

FOR LEASE

Vons/Rite Aid Anchored Neighborhood Center Northwest San Fernando Valley

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



SEC Devonshire & Mason Ave. Chatsworth, California

Property Highlights:

- Successful neighborhood center of over 129,000 square feet
- Great visibility and signage
- Available Square Footage
 - o 1,600 SF
 - o 7,200 SF (Divisible)
 - o 17,000 SF (Existing Gym Use - Fully Entitled)
- Excellent parking ratio of over 5.6/1000
- Major tenants within the center include Von's, Rite Aid, Wells Fargo Bank, AutoZone, AAA of Southern California and Banfield Pet Hospital. Other major retailers at intersection include Smart & Final and Trader Joe's

DEMOGRAPHICS	1 MILES	2 MILES	3 MILES
TOTAL POPULATION	17,302	49,968	134,236
AVG. HH INCOME	\$96,899	\$108,009	\$96,854
NO. OF EMPLOYEES	10,620	49,129	74,857



Traffic Count

DEVONSHIRE STREET	26,801
MASON AVENUE	28,905
TOTAL	55,706

FOR MORE INFORMATION:

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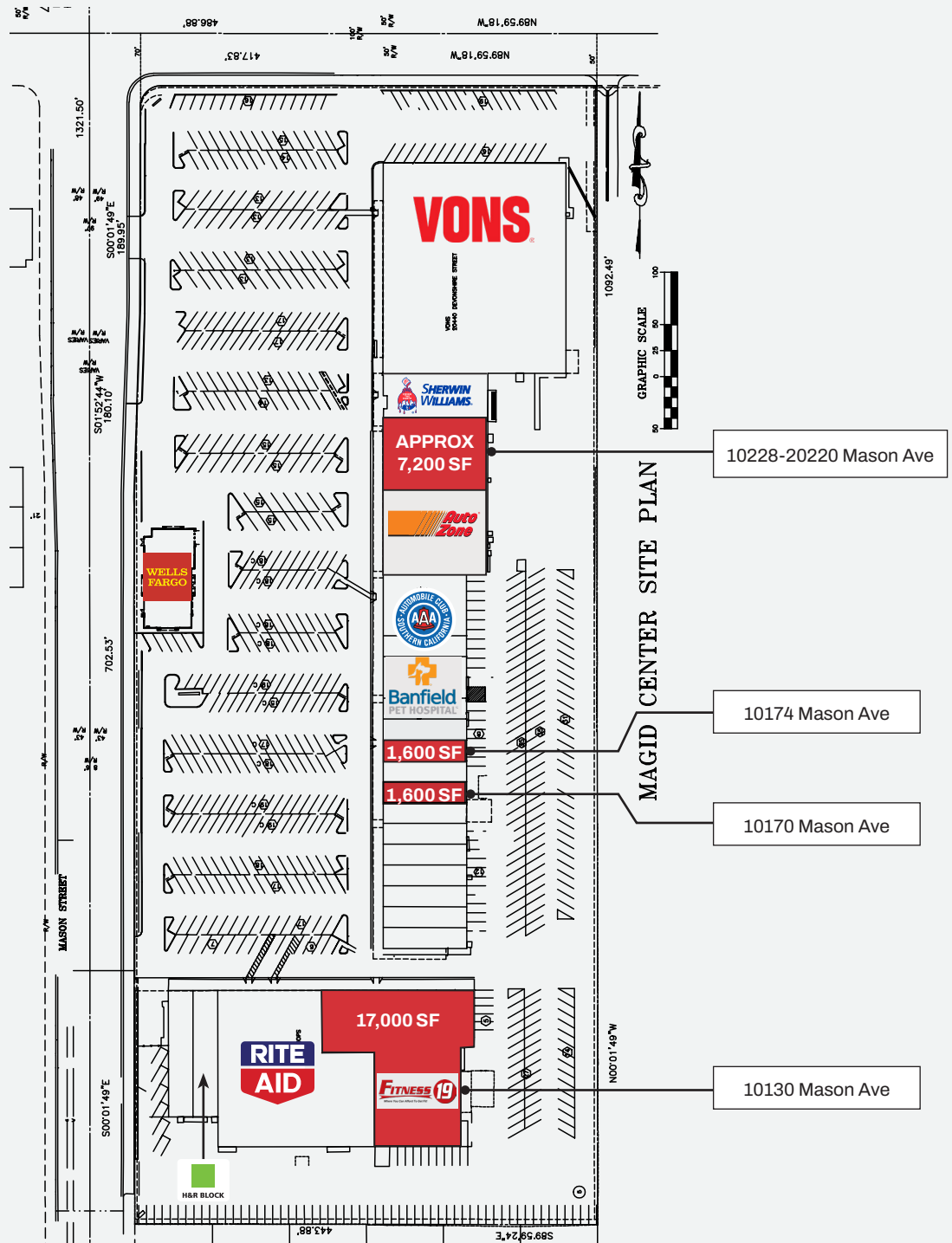
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SEC Devonshire & Mason

Chatsworth, California

Site Plan

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