

THE GATEWAY AT LASSEN

SWC OF MASON AVE AND LASSEN ST • CHATSWORTH, CA



PROPERTY HIGHLIGHTS

- 1,080 SF of OSR or Retail Space Available
- Residence Inn by Marriott now open
- Over 57,000 daytime workers within a 2-mile radius
- Strategically located in an established, dense residential market
- Excellent visibility & access off of Mason Ave with with future monument signage on Mason Street
- Over 61,000 cars per day at the intersection
- Average household incomes over \$140,000 within a 2-mile radius

TRAFFIC COUNTS

Lassen St	29,799
Mason Ave	31,350

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



DEMOGRAPHIC PROFILE

	1 Mile Radius	2 Mile Radius	3 Mile Radius	
Population	2029 Total Population	16,531	68,333	158,379
	2024 Total Population	15,977	68,882	161,167
	2024 Total Daytime Population	27,844	92,500	171,514
	2024 Daytime Population: Workers	19,774	57,763	90,665
	2024 Daytime Population: Residents	8,070	34,737	80,849
Households	2024 Median Age	42.4	41.9	40.5
	2029 Total Households	6,032	25,171	56,154
	2024 Total Households	5,724	24,730	55,573
	2024 Average Household Size	2.76	2.75	2.87
	Race & Ethnicity	White	39.85%	38.93%
Race & Ethnicity	Black/African American	4.93%	5.50%	5.03%
	Asian	20.20%	19.30%	21.02%
	American Indian/Alaska Native	1.21%	1.23%	1.30%
	Pacific Islander	0.21%	0.19%	0.17%
	Other Race	18.72%	21.13%	23.65%
	Two or More Races	14.88%	13.73%	13.52%
	Hispanic Population	35.44%	37.66%	40.24%
Income	2024 Median Household Income	\$102,746	\$103,072	\$101,281
	2024 Average Household Income	\$127,619	\$141,500	\$137,610
Housing	2024 Housing Units	5,960	26,113	58,078
	Owner Occupied	3,306	13,793	30,423
	Renter Occupied	2,418	10,937	25,150
	2024 Average Home Value	\$890,852	\$899,802	\$924,689

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

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Source: ESRI, 2005. Increased 0.5% annually.

