



# 24 Acres to Live, Work & Play

9254 Winnetka Ave, Chatsworth, CA





24

## PROJECT OVERVIEW



### **24 ACRES**

of a creative community that offers an array of amenities and monthly community events.



### **660 APARTMENTS**

In the project with over 2800 residents (Phase 1 and 2 100% leased)



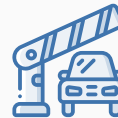
### **CLASS A OFFICE SPACE**

Over 1.5M SF



### **RESTAURANT + RETAIL SPACE**

Over 11,000 SF in the Heart of the Project.



### **PARKING RATIO**

3.7 PER 1,000 SF



### **1 MILE AWAY**

from shuttles to & from CSUN & Pierce College.

### **7 MINS. AWAY**

away from the Metrolink Station.

## COMMUNITY AMENITIES

Weekly fresh farmers market on the citrus grove, village green for outdoor movies, bamboo forest.







## APARTMENT AMENITIES

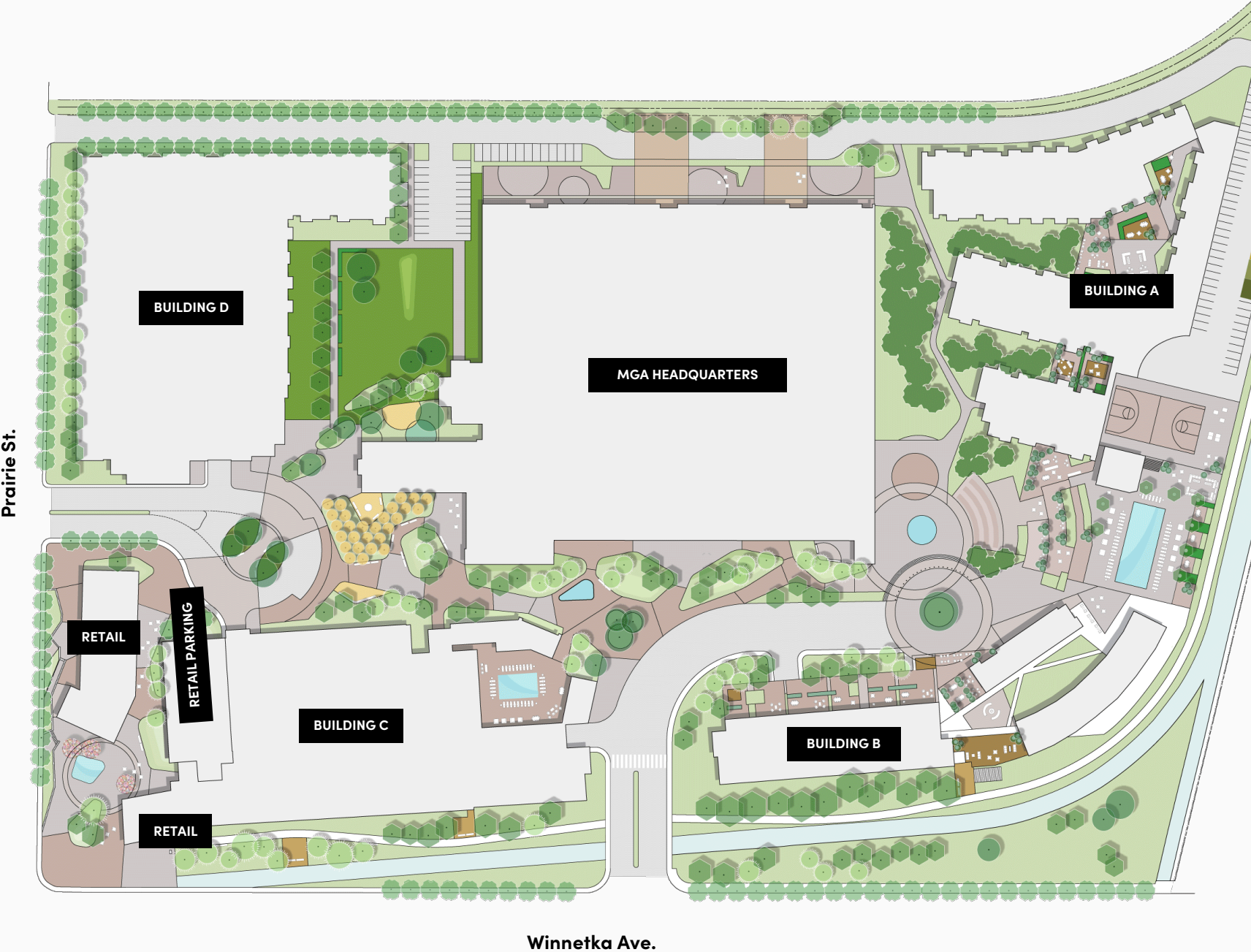
Pool, Clubhouse, Fitness Center,  
Spa/Hot Tub, Sauna, Steam Room,  
DOLBY ATMOS Movie Theatre, iPad  
integration (to order food), Bowling  
Alley, Rock Climbing Wall, Preschool,  
UFC Octagon, Basketball Court,  
Mani/Pedi Room, BBQ/Picnic Area,  
Sunrise & Sunset Deck.





