



9667 OWENSMOUTH AVE

CHATSWORTH, CA

Owensmouth Ave

9667 OWENSMOUTH AVENUE

CHATSWORTH, CA 91311

OFFERING MEMORANDUM

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ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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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
- OWNER/USER AVAILABILITY:** 15,300 SF
- CURRENT TENANCY:** Established tenant providing in-place income
- INVESTMENT POTENTIAL:** Long-term appreciation and rental upside in a growth market

Key Features

Currently, 15,300 square feet of space is available. This property presents an excellent opportunity for an owner/user to occupy a portion of the building while benefiting from in-place income generated by an existing tenant—helping to offset ownership costs.

Investment Highlights

- STABILIZED INCOME STREAM:** Secure rental income from existing lease provides an immediate return.
- VALUE-ADD POTENTIAL:** Opportunity to raise rental rates as leases mature and capitalize on rising market demand or allow for expansion capabilities for an owner/user.
- PRIME LOCATION:** Centrally located in the heart of the San Fernando Valley’s industrial core, with excellent access to major highways, transit, and amenities.
- STRONG MARKET FUNDAMENTALS:** Chatsworth continues to attract industrial and commercial demand, making this a strategic long-term hold for investors.

A Versatile Asset with Dual Appeal

Whether you’re an investor seeking dependable income and long-term growth, or an owner/user looking to secure a presence in a competitive market while benefiting from tenant income, this property delivers. Don’t miss this opportunity to acquire a well-positioned, income-producing asset with significant upside.



\$14,300,000



52,360 SQ. FT.

Address:	9667 Owensmouth Avenue Chatsworth, CA 91311
Square Feet:	52,360 SQ FT
Price:	\$14,300,000
Year Built/Remodeled:	1978/2022
Zone:	MR2-1
Occupancy:	67%
Number of Tenants:	2
Parking:	64 spaces
Land Size Total:	92,783 SF (2.13 Acres)

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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.	A	37,060	71%	8/8/2023	8/31/2028	\$1.25 NNN	\$46,396	\$556,752	NNN	9/1/2026: \$47,789 9/1/2027: \$49,222
Eileen Grays, LLC	B	15,300	29%	12/1/2022	11/30/2025	\$1.61 NNN	\$24,664	\$283,636	NNN	12/1/2024: \$25,651



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AERIALS & MAPS









FOR FURTHER INFORMATION,
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