

FOR LEASE

Draft Rendering

**21211 NORDHOFF ST.
CHATSORTH, CA 91311**

\$1.75/RSF/MO

RENTABLE - MG

 **COLDWELL BANKER
COMMERCIAL** | QUALITY
PROPERTIES

ARTHUR PFEFFERMAN
Executive Vice President
DRE License # 01021906

Phone: (818) 725-2500; Direct: (818) 449-5122
Mobile: (818) 516-0257; Fax: (818) 366-4900
E- Mail: art@pfeffermancre.com

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OVERVIEW

21211 NORDHOFF ST. CHATSWORTH, CA 91311

FREE PARKING 5.0:1000 SF

- Three level parking structure providing ± 250 parking stalls
 - Multiple entries into parking structure
 - Secured card entry system
- Max. Clearance 6' 7"



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ASK ABOUT LANDLORD'S CONTRIBUTION

Lease Rate	\$1.75/RSF/MO Rentable
Lease Type	Modified Gross
Terms	Negotiable
Available RSF	Approx. 50,000 RSF - Divisible
Zoning	MR2-1
Construction Type	Tilt Up

± 50,000

RSF OFFICE DIVISIBLE TO 3,363 RSF

HIGHLIGHTS

21211 NORDHOFF ST. CHATSWORTH, CA 91311



Major street frontage
on Nordhoff Street



5 minute walk to Metro Orange Line
Busway Nordhoff Station



100% HVAC
throughout



Close proximity
to retail amenities



Elevator
served



Easy access to rest of Los Angeles Region
via 118, 405, 5, 170 and 101 Freeways`



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TRANSPORTATION

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Transit / Subway

4 minute walk to Nordhoff Transit Stop (Orange Line)

Commuter Rail

6 minute drive to Chatsworth Commuter Rail (Ventura Country Line)

Airport

26 minute drive to Bob Hope Airport

Walk Score

Car-Dependent (46)

Transit Score

Some Transit (49)



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1 ST FLOOR

3363 RSF, 4000 RSF, 5334 RSF, 5806 RSF



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RENDERINGS

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2 ND FLOOR

3682 RSF, 5310 RSF, 6225 RSF, 9204 RSF



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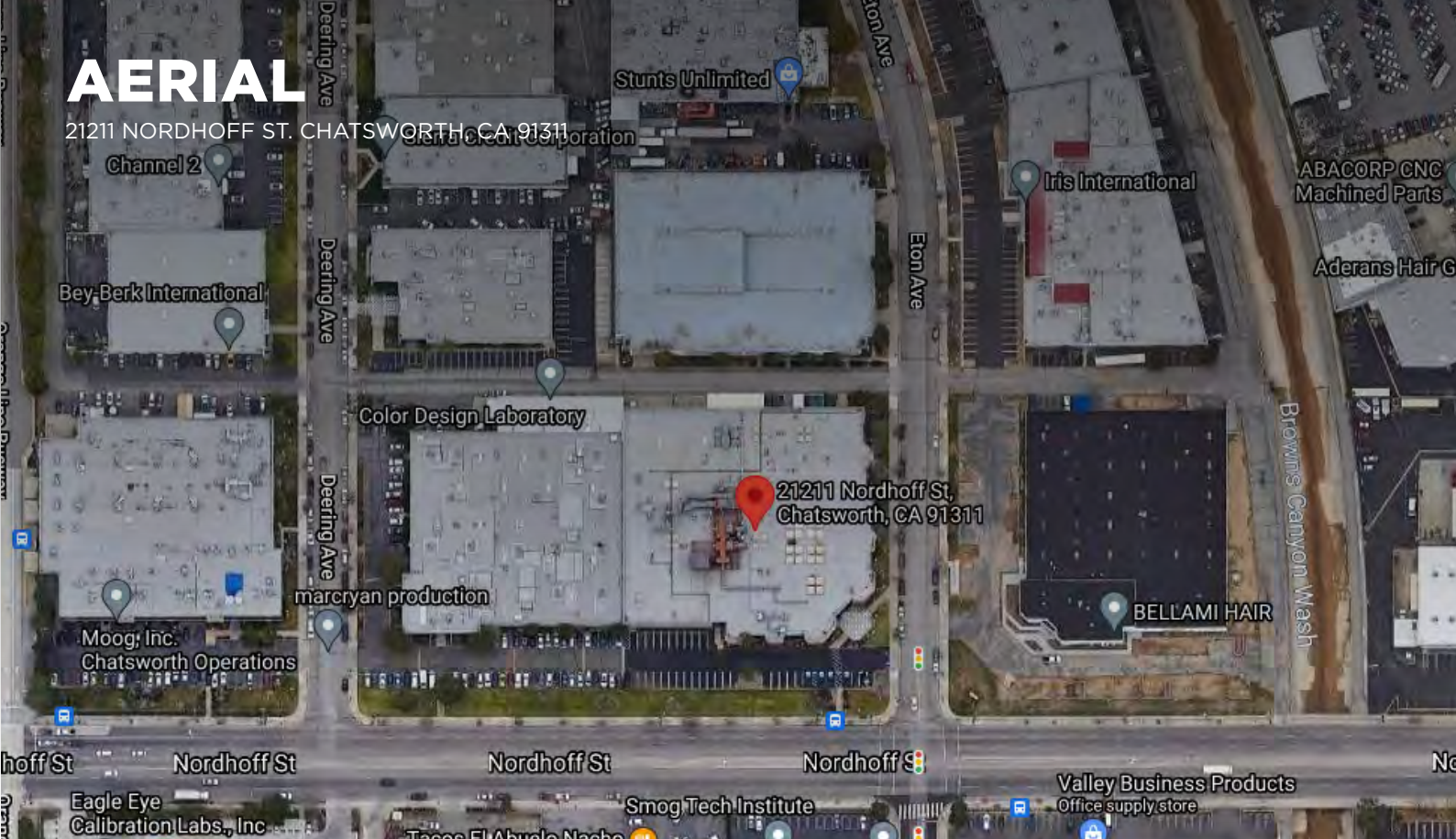
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AERIAL

