



# 9667 OWENSMOUTH AVENUE

CHATSWORTH, CA 91311

## OFFERING MEMORANDUM

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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

Current Leases: Three established tenants in place, providing reliable cash flow.

Investment Potential: Opportunity for long-term appreciation and rental upside.

### Investment Highlights

Stabilized Income Stream: Three leases 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.

If you're looking to invest in a property with immediate income and long-term upside, 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.



**\$16,990,000**



**52,360 SQ. FT.**

|                              |  |
|------------------------------|--|
| <b>Address:</b>              | 9667 Owensmouth Avenue, Chatsworth, CA 91311 |
| <b>Square Feet:</b>          | 52,360 SQ FT                                 |
| <b>Price:</b>                | \$16,990,000                                 |
| <b>Year Built/Remodeled:</b> | 1978/2022                                    |
| <b>Zone:</b>                 | MR2-1  |
| <b>Occupancy:</b>            | 100%   |
| <b>Number of Tenants:</b>    | 3  |
| <b>Parking:</b>              | 64 spaces                                    |
| <b>Land Size Total:</b>      | 92,783 SF (2.13 Acres)                       |

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**2**  
PROPERTY  
PHOTOS









**3**  
RENT ROLL



# Rent Roll

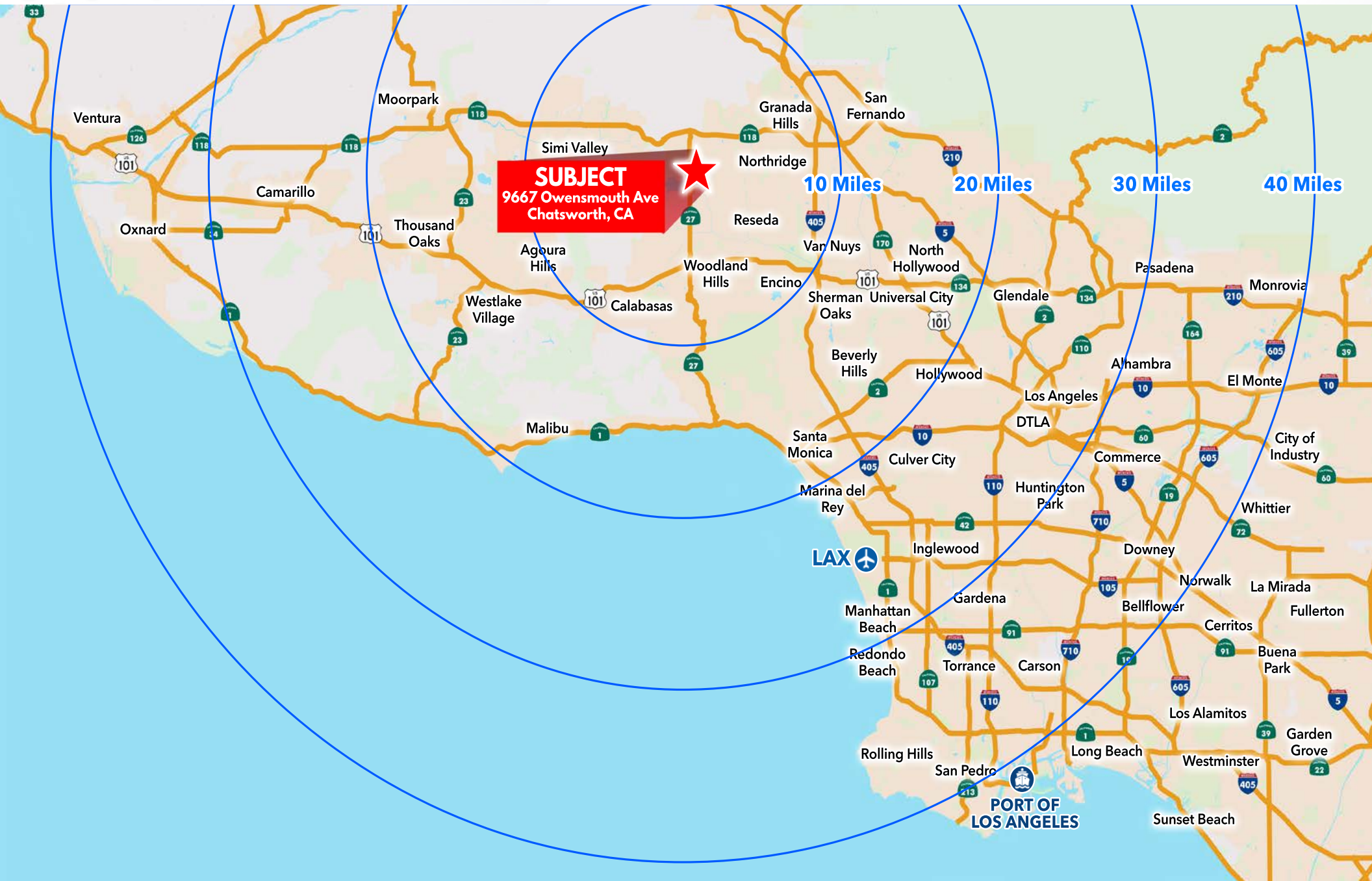
| Tenant Name                                 | Suite | Square Feet | % Bldg Share | Commencement | Expiration | Monthly Rent per Sq. Ft | Total Rent Per Month | Total Rent Per Year | Lease Type | Rental Increases and Option Information                        |
|---|-------|-------------|--------------|--------------|------------|-------------------------|----------------------|---------------------|------------|--|
| IT Asset Partners, Inc.<br>/ AI Power, Inc. | A     | 19,883      | 38%          | 8/8/2023     | 8/31/2028  | \$1.24 NNN              | \$24,739.00          | \$296,832.00        | NNN        | 9/1/2025: \$25,481<br>9/1/2026: \$26,245<br>9/1/2027: \$27,032 |
| 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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