



9667 OWENSMOUTH AVE

CHATSWORTH, CA

9667 OWENSMOUTH AVENUE

CHATSWORTH, CA 91311

OFFERING MEMORANDUM

Owensmouth Ave

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**LEE &
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COMMERCIAL REAL ESTATE SERVICES

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1 PROPERTY OVERVIEW



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.

Key Features

TOTAL BUILDING SIZE: 52,360 SF

OWNER/USER AVAILABILITY: 17,177 SF (up to 32,477 SF by end of 2025)

CURRENT TENANCY: Two established tenants providing in-place income (15,300 SF expiring end of 2025).

INVESTMENT POTENTIAL: Long-term appreciation and rental upside in a growth market

Key Features

Currently, 17,177 square feet of space is available, with an additional 15,300 square feet becoming available for buyer occupancy by the end of the year. 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 leases 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.

Address:	9667 Owensmouth Avenue Chatsworth, CA 91311
Square Feet:	52,360 SQ FT
Price:	\$14,300,000
Year Built/Remodeled:	1978/2022
Zone:	MR2-1
Occupancy:	67%
Number of Tenants:	2
Parking:	64 spaces
Land Size Total:	92,783 SF (2.13 Acres)

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PROPERTY
PHOTOS







3
RENT ROLL



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.	A	19,883	38%	8/8/2023	8/31/2028	\$1.24 NNN	\$24,739	\$296,832	NNN	9/1/2025: \$25,481 9/1/2026: \$26,245 9/1/2027: \$27,032
Eileen Grays, LLC	B	15,300	29%	12/1/2022	11/30/2025	\$1.61 NNN	\$24,664	\$283,636	NNN	12/1/2024: \$25,651
Available	B2	17,177	33%	—	—	—	—	—	—	—



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AERIALS & MAPS









FOR FURTHER INFORMATION,
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