



BALBOA COURTS

DEVELOPMENT SITE

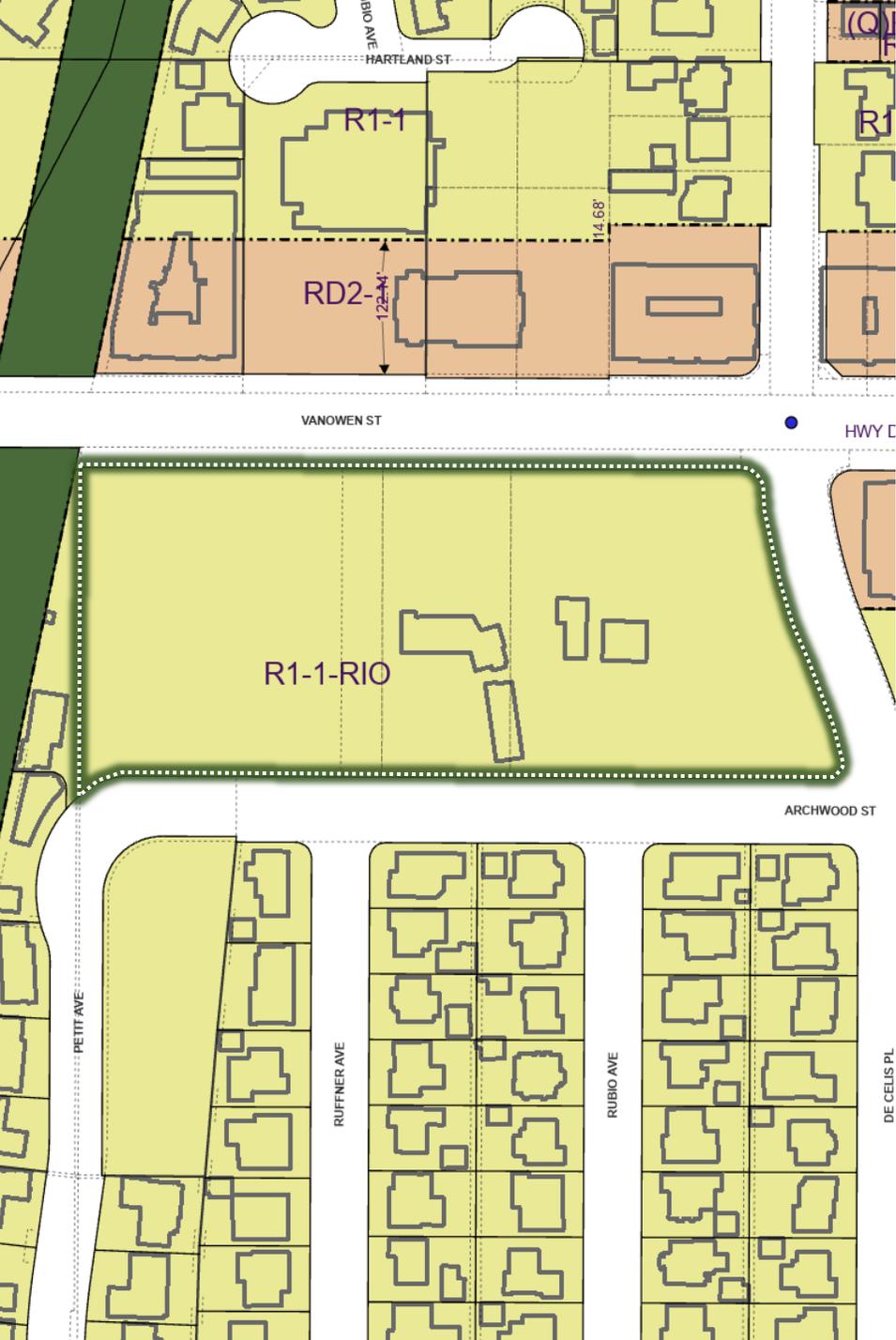


16600 VANOWEN ST. | 4.32 ACRES LAND | RD5 CORRESPONDING ZONE



Evanisko Realty & Investment, Inc., as exclusive advisor in conjunction with Peak Facility Partners, is pleased to present the opportunity to acquire fee simple interest in 4.32 acres at 16600 Vanowen St. in the Lake Balboa neighborhood of the City of Los Angeles.

The flat site boasts frontage on three streets, will not require tenant displacements, and is walking distance to one of Los Angeles' largest recreation amenities; Sepulveda Basin. The development of multiple residential product typologies are possible on the site from traditional single family to dense forms of deed restricted apartments leveraging state bonus density policy. A CUP was approved on 10/22/25 for public charter school on APNs 016 and 008.



