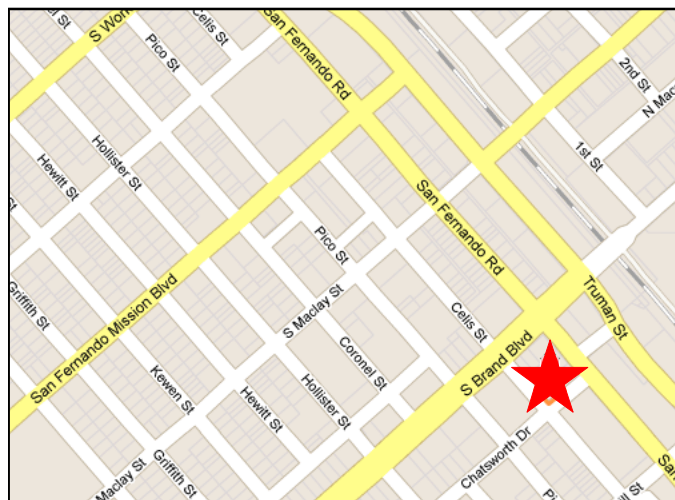


STREET RETAIL FOR LEASE



205 CHATSWORTH DRIVE SAN FERNANDO, CA 91340

RATE: \$0.85 psf, NNN
SIZE: 8,060 square feet
LAND: 9,993 square feet
FORMER USE: Furniture Store
OCCUPANCY: Immediate
ZONING: SFC2
PARKING: In rear and on street



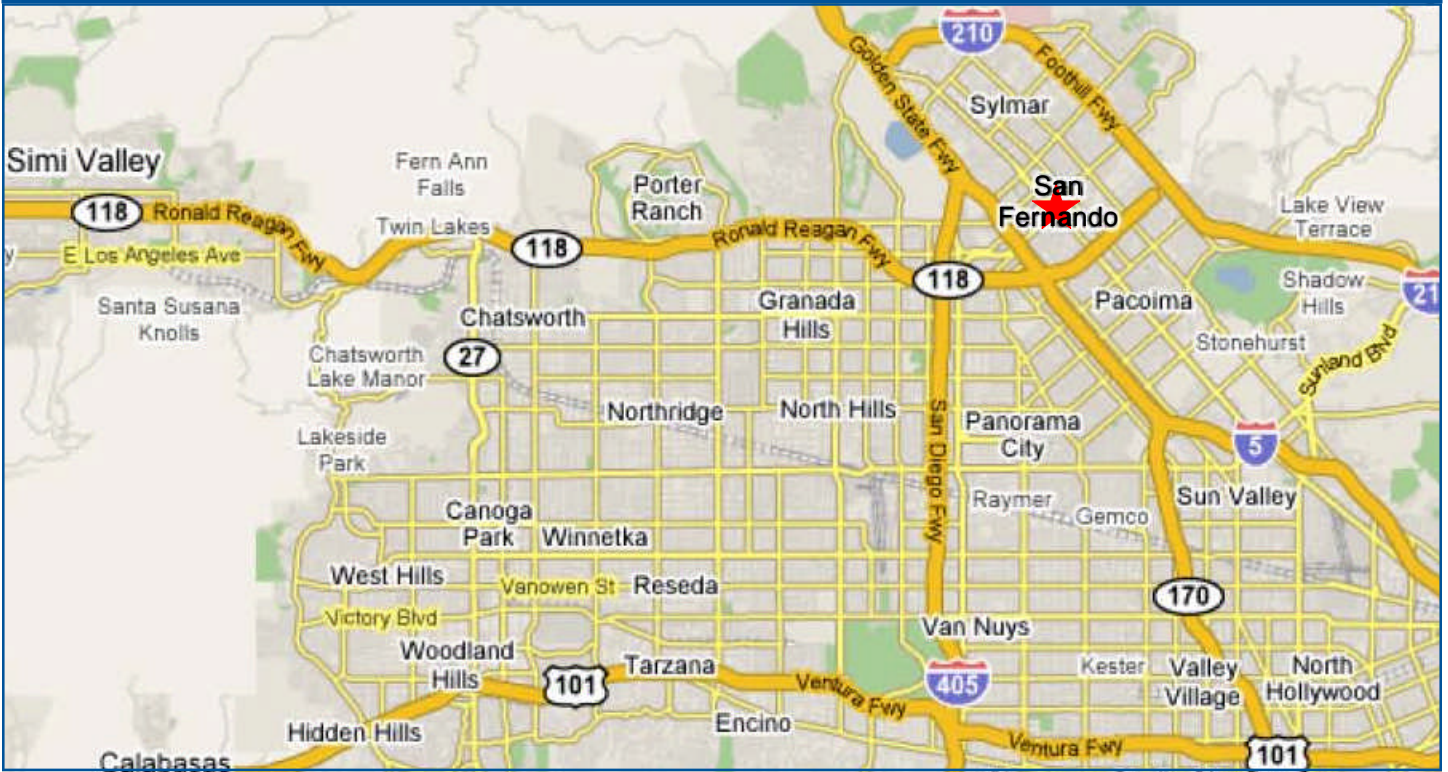
- ♦ *Prime Location in San Fernando Mall.*
- ♦ *Close proximity to the 5 & 118 Freeways.*

FOR MORE INFORMATION CONTACT:

