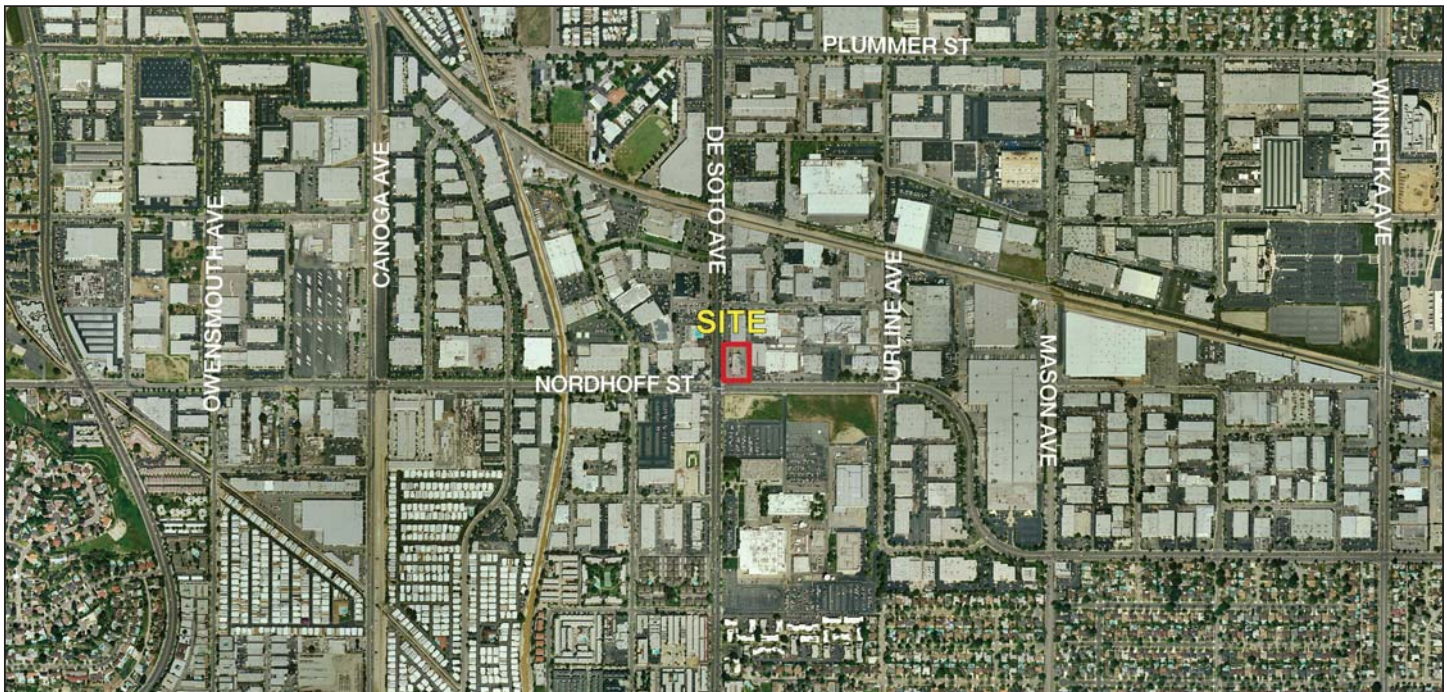


Major Signalized Corner

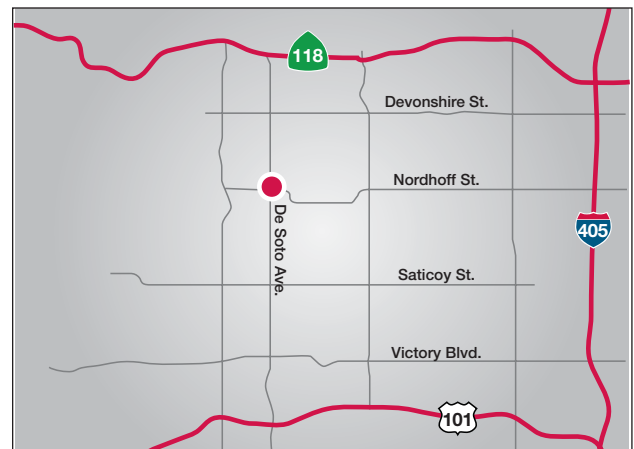
NWC San Fernando Valley ■ For Sale or Lease



9110 North De Soto Avenue ■ Chatsworth, California
NEC of De Soto Ave. and Nordhoff St.

HIGHLIGHTS

- **Lot Size:** 57,499 Sq. Ft.
- **Zoning:** MR2-1 / P-1
- **General Plan Land Use:** Highway Oriented Commercial
- **Council District:** 12 (Grieg Smith)
- **Existing Improvement:** Older Restaurant Building of approximately ??? Sq. Ft.
- **Purchase Price:** For Sale @ \$3.5 Million
For Lease @ \$300,000 per year



2005 DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
Total Population	18,212	84,431	182,148
No. of Employees	23,244	56,068	79,835
Avg. HH Income	\$49,608	\$60,710	\$62,468

TRAFFIC COUNTS

- **Nordhoff St.** Eastbound: 18,471 cpd
Westbound: 12,029 cpd
- **De Soto Ave.** Northbound: 19,364 cpd
Southbound: 23,404 cpd
- **Total** 73,268 cpd



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