# CAMPUS SITE PLAN

24 ACRES  
4 BUILDINGS





# RETAIL AREA

5 UNITS  
DINING PLAZA  
PARKING

Winnetka Ave.

Prairie St.



BUILDING C

RETAIL AREA

BUILDING D





# UNIT A

3,046 SF

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# UNIT B

2,312 SF

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# UNIT C

1,623 SF

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# UNIT D

1944 SF

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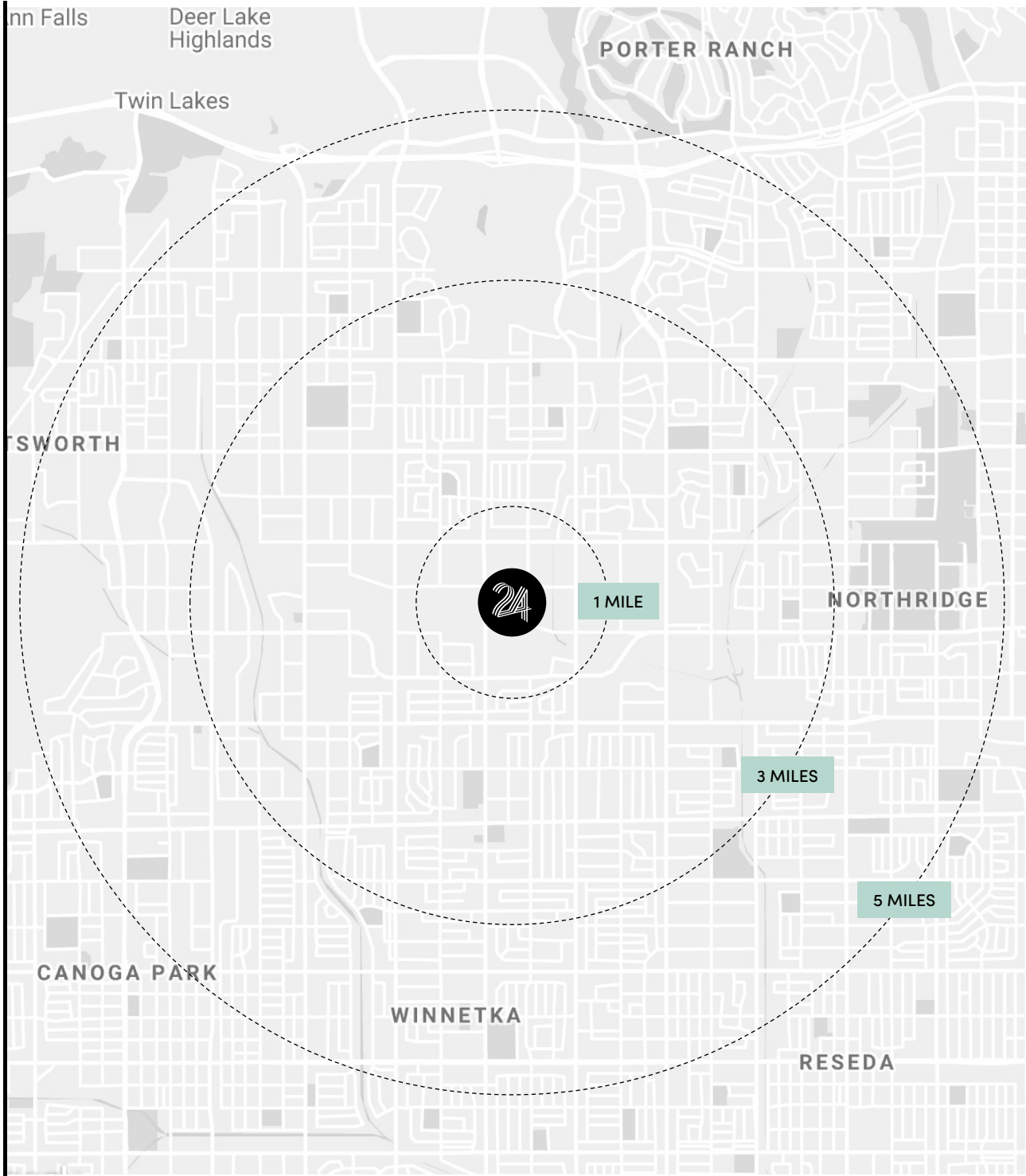
# UNIT E