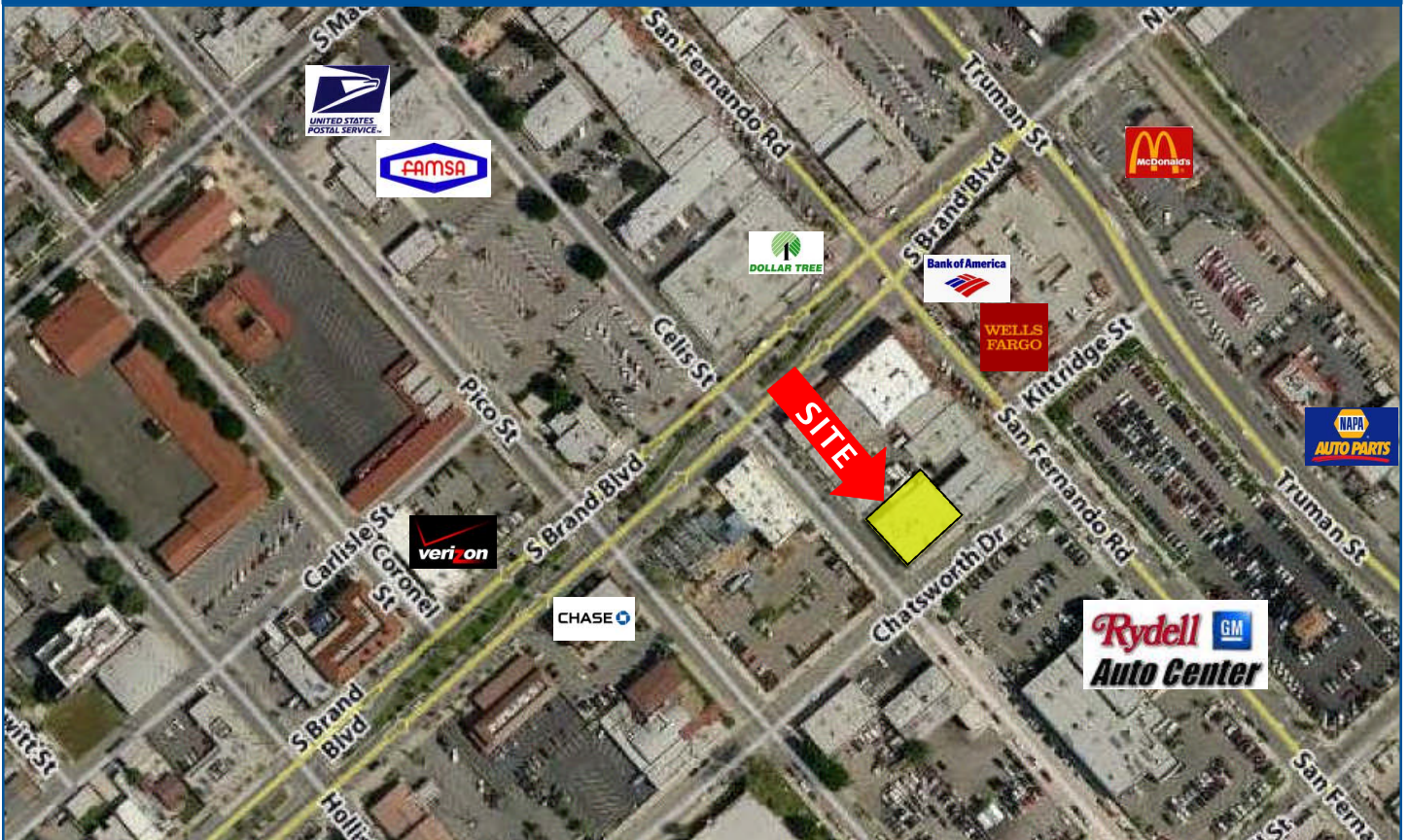
Jon Paley 818-225-1300

Paley
COMMERCIAL REAL ESTATE

AREA MAP



AERIAL VIEW



DEMOGRAPHICS

Population:	1 Mile	3 Mile	5 Mile
2015 Projection	31,488	246,521	484,482
2010 Estimate	30,957	241,177	473,549
2000 Census	29,222	222,461	433,303
Growth 2010-2015	1.70%	2.20%	2.30%
Growth 2000-2010	5.90%	8.40%	9.30%
2010 Population By Hispanic Origin:	28,324	188,612	321,975
2010 Population by Race:			
White	12,136	99,378	207,048
Black or African American	566	10,378	19,477
American Indian and Alaska Native	385	2,491	4,090
Asian	599	13,115	43,485
Native Hawaiian and Pacific Islanders	30	245	581
Other Race	16,066	104,553	174,961
Two or More Races	1,174	11,016	23,905
2010 Households:			
2015 Projection	7,048	57,603	122,857
2010 Estimate	6,959	56,622	120,736
2000 Census	6,690	53,751	114,437
Growth 2010-2015	1.30%	1.70%	1.80%
Growth 2000-2010	4.00%	5.30%	5.50%
Owner Occupied	3,790	35,940	71,834
Renter Occupied	3,170	20,682	48,902
2010 Avg Household Income	\$58,915	\$65,764	\$68,464
2010 Med Household Income	\$51,395	\$56,436	\$56,147
2010 Per Capita Income	\$13,596	\$15,784	\$17,741
2010 Households by Household Inc:			
Income Less than \$15,000	669	4,562	11,001
Income \$15,000 - \$24,999	707	4,606	10,566
Income \$25,000 - \$34,999	830	5,951	12,752
Income \$35,000 - \$49,999	1,151	8,993	18,048
Income \$50,000 - \$74,999	1,666	14,175	28,075
Income \$75,000 - \$99,999	1,197	9,674	19,157
Income \$100,000 - \$149,999	535	6,032	13,704
Income \$150,000 - \$249,999	185	2,366	6,227
Income \$250,000 - \$499,999	16	217	995
Income \$500,000 or more	1	44	209