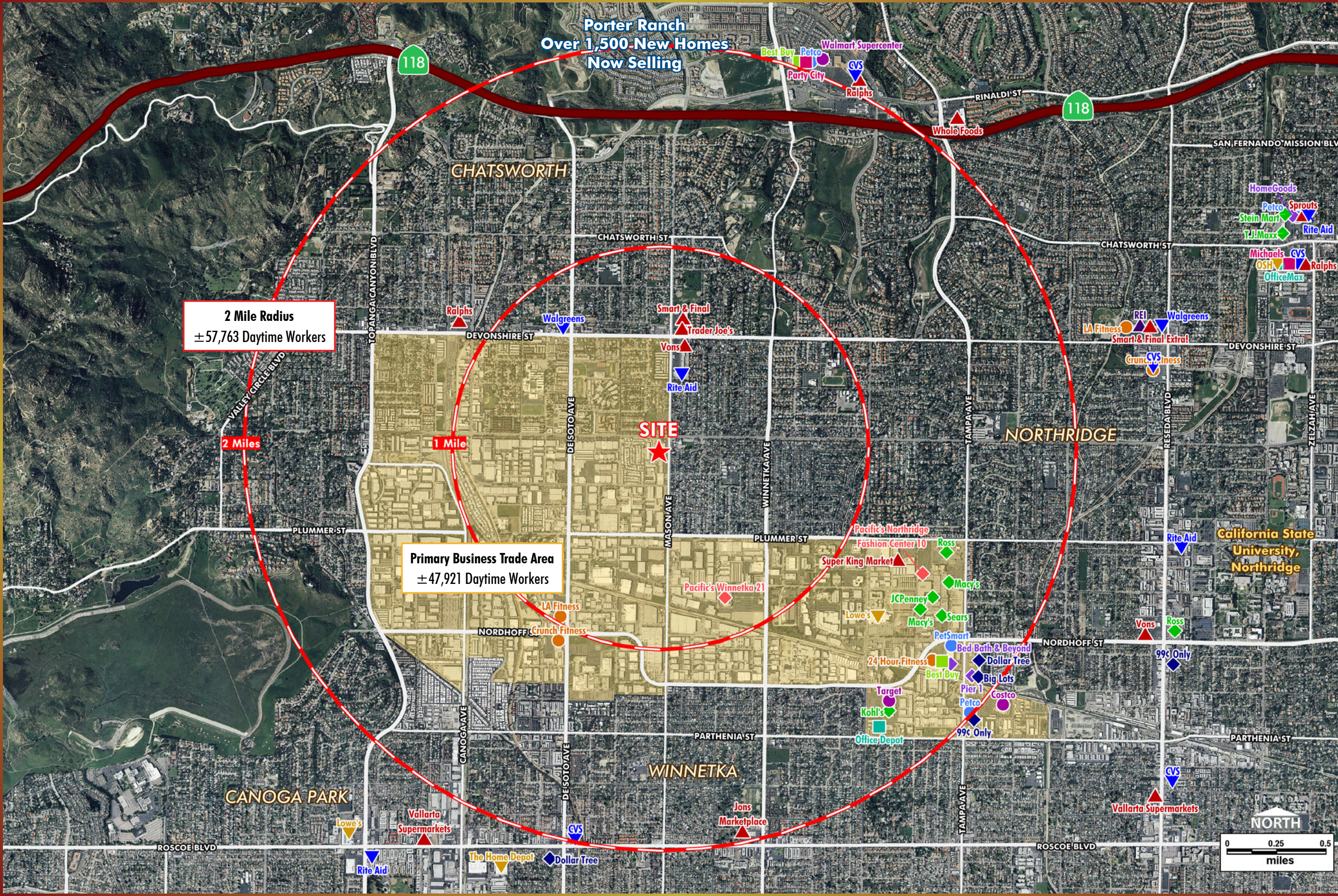
2024 POPULATION

1 Mile 15,977
2 Miles 68,882
3 Miles 153,022

2024 AVG HH INCOME

1 Mile \$127,619
2 Miles \$141,500
3 Miles \$137,610

Ielen Sarkisian
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Site Overview

