



Perspective View Looking South West

PROPERTY HIGHLIGHTS

- 8.23 Acre prime development site
- Over 57,000 daytime workers within immediate trade area, over 66,000 daytime workers within a 2 mile radius
- Strategically located in an established, dense residential market
- Excellent visibility & access from Lassen St and Mason Ave
- Over 55,000 cars per day at the intersection
- Average household incomes over \$102,000 within a 2 mile radius
- Developer offers flexibility in size, site layout and design

TRAFFIC COUNTS

Lassen St	29,504
Mason Ave	21,040

Average daily traffic for a 24 hour period, both directions. Source: ESRI, 2005. Increased 0.5% annually.



DEMOGRAPHIC PROFILE

City of Chicago	2024 Census Data by Radius				
		1 Mile Radius	2 Mile Radius	3 Mile Radius	
	Population	2024 Total Population	17,784	68,277	162,436
		2019 Total Population	15,731	64,650	157,051
		2019 Total Daytime Population	28,788	98,308	178,898
		2019 Daytime Population: Workers	21,294	66,494	100,550
		2019 Daytime Population: Residents	7,494	31,814	78,348
	Households	2019 Median Age	40.4	39.8	37.3
		2024 Total Households	6,295	24,136	53,421
		2019 Total Households	5,592	22,962	51,851
	Race & Ethnicity	2019 Average Household Size	2.73	2.77	2.99
		White	59.19%	56.62%	52.32%
		Black/African American	4.21%	4.86%	4.49%
		Asian	19.57%	20.03%	21.31%
		American Indian/Alaska Native	0.60%	0.52%	0.51%
Pacific Islander		0.07%	0.14%	0.14%	
Other Race		11.01%	12.69%	16.07%	
Income	Two or More Races	5.35%	5.13%	5.15%	
	Hispanic Population	28.43%	30.93%	36.15%	
Housing	2019 Median Household Income	\$81,671	\$83,588	\$80,414	
	2019 Average Household Income	\$107,355	\$114,883	\$109,610	
	2019 Housing Units	5,889	24,298	54,630	
	Owner Occupied	3,468	13,840	30,168	
	Renter Occupied	2,123	9,122	21,683	
	2019 Average Home Value	\$661,444	\$715,703	\$693,515	

Source: ESRI, US Census

The Gateway at Lassen • Chatsworth, CA

2 Mile Overview

LOCATION

SWC
Lassen St & Mason Ave
Chatsworth, CA

SITE SIZE

358,586 SF (8.23 Acres)

TRAFFIC COUNTS

Lassen St 29,504
Mason Ave 31,040

Average daily traffic for 24 Hours, both directions.
Source: ESRI, 2005. Increased 1% annually.

