21358 Nordhoff Street Unit 104

Chatsworth, CA 91311

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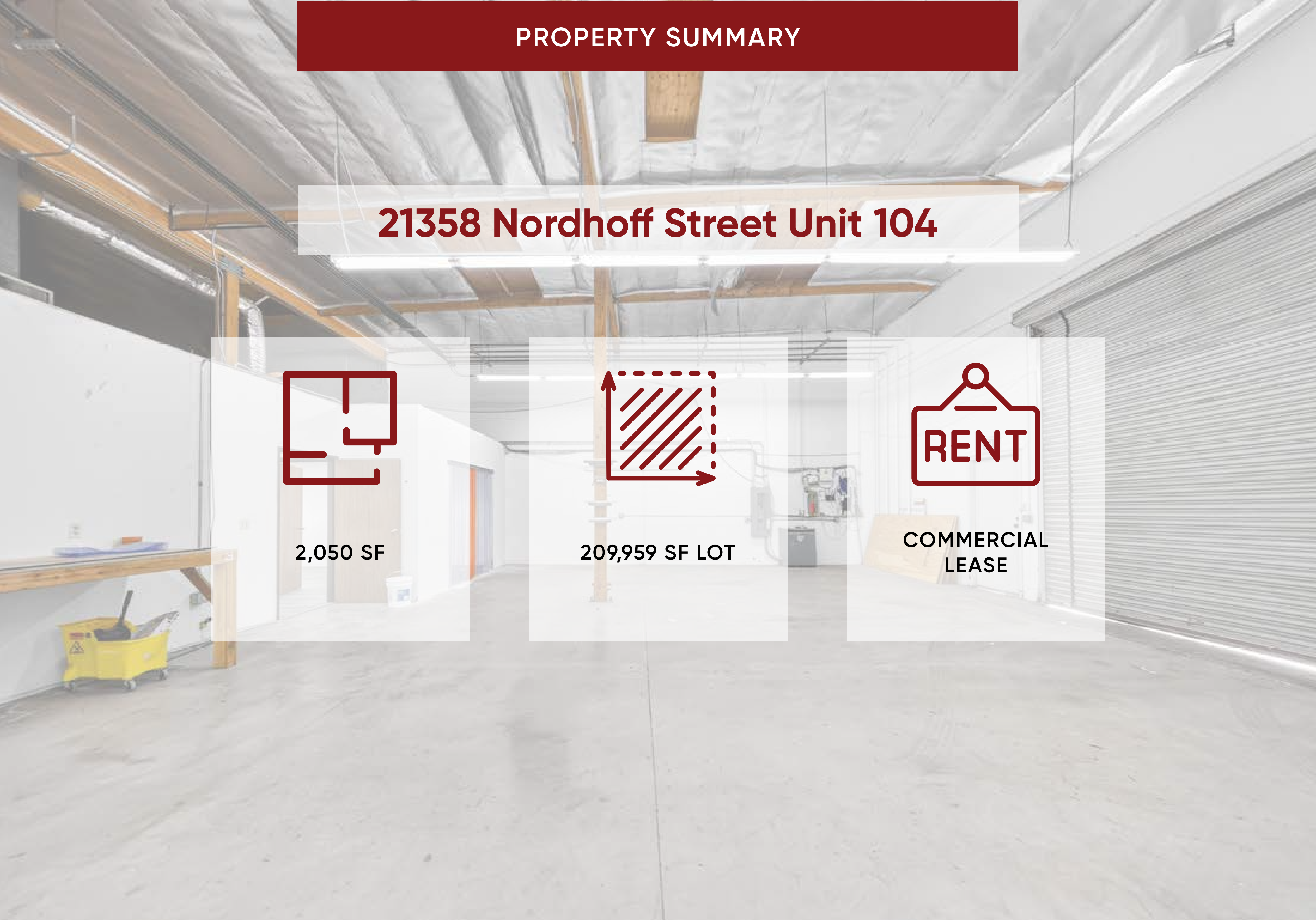


PROPERTY SUMMARY

21358 Nordhoff Street Unit 104

2,050 SF

209,959 SF LOT

COMMERCIAL LEASE

PROPERTY OVERVIEW

Excellent opportunity to lease a versatile 2,050-square-foot commercial unit in Chatsworth. This well-maintained industrial/flex space offers a functional combination of open warehouse space and a finished office area, providing flexibility for a variety of business operations. The warehouse features an open floor plan, concrete flooring, exposed wood roof framing, abundant lighting, and a roll-up loading door for convenient access. The separate office area has been freshly finished with modern flooring, clean white walls, drop ceilings, and recessed lighting, creating a professional workspace for administrative or customer-facing operations. The unit also includes 3 uncovered parking spaces. Conveniently located on Nordhoff Street with easy access to major thoroughfares and surrounding commercial areas, this property offers a functional and versatile commercial space for lease in Chatsworth.

