Building Opportunity in Chatsworth, CA

Discover a unique investment or owner/user opportunity in the heart of Chatsworth, California. This free-standing building offers 52,360 square feet of versatile space, presenting both income stability and growth potential for investors or a strategic option for a business owner looking to occupy part of the property.

Key Features:

- Total Building Size: 52,360 SF
- Available for Owner/User: 19,883 SF
- Current Leases: Two established tenants in place, providing reliable cash flow.
- Investment Potential: Opportunity for long-term appreciation and rental upside.

Owner/User Opportunity:

With 19,883 square feet available, this property is ideal for a business seeking to secure its own premises in a prime location while benefitting from additional rental income from the existing tenants. The flexible floor plan allows for various configurations, accommodating office, warehouse, or mixed-use operations to suit your business needs.

Investment Highlights

- Stabilized Income Stream: Two leases already in place ensure a steady revenue foundation.
- Value-Add Potential: Opportunity to increase rent rates as leases roll over and the San Fernando Valley market continues to grow.
- Strategic Location: Situated in a thriving business district with easy access to major highways, public transit, and amenities.
- Growing Market: Chatsworth is known for its dynamic industrial and commercial real estate scene, making it a desirable area for tenants and investors alike.

Whether you're looking to invest in a property with immediate income and long-term upside, or you're an owner/user who wants to leverage existing tenant income, this Property offers the perfect combination of location, size, and potential. Don't miss out on securing a versatile asset that can meet your investment or operational goals.



\$16,990,000



52,360 SQ. FT.

Address:	9667 Owensmouth Avenue, Chatsworth, CA 91311
Square Feet:	52,360 SQ FT
Price:	\$16,990,000
Year Built/Remodeled:	1978/2022
Zone:	MR2-1
Occupancy:	62%
Number of Tenants:	2
Parking:	64 spaces
Land Size Total:	92,783 SF (2.13 Acres)

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2
PROPERTY
PHOTOS







3
RENT ROLL



Rent Roll

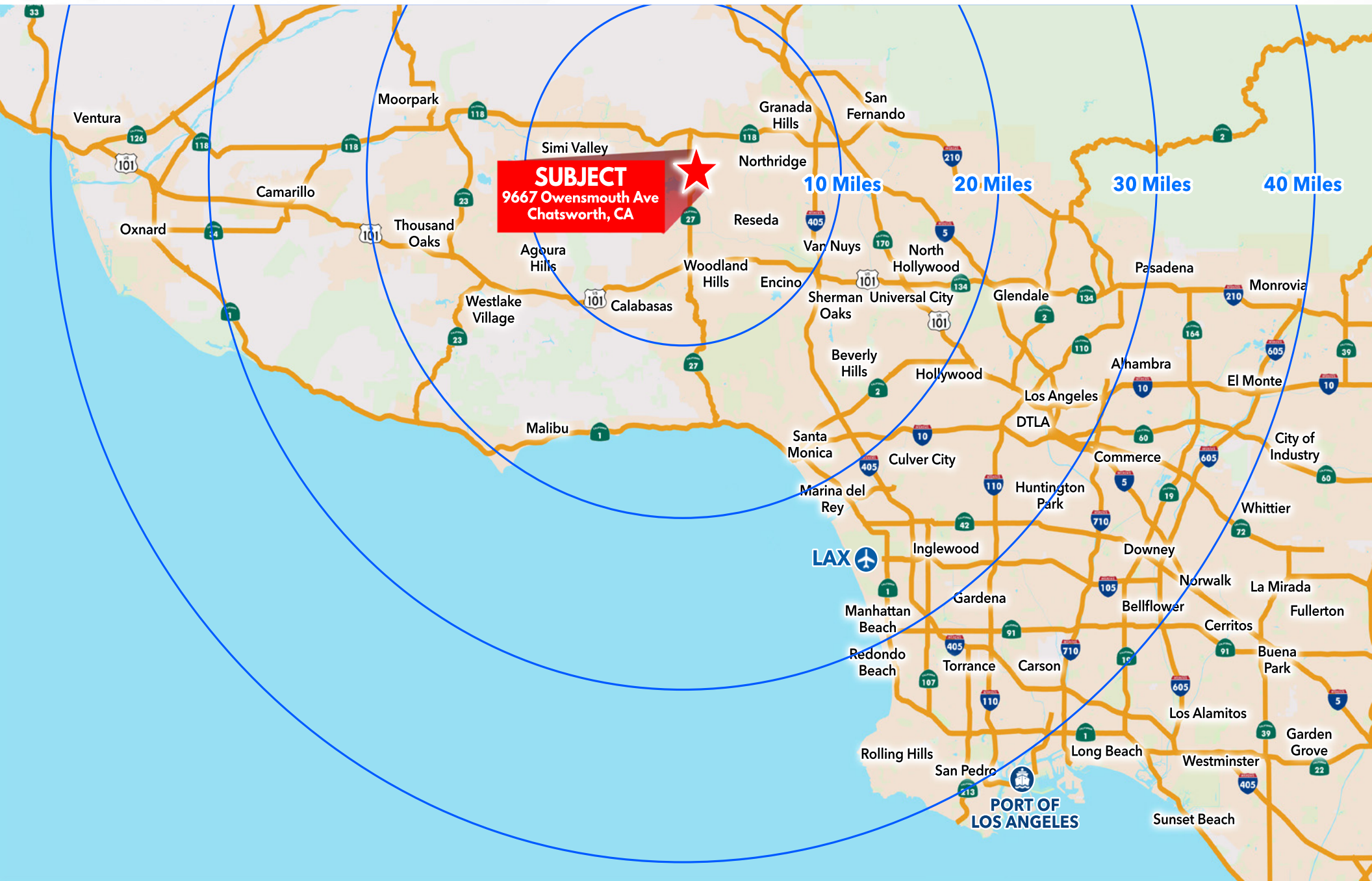
Tenant Name	Suite	Square Feet	% Bldg Share	Commencement	Expiration	Monthly Rent per Sq. Ft	Total Rent Per Month	Total Rent Per Year	Lease Type	Rental Increases and Option Information
Available	A	19,883	38%							
Eileen Grays, LLC	B	15,300	29%	12/1/2022	11/30/2025	\$1.61 NNN	\$24,664.00	\$283,636.00	NNN	12/1/2024: \$25,651
Concentric Health Alliance	B2	17,177	33%	2/15/2023	2/28/2026	\$1.60 NNN	\$27,423.00	\$338,952.00	NNN	2/1/2024: \$28,246



4
AERIALS
& MAPS









FOR FURTHER INFORMATION,
PLEASE CONTACT:

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