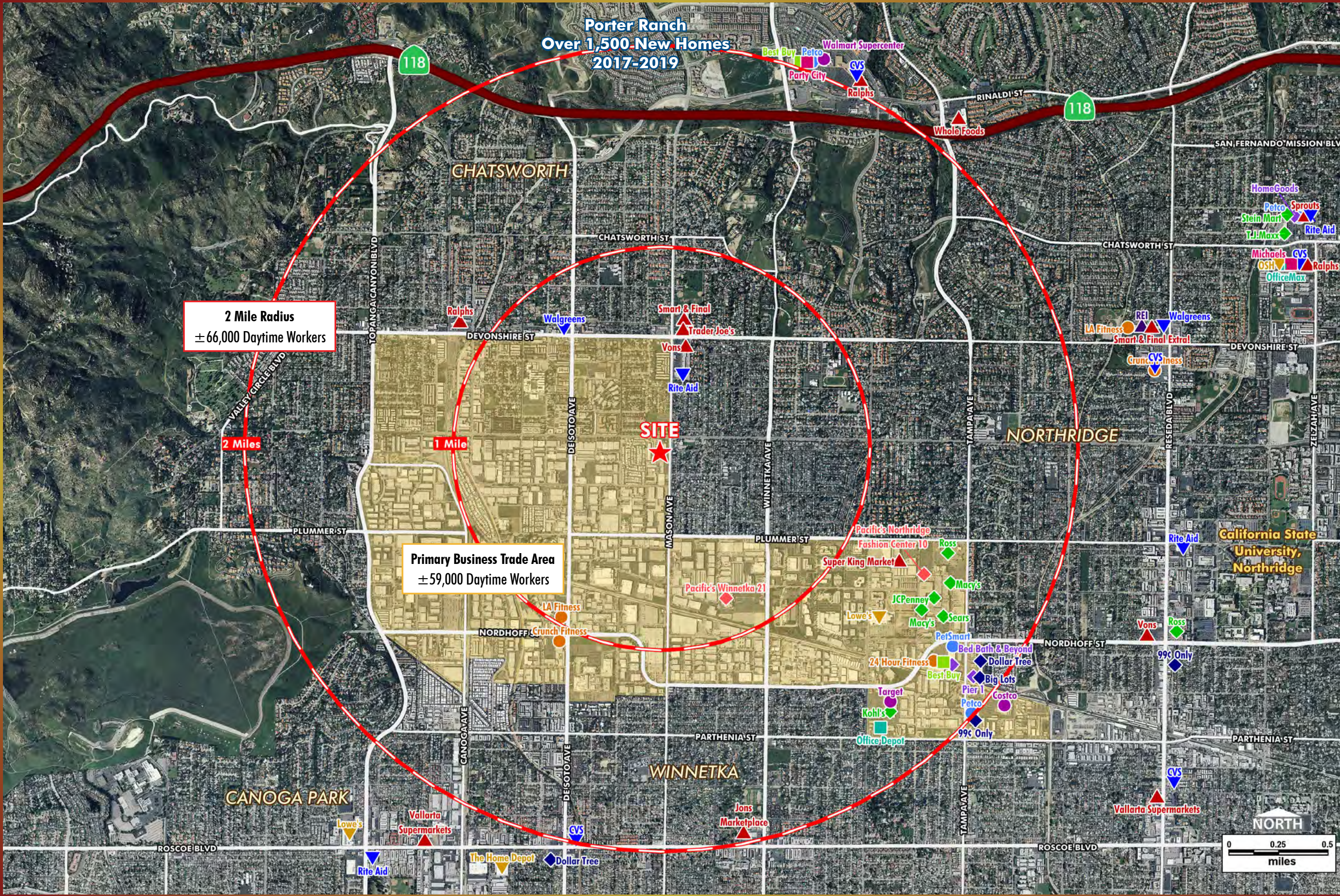
2019 POPULATION

1 Mile 15,731
2 Miles 64,650
3 Miles 157,051

2019 AVG HH INCOME

1 Mile \$107,355
2 Miles \$114,883
3 Miles \$109,610