3 ON-SITE PARKING SPACES

PRIME NORDHOFF ST. VISIBILITY

RARE M2 INDUSTRIAL ZONING

CONVENIENT ROLL-UP WAREHOUSE ACCESS


21358
104
RESERVED
21358
VISITOR

DEMOGRAPHICS

The area surrounding 21358 Nordhoff Street benefits from an established Chatsworth market with approximately 40,898 residents and a median age of 42.3 years. The area has a strong household income profile, with mean household income of approximately $148,139 and nearly 60% of households earning $100,000 or more. These characteristics provide a solid economic base for businesses serving the surrounding residential and commercial community.

42

MEDIAN AGE

41k

POPULATION FOR ZIP CODE 91205

67%

RATE OF HOMEOWNERSHIP

$148k

AVERAGE HOUSEHOLD INCOME

60%

EMPLOYED

DEMOGRAPHICS

MAJORITY FAMILY-OCCUPIED

MAJORITY ATTENDED COLLEGE

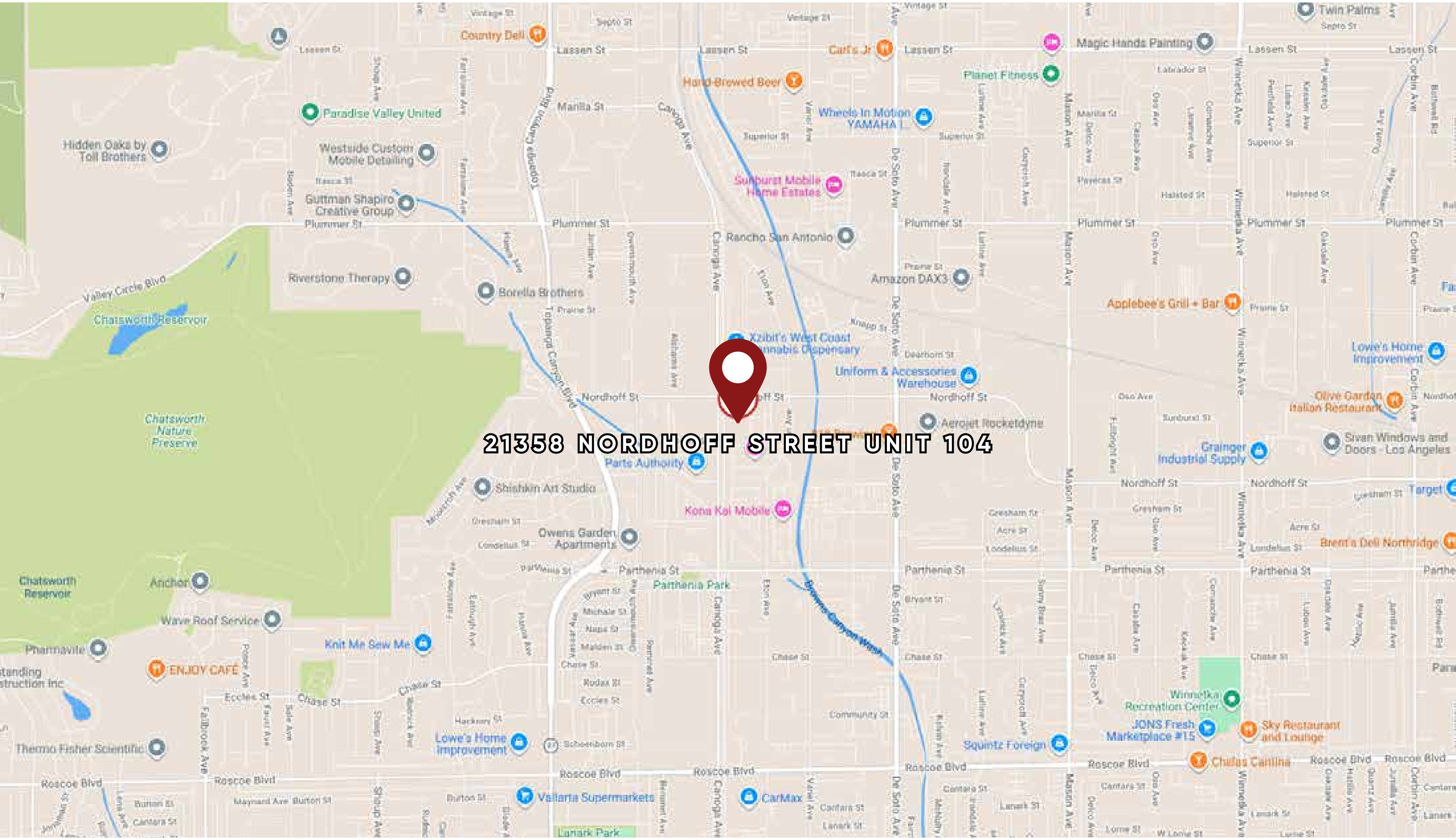
	5 MILE 2025 AVG HOUSEHOLD	5 MILE 2025 PER CAPITA
Education & Daycare	$913	$2,657
Health Care	$592	$1,724
Transportation & Maintenance	$3,221	$9,373
Household	$659	$1,917
Food & Alcohol	$3,431	$9,983
Entertainment, Hobbies & Pets	$1,800	$5,237
Apparel	$655	$1,906