2,091 SF

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## 2021 AREADEMOGRAPHICS

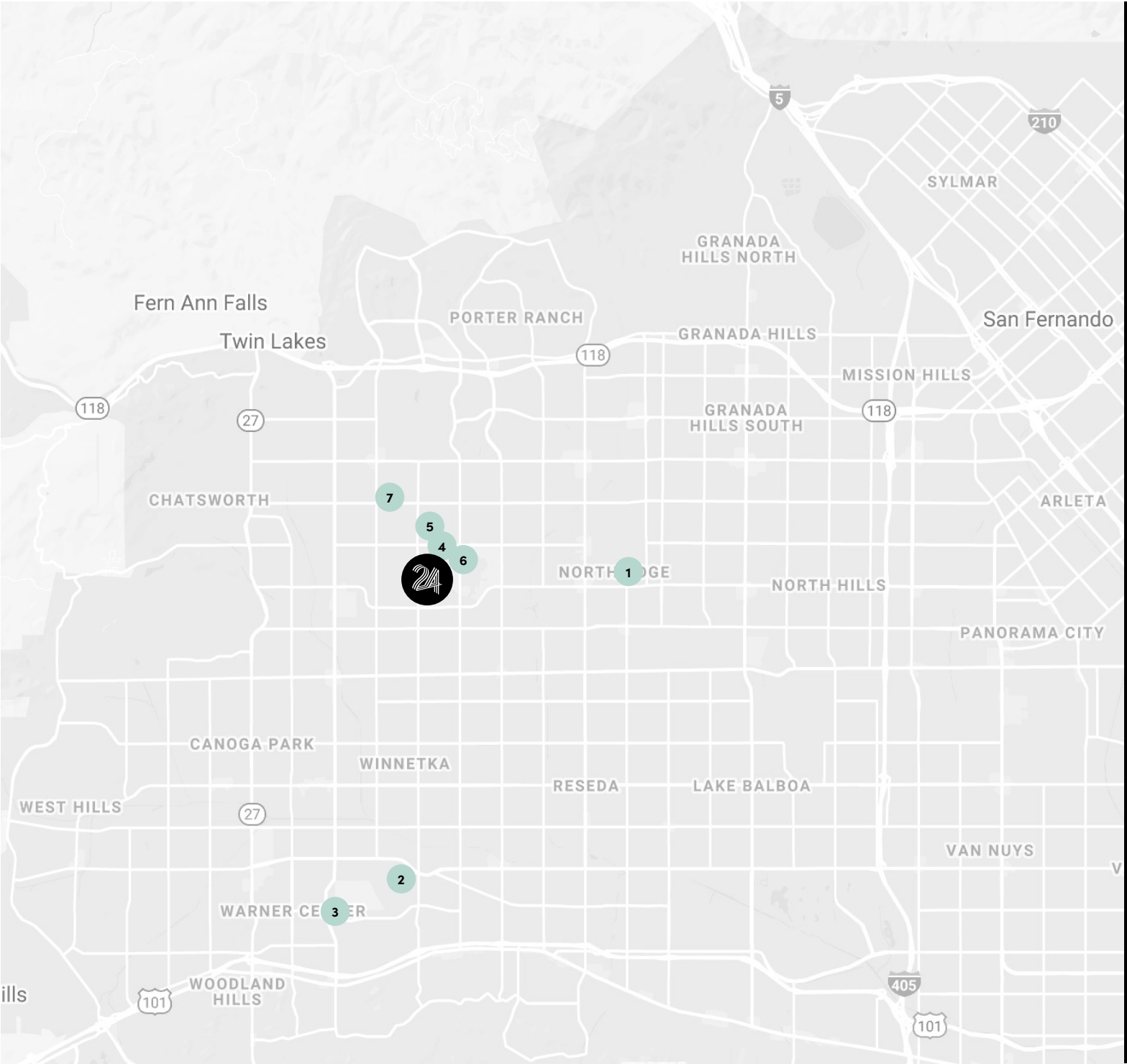
BUSINESS		EMPLOYEES	
1 MILE	1,785	1 MILE	23,622
3 MILES	10,799	3 MILES	101,456
5 MILES	24,635	5 MILES	212,282
AVERAGE INCOME		HOUSEHOLDS	
1 MILE	\$90,007	1 MILE	4,413
3 MILES	\$96,478	3 MILES	71,760
5 MILES	\$100,698	5 MILES	157,804
POPULATION		MEDIAN HOME VALUE	
1 MILE	13,631	1 MILE	\$652,592
3 MILES	224,685	3 MILES	\$654,958
5 MILES	468,086	5 MILES	\$665,723
MEDIAN AGE			
1 MILE	42.3		
3 MILES	36.8		
5 MILES	38.9		