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Site Overview

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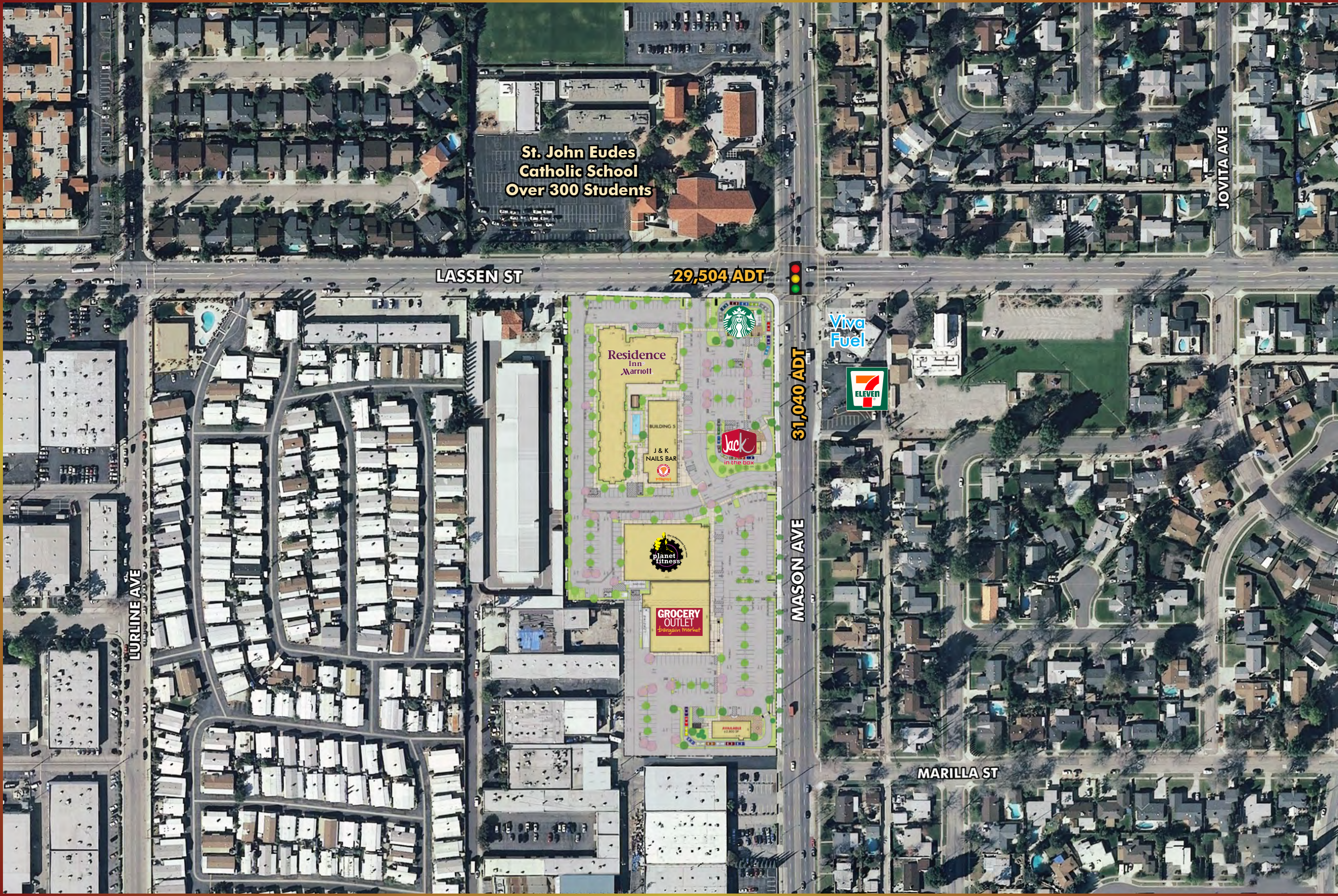
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Site Plan