Property Overview

Addresses and APN	16600 W. Vanowen Street, Van Nuys/Lake Balboa (City of LA), CA 91406 APN: 2231-007-017, 008, 016
Land Size	Approximately 188,339 SF (4.32 Acres)
Zoning	R1-1-RIO. Low Residential General Plan in its entirety, which, in Reseda - West Van Nuys Community Plan area possesses an RD5 Corresponding Zone.
DDA/QCT/OPP Zone/TOIA/2097	NO
AB2334 Low VMT	Yes
Council District	CD6 - Imelda Padilla
Existing Seller Work Product	ALTA Survey, Phase I, Geotechnical
Price and Terms	\$15,950,000 (\$85/PSF)
Broker Contact	Frank Evanisko / 213.200.6957 / frank@evaniskorealty.com / BRE: 01383591/ www.evaniskorealty.com Dan Morrar / 858.431.6261 / dan@peakfacilitypartners.com / BRE:01716132/ www.peakfacilitypartners.com

Low Density

Subdivision (TT or VTT) to R1 lots with private street

Yield Potential: 29-35 R1 lots for single family development with or without the application of various SHRA mechanisms (SB9 or SB1123) post map recordation.

Planning Mechanisms Required: TT or VTT



Medium Density (Pictured Below)

Subdivision (VTT) of SLO homes leveraging density bonus and the site's prevailing zone of RD5

Yield Potential: +/- 52 SLO with 5 @ VL using 35% bonus density up to 76 SLO units with 5 @ VL and 6 @ MOD using stacked 50% density bonuses. 76 SLO would still be under 18 DU/ACRE which would be a relaxed implementation of SLO houses. *This may required recalculation after considering any required street dedication areas.*

Planning Mechanisms Required: VTT and DB



High Density

AHIP (Affordable Housing Incentive Program) to produce deed restricted housing

Yield Potential: Over 600 units assuming four stories over garage and an average unit size of approx. 650 SF. We'd probably envision something more like 400.

Planning Mechanisms Required: Site qualifies for Limited State Incentive Table on AHIP Referral Form because it is in a Low Vehicle Travel Area. This qualifies the site for unlimited density. FAR will be an off-menu request of which the City of LA has issued countless Letters of Compliance under similar contexts.



16600 Vanowen St.

4.32 Acres

New Construction SFR Data Points



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➤ We predict a new subdivision of +/- 3,000 SF newly constructed single-family homes on conventional R1 lots to be worth at least \$1,725,000 per home at the subject site.

➤ For denser SLO product typologies, we predict an 1850 SF home to be worth in the \$1.4M range.