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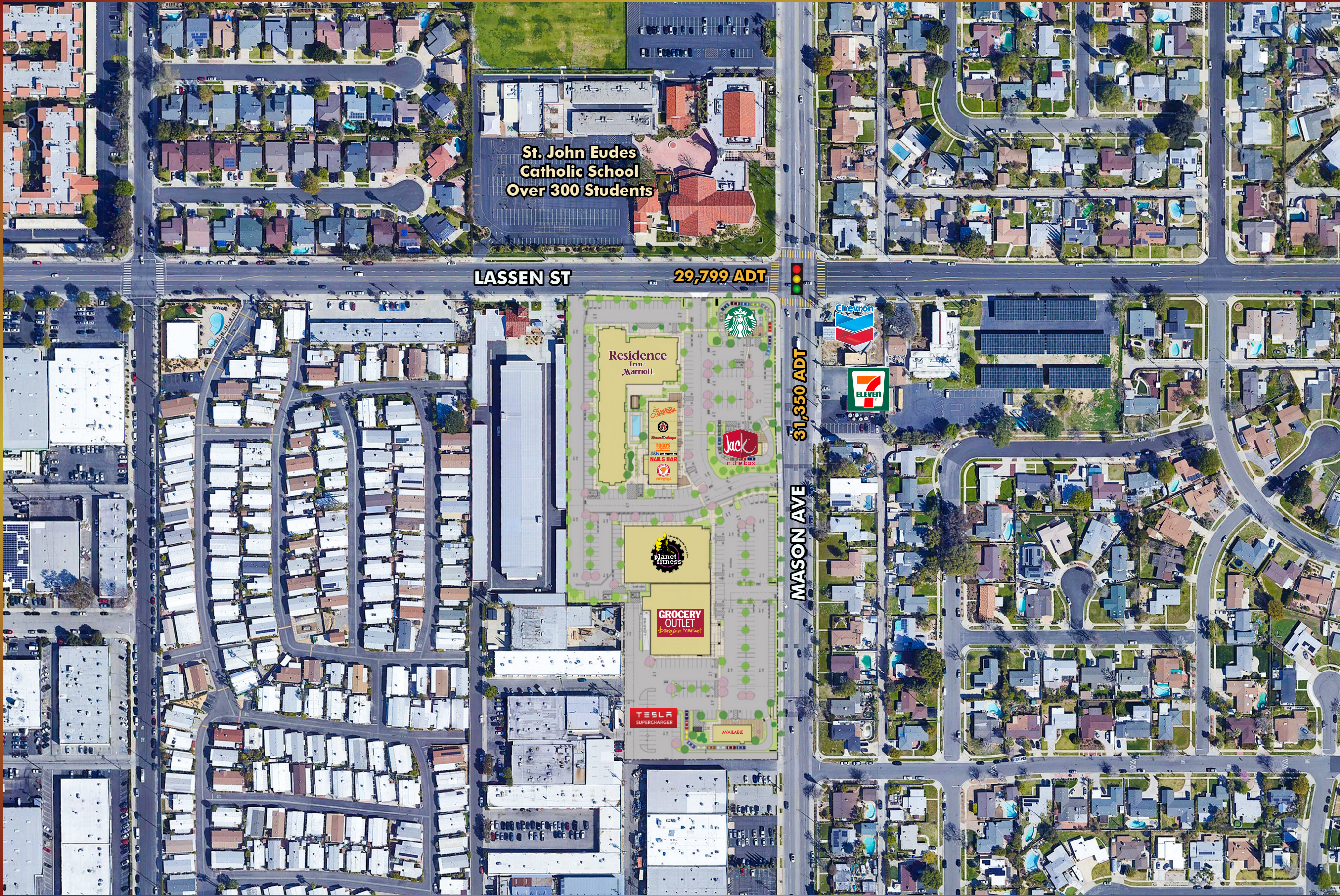
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Site Plan

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MASON AVE

LASSEN ST

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RENDERINGS

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Perspective View Looking South West



Perspective View Looking South From Lassen Street

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Perspective View Looking Southwest From Mason Ave