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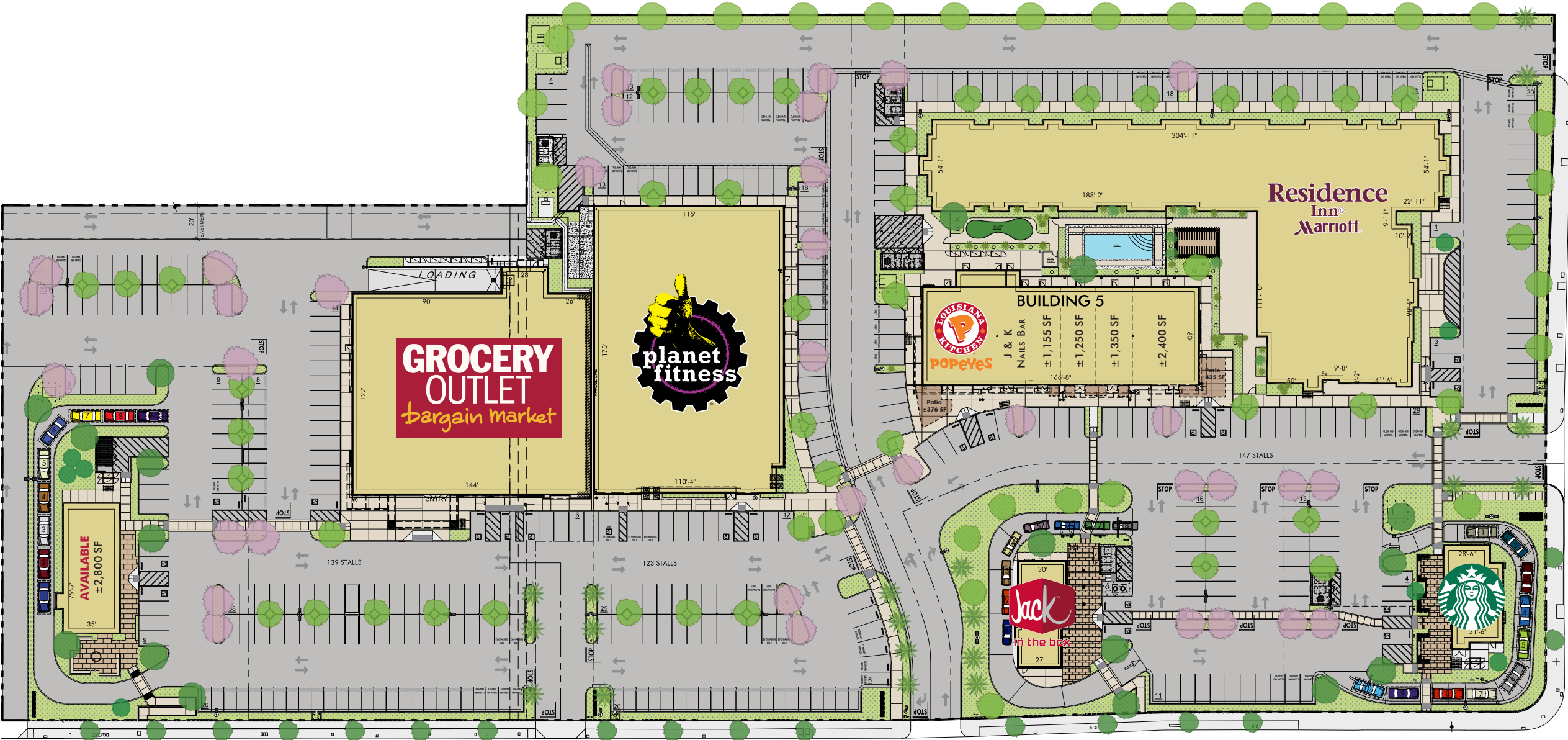
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MASON AVE

