

**GRANADA HILLS - INVESTMENT OFFERING**  
**“PRIME CORNER RETAIL PROPERTY”**  
**FOR SALE**  
**\$4,100,000.00**

8,496\* +/- SQ. FT. OF BUILDINGS ON 26,863\* +/- SQ. FT. OF LAND



**17649-59 CHATSWORTH STREET & 17638 LOS ALIMOS STREET,  
GRANADA HILLS, CA 91344**

**FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:**

**Richard L. Paley**  
[richard@paleycommercial.com](mailto:richard@paleycommercial.com)  
DRE: 00966353  
(818) 343-3000

**\* Buyer to Verify**

*The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.*

## PRIME CORNER - GRANADA HILLS FOUR (4) UNIT RETAIL-RESIDENTIAL PROPERTY FOR SALE

<b>LOCATION:</b>	17649-59 Chatsworth Street & 17638 Los Alimos Street Granada Hills, CA 91344 (NEC of Chatsworth Street & White Oak Avenue)
<b>TENANCY:</b>	See attached rent roll
<b>BLDG. &amp; LOT SIZES:</b>	17649 – 3,600 sf commercial building on 8,216 sf of land* 17655 – 4,086 sf commercial building on 8,150 sf of land* 17638 – 810 sf residence on 10,497 sf of land* <hr/> Total:8,496*+/- sq ft of building on 26,863*+/- sq ft of land
<b>A.P.N. #'s:</b>	2712-028-005, 023 & 024
<b>PRICE &amp; TERMS:</b>	\$4,100,000.00 (Cash, cash to a new loan or terms acceptable to Seller)
<b>ZONING/YEAR BUILT:</b>	17649 – LA-C1-1XL* - 1956* 17655 – LA-C1-1XL* - 1927* (property fully upgraded) 17638 – LA-R2-1* - 1948*
<b>PARKING:</b>	Thirty-Four (34) parking spaces in rear of comm'l building and on rear area of residential lot with variance from city.*
<b>SIGNAGE:</b>	Excellent visibility on Signalized Corner along with individual tenant signage.
<b>COMMENTS:</b>	This sale offers an opportunity to purchase a well located, great Tenant mix property on the Prime Corner in the community of Granada Hills. The main Tenant, VCA Chatoak Pet Clinic has been a fixture in the local community for over 50 years. Easy access to CSUN, the 405 & 118 freeways and many major retailers in the area make this an ideal location for future growth. Excellent upside potential as rental rates increase and leases mature.

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## 17649 – 17659 Chatsworth St & 17638 Los Alimos St, Granada Hills, CA

<u>Tenant</u>	<u>Rent</u>	<u>Size</u>	<u>Rent PSF</u>	<u>Lease Exp Date</u>
17638 – Residence	\$2,400.00	810'		8/30/2022
17638 – Parking Lot	\$1,000.00			12/25
17649 – State Farm	\$1,962.66	983'	\$2.00 MG	10/22 w/4 year option
17651 – Barber Shop	\$1,500.00	690'	\$2.17 MG	8/25 w/5 year option
17653-17659 – Vet Clinic	<u>\$15,032.60</u> \$21,895.26	<u>6,539'</u> 9,022**	\$2.30 NNN	12/25 w/5 year option

\$21,895.00 monthly

\$262,743.00 annually

### Expenses:

Taxes @\$4.1mil	\$51,250.00
Insurance	\$5,148.00
Gardener	\$2,400.00
Repairs & Maint	<u>\$3,000.00</u>
	\$71,798.00**

\*72.5% NNN \$19,760.00 Owner Expenses

Net Income: \$242,983.00 @ 5.93% cap rate

Price: \$4,100,000.00

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\*Vet Clinic is NNN. Other Commercial Tenants are modified gross

\*\*Buyer to Verify / Includes Residence square footage

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2712 28  
SCALE 1" = 80'

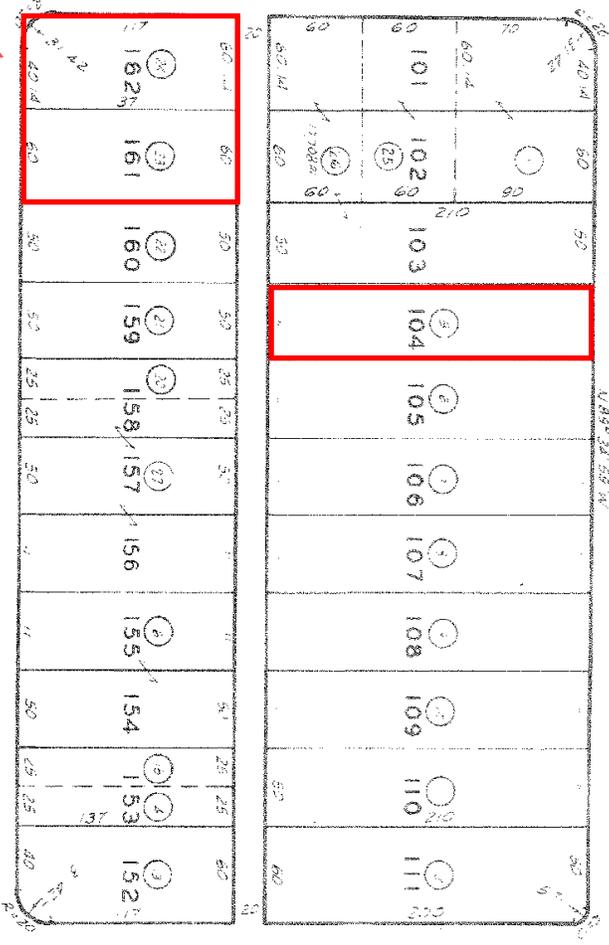


WHITE OAK AVE

1989

LOS ALIMOS ST.

SITE 17638 LOS ALIMOS STREET



SHOSHONE AVE

CHATSWORTH ST.

SITE 17649 & 17655 CHATSWORTH STREET

TRACT NO. 9317  
M. B. 126-37-39

CODE 16

FOR PREP. ASSMT. SEE: 2712-28

REVISIO 3-1-65 3-31-60  
REVISION 1-2-60