

#### **SCOTT CASWELL**

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# **ASSOCIATES**

#### 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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## 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.



**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.

9667 Owensmouth Avenue Chatsworth, CA 91311				
52,360 SQ FT				
\$14,300,000				
1978/2022				
MR2-1				
67%				
2				
64 spaces 92,783 SF (2.13 Acres)				

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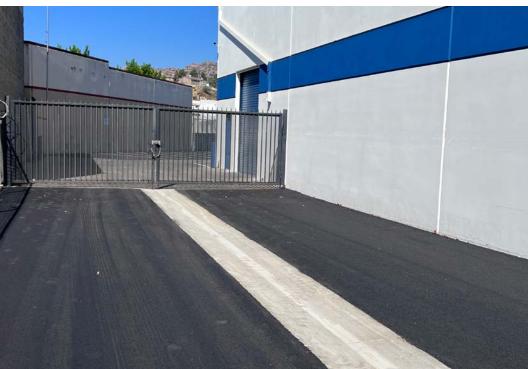




















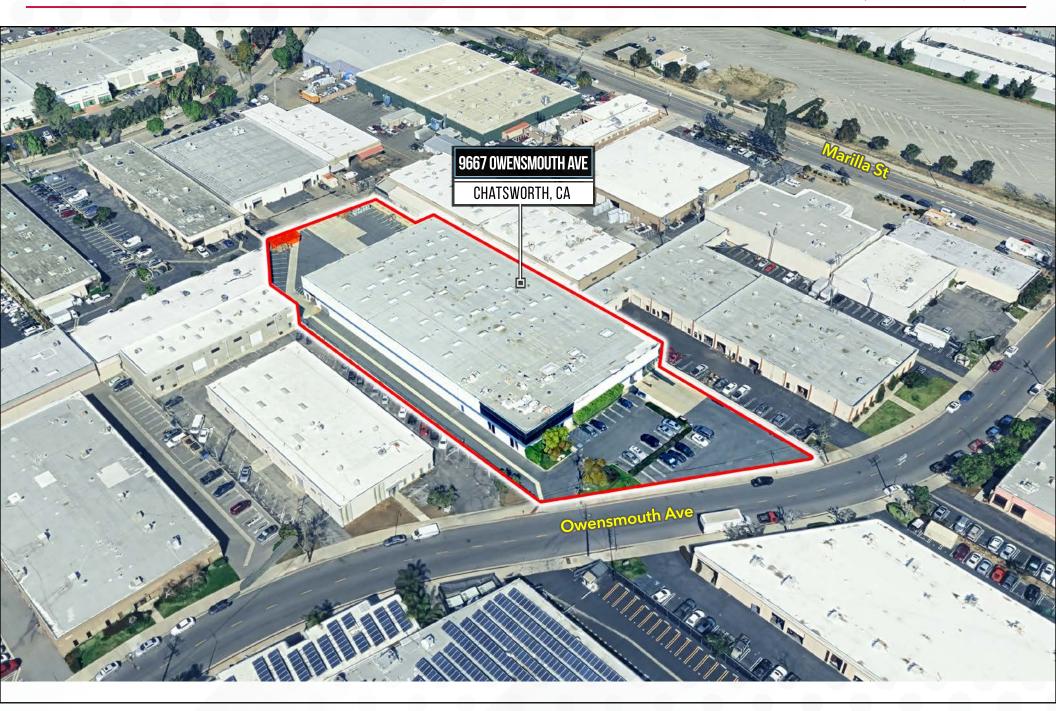
# **Rent Roll**

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.	А	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	В	15,300	29%	12/1/2022	11/30/2025	\$1.61 NNN	\$24,664	\$283,636	NNN	12/1/2024: \$25,651

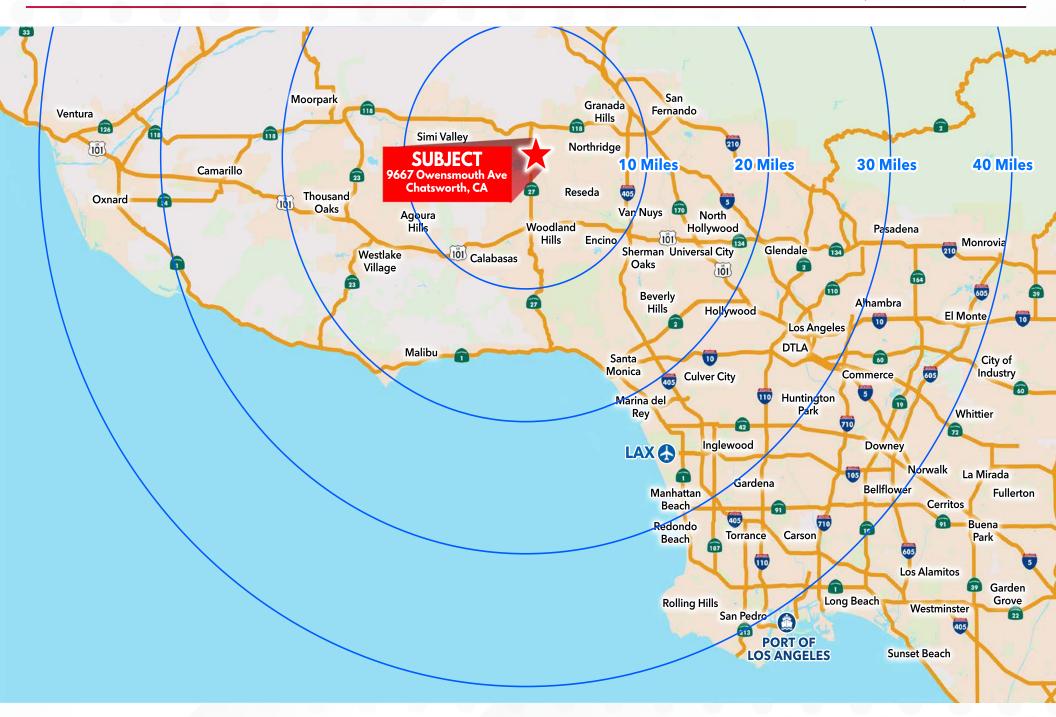


















# FOR FURTHER INFORMATION, PLEASE CONTACT:

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