LASSEN ST



THE GATEWAY AT LASSEN • CHATSWORTH, CA

RENDERINGS

LOCATION

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Perspective View Looking South West



Perspective View Looking South From Lassen Street

THE GATEWAY AT LASSEN • CHATSWORTH, CA

RENDERING - BUILDING 5 SHOPS

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Perspective View Looking Southwest From Mason Ave

THE GATEWAY AT LASSEN • CHATSWORTH, CA

BUILDING 5 ELEVATIONS

LOCATION

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Chatsworth, CA

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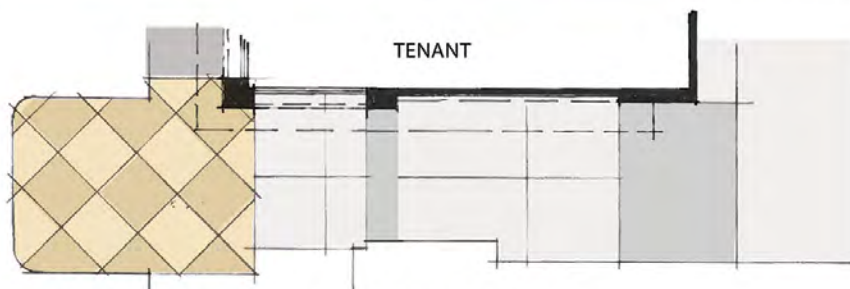
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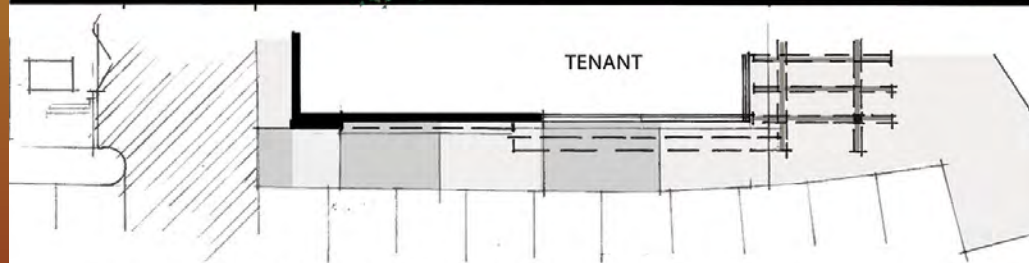
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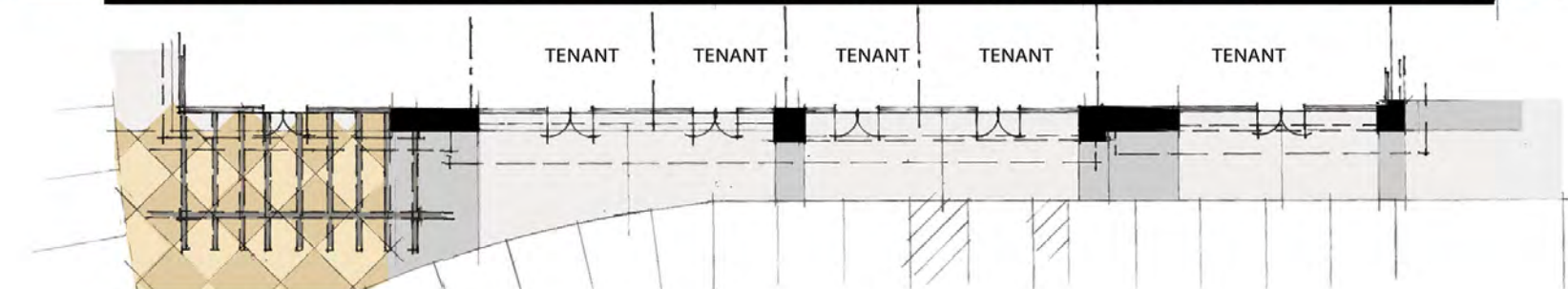
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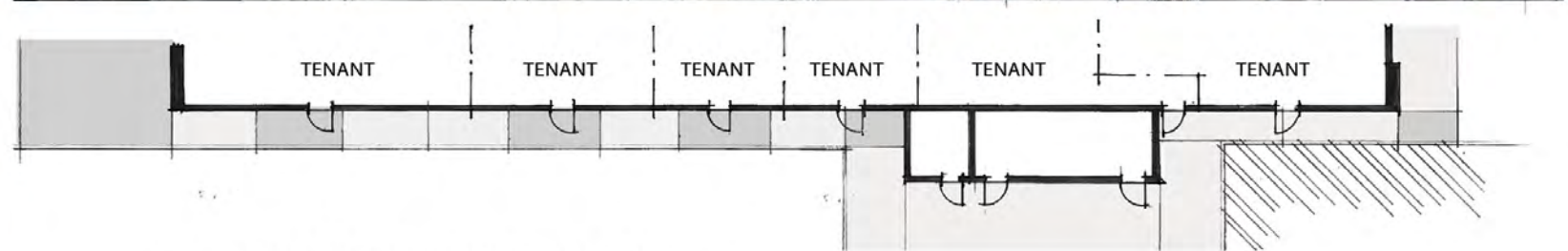
① **BUILDING 5 - NORTH ELEVATION**
SCALE: 3/32" = 1'-0"