6250 Lindley Ave.
Encino, CA 91316
3,071 SF
Built 2025
PENDING: \$1,849,000

A



5935 Yarmouth Avenue
Encino, CA 91316
3,105 SF
Built 2024
ON MKT: \$2,199,000

B



17462 Bullock Street
Encino, CA 91316
3,143 SF
Built 2025
Sold: \$2,300,000
9-29-25

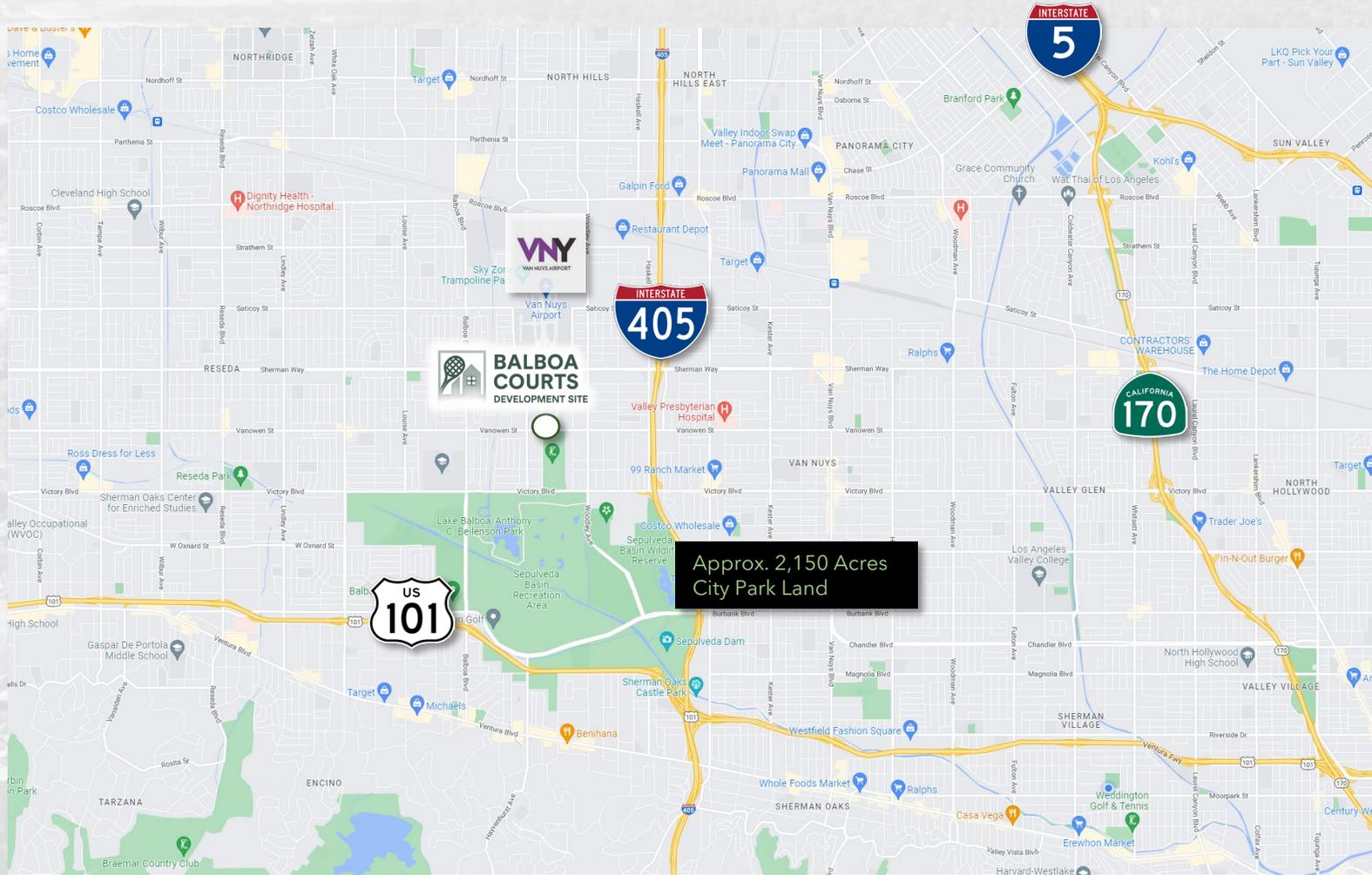
C



17413 Tiara Street
Encino, CA 91316
3,214 SF
Built 2025
Sold: \$2,099,000
9-22-25

D

16600 Vanowen St.
4.32 Acres
Property Location



- The Balboa Acres assemblage is located less than one mile north of one of the City's largest park and recreation areas which includes the 27-acre body of water known as "Lake Balboa" - the centerpiece of the park and immediate community.
- The site possesses convenient access to 101 and 405 Freeways as well as Van Nuys Airport - considered the best airport for private jets in LA County.
- The perfect location to develop higher end "missing middle" homes \$1.3M - \$2M each depending on ultimate entitled density and product type.
- The perfect infill site for production homes; critical volume of potential lots, closeness to job centers, few entitlement variables. **Truly a "one-in-a-million" Los Angeles site.**
- No relocation or RSO implications. For a residential site of this magnitude only those fully "in the know" will understand the rarity of this aspect.
- We predict that a new single-family home in the 3,000 SF range on a conventional R1 lot would fetch in the \$1.7+M range at this location.
- **Scarcity of ownership-type home production in Los Angeles will continue being the primary driver keeping single family homes extremely valuable through the transitional economic cycle.**



The infill land trade remains highly active in the San Fernando Valley. The scarcity of choice underdeveloped sites is evident as legacy sites become targets in the crosshairs of prudent land developers and builders.



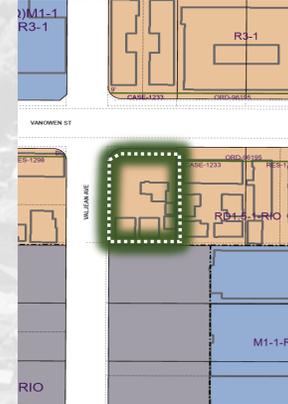
16600 Vanowen St.
188,339 SF Land
ON MKT: \$16,000,000
\$85/PSF



12755 Burbank Blvd.
830,297 SF Land
Sold June 2025 \$72,600,500
\$87/PSF



19300 Sherman Way
90,235 SF Land
Sold Sept. 2025: \$9,250,000
\$103/PSF



16156 Vanowen St.
16,094 SF Land
Sold Feb. 2024: \$4,000,000
\$249/PSF



14920 Sherman Way
106,083 SF Land
In Escrow: Listed \$10,000,000
\$94/PSF



6033 De Soto Ave.
63,640 SF Land
Sold Dec. 2025: \$8,999,000
\$141/PSF



6410 Canoga Ave.
204,807 SF Land
Sold Dec. 2025: \$25,500,000
\$125/PSF



**BALBOA
COURTS**
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Statement of Purpose.

Since its inception in 2003, Evanisko Realty & Investment, Inc. has pursued the mastery of a uniquely balanced implementation of commercial real estate brokerage and strategic advisory services to professionally represent land sellers in the Los Angeles marketplace. The ability to expertly play the roles of marketer, zoning consultant, and contracts negotiator has established Evanisko as a visionary strategic partner for stakeholders in transactions involving real estate slated for nearly all forms of redevelopment in the Southern California marketplace. Evanisko's closed transactional resume spans dozens of Southern California zoning jurisdictions, project uses, and sizes with a special focus on exclusive landowner representation in the marketing and transaction of real estate slated for various forms of housing, mixed-use, and commercial product typologies in the City of Los Angeles.



Contact.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or in escrow for a transaction is urged to verify all information and to conduct its own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. The Listing Brokers shall not serve as financial advisors to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents or potential rents from or for the Property. Legal questions should be referred to an attorney. Tax questions should be discussed with a certified public accountant or tax attorney. Title questions should be referred to a title officer or real estate and/or land-use counsel. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed with appropriate engineers, architects, contractors, other consultants and/or governmental agencies.