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DEMOGRAPHICS 5 MILE

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Population

2010 Population	390,923
2021 Population	425,811
2026 Population Projection	426,147
Annual Growth 2010-2021	08%
Annual Growth 2021-2026	0.1%
Median Age	38.9
Bachelor's Degree or Higher SA	34%
U.S. Armed Forces	78

Population By Race

White	903,620
Black	21,256
American Indian/Alaskan Native	4,423
Asian	78,818
Hawaiian & Pacific Islander	952
Two or More Races	16,742
Hispanic Origin	184,173

Housing

Median Home Value	\$710,110
Median Year Built	1972

Households

2010 Households	32,721
2021 Households	144,374
2026 Household Projection	145,138
Annual Growth 2010-2021	0.9%
Annual Growth 2021-2026	0.1%
Owner Occupied Households	78,670
Renter Occupied Households	66,468
Avg Household Size	2.8
Avg Household Vehicles	2
Total Specified Consumer Spending	\$5.88

Income

Avg Household Income	\$100,967
Median Household Income	\$85,305
<\$25,000	19,815
\$25,000 - \$50,000	21,628
\$50,000 - \$75,000	23,908
\$75,000 - \$100,000	18,089
\$100,000 - \$125,000	6,696
\$125,000 - \$150,000	11,698
\$150,000 - \$200,000	6,038
>\$200,000	17,148

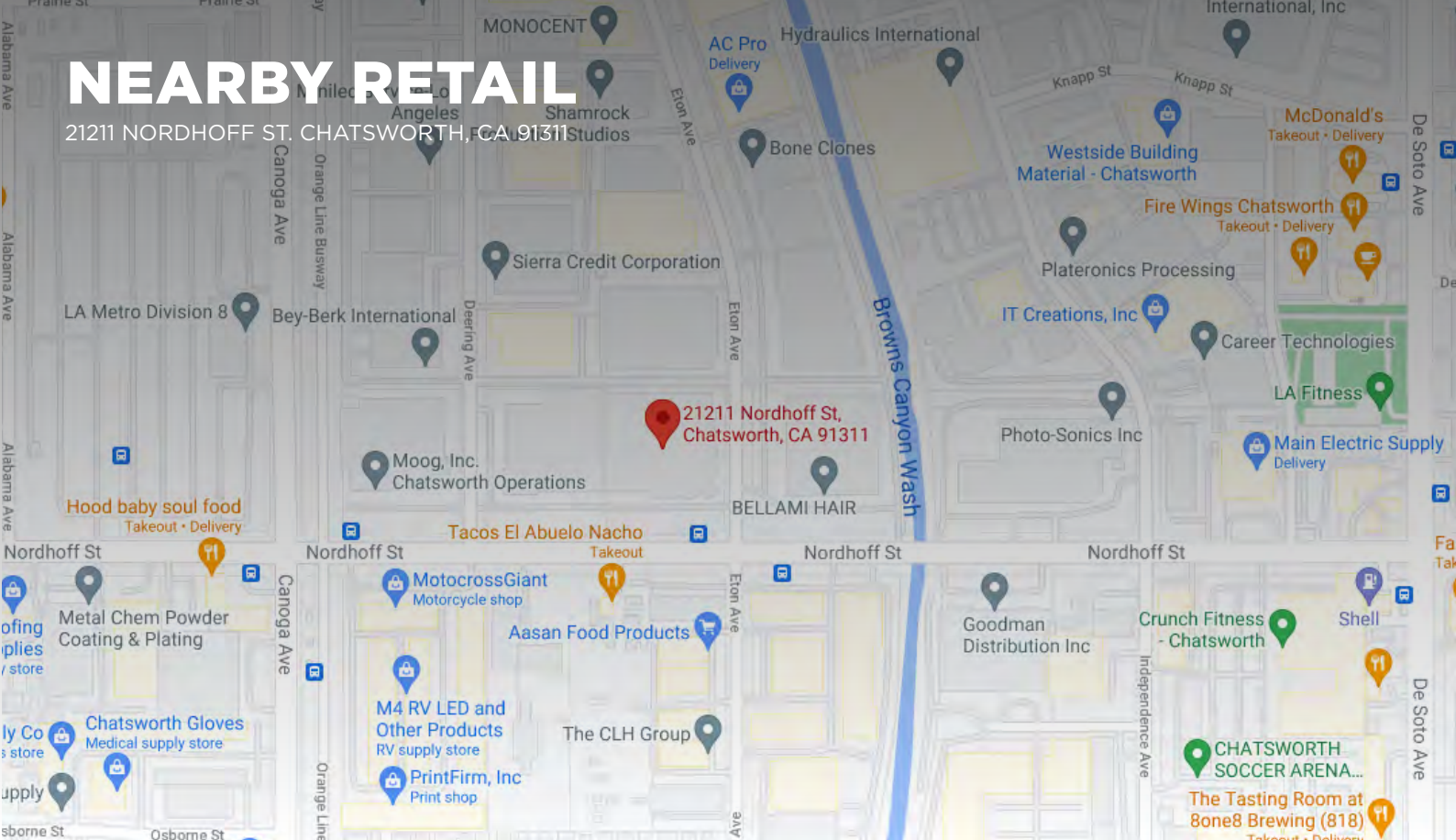


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NEARBY RETAIL

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