# EDUCATION

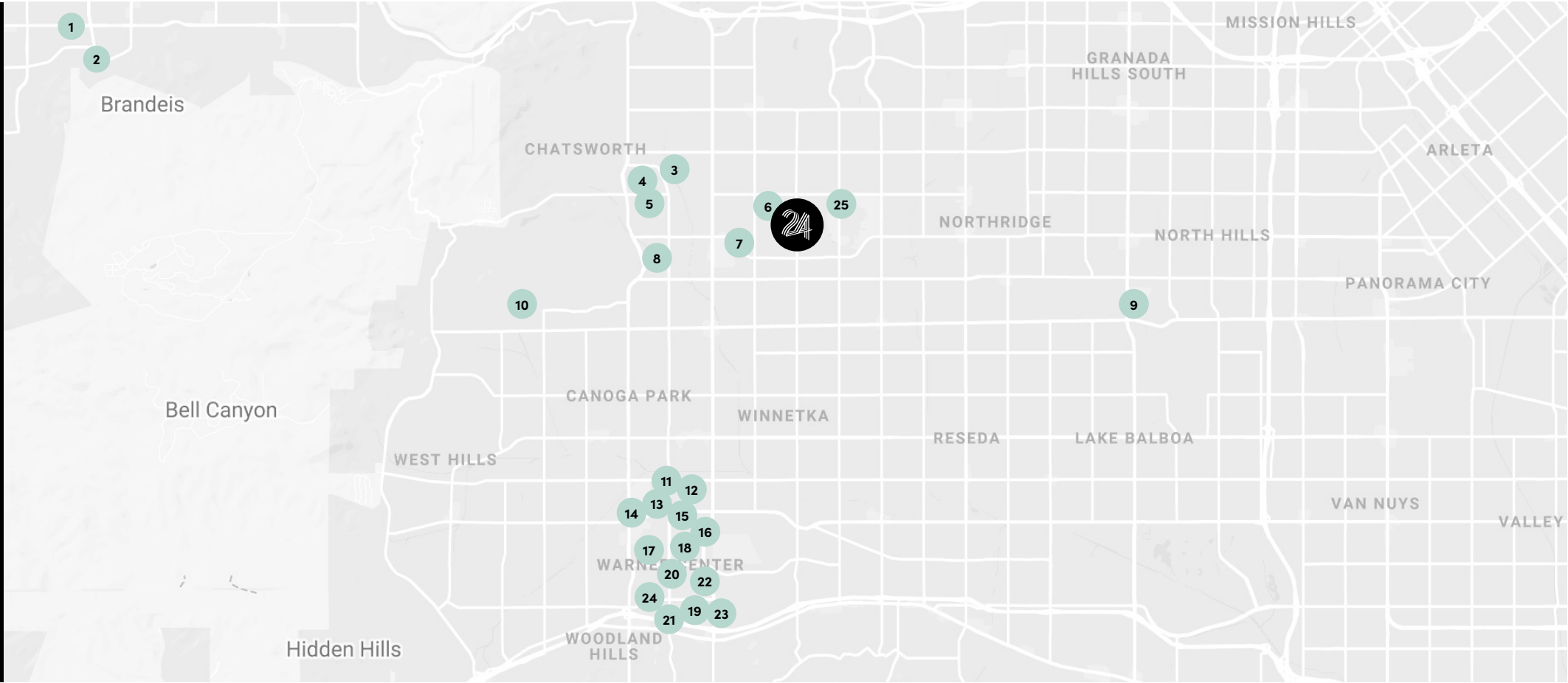


- 1. CALIFORNIA STATE UNIVERSITY, NORTHRIDGE
- 2. PIERCE COLLEGE
- 3. CALIFORNIA LUTHERAN UNIVERSITY
- 4. UNIVERSITY OF WEST LA
- 5. SUPERIOR STREET ELEMENTARY SCHOOL
- 6. PHILIPS GRADUATE UNIVERSITY
- 7. CHATSWORTH CHARTER HIGH SCHOOL





# MAJOR EMPLOYERS



1. MEGGITT SAFETY SYSTEMS	8. INTERAMERICAN MOTOR CORP.	15. BLUE SHIELD OF CALIFORNIA	22. ANTHEM BLUE CROSS
2. TOPCO WHOLESALE	9. REGAL MEDICAL GROUP	16. PANAVISION	23. KAISER PERMANENTE
3. NOBLE HOME FURNISHING	10. PHARMAVITE	17. AIG	24. ACCOUNTING PRINCIPALS
4. THE FOAM SHOP	11. BLACKLINE SYSTEMS INC.	18. ZENITH NATIONAL INSURANCE	25. NORTHROP GRUMMAN INNOVATION SYSTEMS
5. SYNEAR FOOD HOLDINGS	12. CATALINA YACHTS	19. UNIVERSAL MUSIC GROUP	
6. ONTIC ENGINEERING AND MA.	13. FIDELITY INVESTMENTS	20. VIKING RIVER CRUISES INC.	
7. ARMORCAST PRODUCTS CO.	14. FARMERS INSURANCE	21. POMS & ASSOCIATES INSURANCE	