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BUILDING 5 ELEVATIONS

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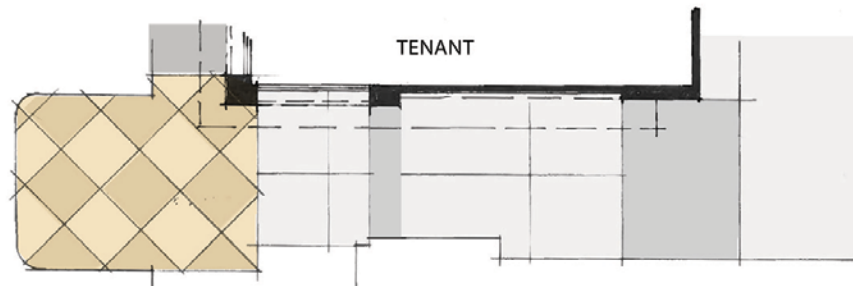
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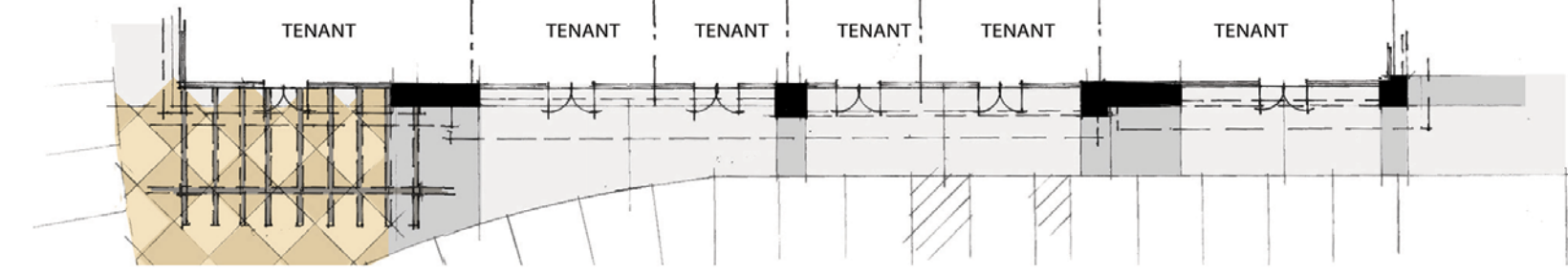
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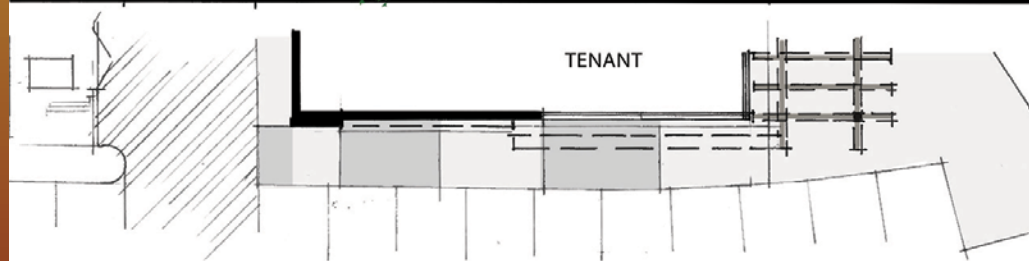
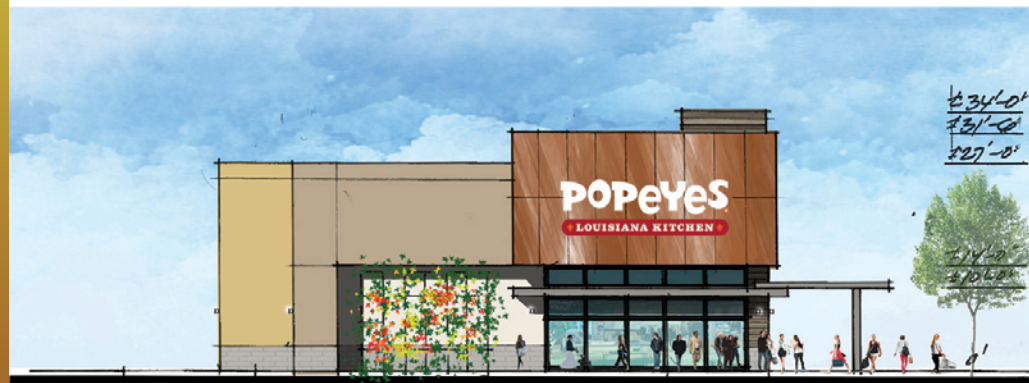
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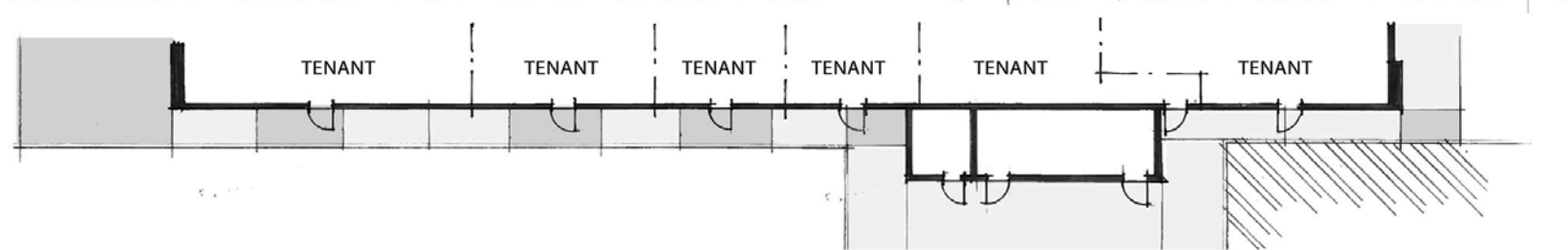
① **BUILDING 5 - NORTH ELEVATION**
SCALE: 3/32" = 1'-0"



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



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



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

Proposed Building Elevations. Final design subject to change.