③ **BUILDING 5 - SOUTH ELEVATION**
SCALE: 3/32" = 1'-0"



② **BUILDING 5 - EAST ELEVATION**
SCALE: 3/32" = 1'-0"



④ **BUILDING 5 - WEST ELEVATION**
SCALE: 3/32" = 1'-0"

Proposed Building Elevations. Final design subject to change.

THE GATEWAY AT LASSEN • CHATSWORTH, CA

BUILDING 5 FLOORPLAN

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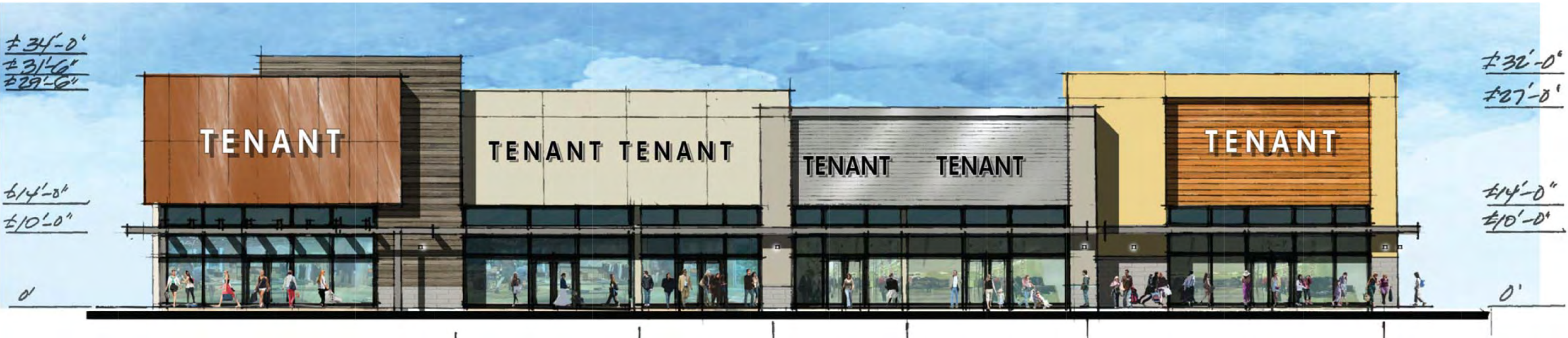
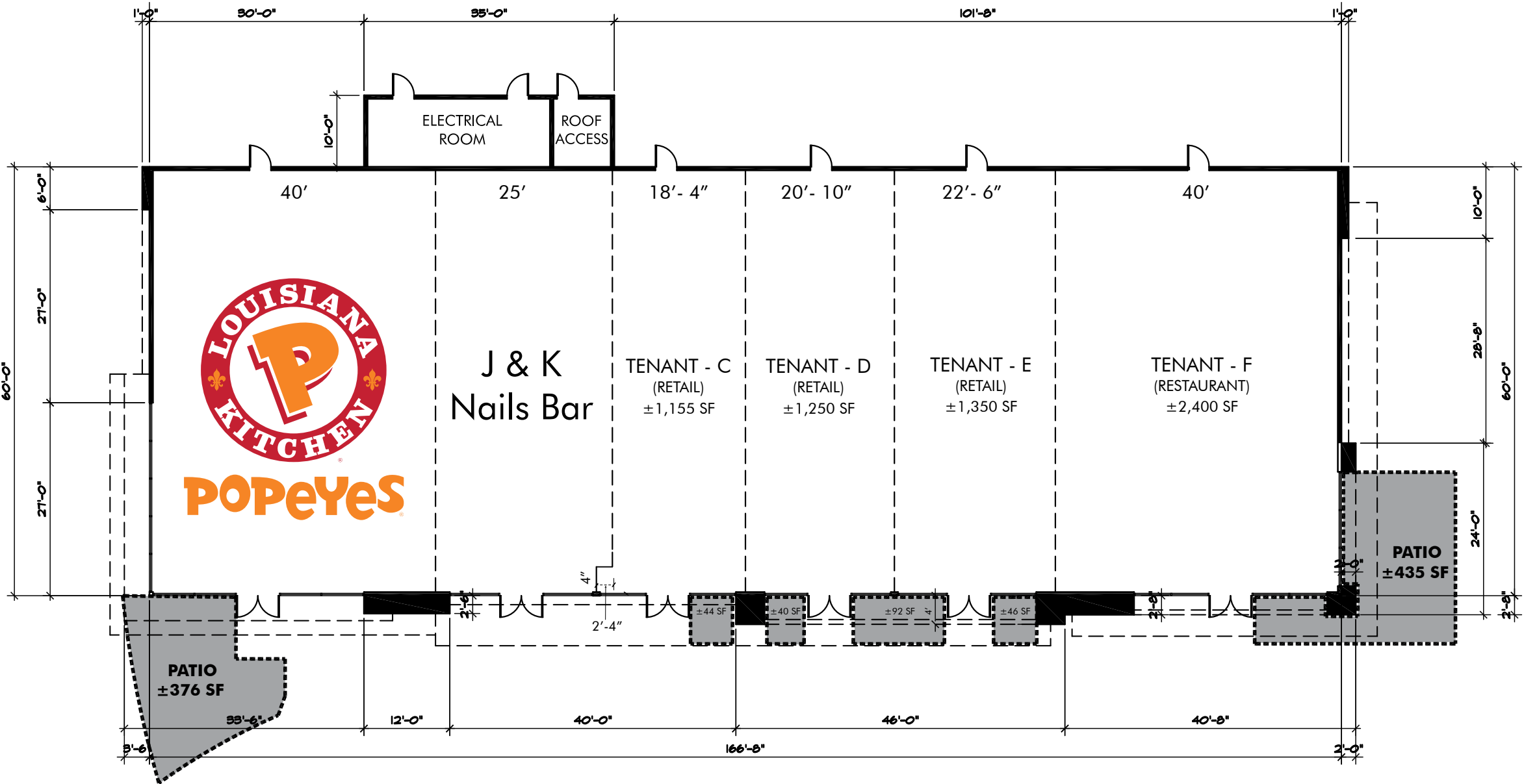
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BLDGS 4 & 5 ELEVATIONS

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BUILDINGS 4 & 5 EAST ELEVATION



BUILDINGS 4 & 5 WEST ELEVATION

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THE GATEWAY AT LASSEN • CHATSWORTH, CA

BEFORE & AFTER

LOCATION

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