# CHATSWORTH AMENITIES

1. MGA ENTERTAINMENT INC.

2. THE HABIT BURGUER GRILL

3. STONEFIRE GRILL, POQUITO MAS

4. MENCHIE'S FROZEN YOGURT

5. BRENT'S DELI NORTHDRIGE

6. NORTHRIDGE FASHION CENTER  
Dave & Busters, California Pizza Kitchen,  
Yardhouse, Potato Corner, See's Candies,  
Ben & Jerri's.

7. THE STAND

8. BOB'S BIG BAY

9. HANDEL'S HOMEMADE ICE CREAM

10. PANERA BREAD

11. IHOP

12. IN-N-OUT BURGER

13. THE VINEYARDS AT PORTER RANCH  
Whole Foods, Lure Fish House, Chipotle, Finney's  
Crafthouse & Kitchen, Peet's Coffee, Patxi's Pizza,  
Silverlake Ramen, Ulta Beauty, AMC Theaters.

14. STARBUCKS

15. BEST BUY

16. CALIFORNIA CHICKEN CAFE

17. YOGURTLAND

18. CRUNCH FITNESS

19. CVS
20. THE HOME DEPOT

21. UNCLE ERNIE'S PIZZA

22. ZPIZZA

23. PETCO

24. GEN KOREAN BBQ HOUSE

25. WESTFIELD TOPANGA WOODLAND HILLS  
Afters Ice Cream, Blaze Pizza, CAVA, Carving  
Board, Il Fornaio, Gyu-Kaku, Pressed, Sweefin,  
Susie Cakes, Katsu-ya