NEIGHBORHOOD OVERVIEW

The property is situated within an established commercial and industrial area of Chatsworth with convenient access to Nordhoff Street, Devonshire Street, Mason Avenue, Topanga Canyon Boulevard, and surrounding business corridors. Nearby businesses include restaurants, coffee shops, banks, fitness facilities, professional services, and other commercial operations, while the property's industrial setting provides convenient access for businesses requiring warehouse, office, loading, and vehicle access.

GAS	**COFFEE**	**BANKS**
76	HOUSE ROOTS COFFEE	CHASE BANK
ARCO	COFFEE, MI AMOR	BANK OF AMERICA
RESTAURANTS	**BARS**	**THEATRES/SHOWS**
HIKARI SUSHI	HAND-BREWED BEER	BIG OAK LITTLE THEATRE
VILLANUEVA MEXICAN GRILL	THE COWBOY PALACE SALOON	AMC PORTER RANCH 9
MUSEUM	**FITNESS**	**SPAS**
ARTVANTA ART MUSEUM	PLANET FITNESS	COSMETIC CREATIONS SKIN SANCTUARY & MED SPA
HOMESTEAD ACRE & MUSEUM	FITNESS 19	SKIN ELEVÉ

AREA LAYOUT


21358 NORDHOFF STREET UNIT 104
Country Deli
Carl's Jr
Magic Hands Painting
Twin Palms
Hand-Brewed Beer
Planet Fitness
Paradise Valley United
Wheels In Motion YAMAHA
Hidden Oaks by Toll Brothers
Westside Custom Mobile Detailing
Sunburst Mobile Home Estates
Guttman Shapiro Creative Group
Rancho San Antonio
Riverstone Therapy
Borella Brothers
Amazon DAX3
Applebee's Grill + Bar
Chatsworth Reservoir
Xzibit's West Coast Cannabis Dispensary
Uniform & Accessories Warehouse
Lowe's Home Improvement
Olive Garden Italian Restaurant
Aerojet Rocketdyne
Chatsworth Nature Preserve
Sivan Windows and Doors - Los Angeles
Grainger Industrial Supply
Parts Authority
Shishkin Art Studio
Target
Kona Kai Mobile
Owens Garden Apartments
Brent's Deli Northridge
Parthenia Park
Anchor
Wave Roof Service
Knit Me Sew Me
Pharmavite
ENJOY CAFÉ
Winnetka Recreation Center
JONS Fresh Marketplace #15
Sky Restaurant and Lounge
Squintz Foreign
Thermo Fisher Scientific
Lowe's Home Improvement
Chelas Cantina
Vallarta Supermarkets
CarMax
Lanark Park
Lassen St
Plummer St
Nordhoff St
Parthenia St
Roscoe Blvd
Topanga Canyon Blvd
Canoga Ave
De Soto Ave
Mason Ave
Winnetka Ave
Corbin Ave
Valley Circle Blvd
Bell Creek

TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM PROPERTY
Nordhoff St	Canoga Ave W	20,676	0.04 mi
Nordhoff Street	Nordhoff Street W	25,867	0.05 mi
Canoga Ave	Osborne St S	17,254	0.07 mi
Canoga Ave	Nordhoff St S	15,263	0.11 mi
Nordhoff Street	Nordhoff Street E	25,867	0.11 mi
Nordhoff St	Canoga Ave E	14,589	0.12 mi
Canoga Ave	Parthenia St S	22,553	0.30 mi
Nordhoff St	Jordan Ave W	11,283	0.40 mi
Eton Ave	Parthenia St S	1,542	0.41 mi
Topanga Canyon Boulevard	Topanga Canyon Boulevard NW	37,517	0.43 mi

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