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BUILDING 5 FLOORPLAN

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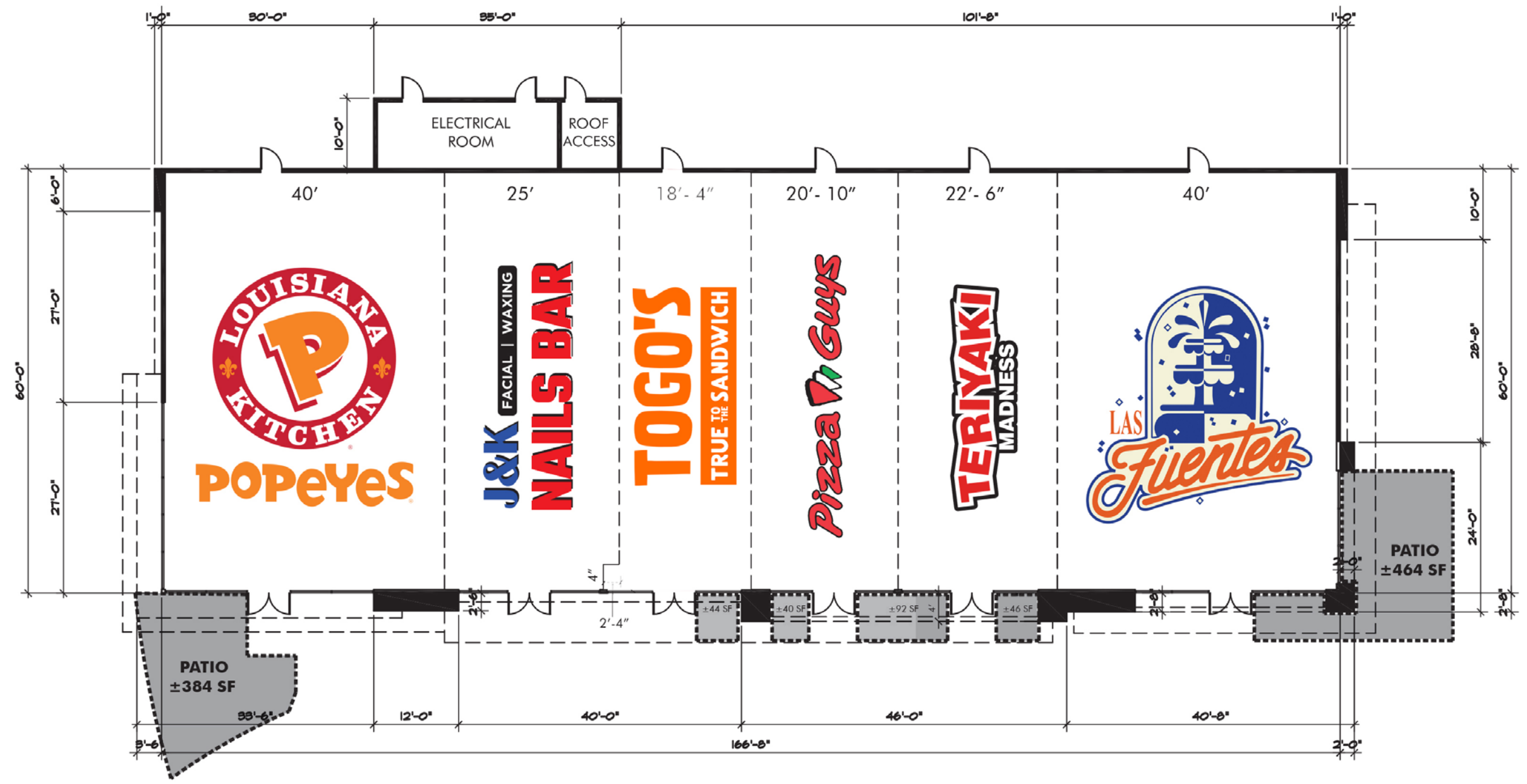
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BLDGS 4 & 5 ELEVATIONS

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BUILDINGS 4 & 5 EAST ELEVATION



BUILDINGS 4 & 5 WEST ELEVATION

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Before & After

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