26. DOUGH GRIL PLAZA

27. URBANE CAFE

28. DOG HAUS

29. DAVE'S HOT CHICKEN

30. NORTHERN CAFE

31. RITE AID

32. WIENERSCHNITZEL

33. MYUNGIN DUMPLINGS

34. A&W SEAFOOD RESTAURANT

35. ORANGETHEORY FITNESS

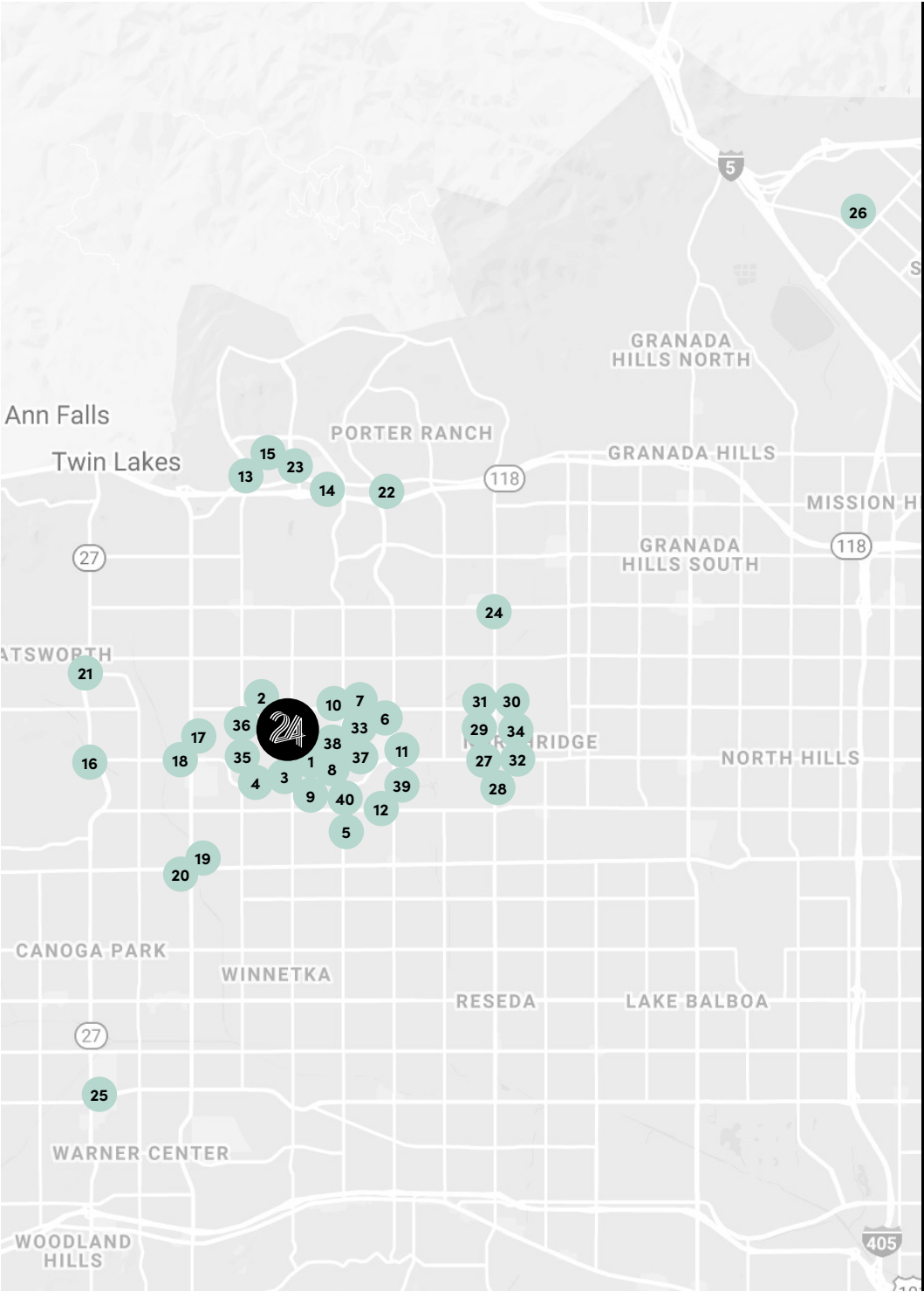
36. PACIFIC WINNETKA 12 & XD

37. TARGET

38. LOWE'S HOME IMPROVEMENT

39. COSTCO

40. KNOHL'S





For more information, contact:

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[VIEW SITE SPECIFIC COVID-19 PREVENTION PLAN](#)



**UNCOMMON**

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