

# 8025 VINELAND AVE

SUN VALLEY, CA 91352

FULLY ENTITLED  
DEVELOPMENT SITE IN  
SUN VALLEY

RTI DELIVERY OR CLEARED  
VACANT LAND – BUYER'S  
OPTION

APPROVED 136-UNIT  
MIXED-USE AFFORDABLE  
HOUSING PROJECT

## JANET NEMAN

310.996.2210 | janet.neman@kidder.com

LIC N° 01069127

## ANGELICA GOTZEV

424.653.1809 | angelica.gotzev@kidder.com

LIC N° 02053007

## AUSTIN MUDD

310.492.8402 | austin.mudd@kidder.com

LIC N° 02101587

KIDDER.COM

LAND AREA

*±56,192 SF/  
1.29 AC*

33,700+ VPD

STRATHERN ST

10,500+ VPD

VINELAND AVE



km Kidder  
Mathews

8025 VINELAND AVE

**±56,192**  
LAND SF

**136**  
TOTAL UNITS

**7**  
STORIES



Photo includes conceptual rendering(s) of future potential improvements for illustrative purposes and may not represent the actual condition of property.

ADDRESS	8025 Vineland Ave, Sun Valley, CA 91352
TOTAL UNITS	136 (135 restricted affordable + 1 manager)*
LAND AREA	±56,192 SF
STORIES	7
PARKING	Subterranean parking garage with 108 stalls (62 for residential, 46 for commercial)
ZONING	[Q]C2-1L-CDO-CUGU

# VINELAND FAMILY COMMUNITY

*Fully Entitled 136-Unit Affordable Mixed-Use Development Site*

*RTI Delivery Or Cleared Vacant Land With Alternative Redevelopment Potential*

### APPROVED AFFORDABLE HOUSING PROJECT WITH GROUND-FLOOR COMMERCIAL COMPONENT & MINISTERIAL APPROVALS SECURED

Approved mixed-use development site for 136 residential units (including one manager’s unit) with ground-floor commercial space. Ministerial approvals have been secured through the Transit Oriented Communities (TOC) program and Executive Directive 1 (ED-1), significantly reducing entitlement risk and development timelines.

Seller will deliver Ready-to-Issue (RTI) permits at Buyer’s option, enabling immediate construction. Alternatively, the property may be acquired as cleared vacant land for alternative redevelopment (Buyer to verify).

All approved residential units are subject to a 55-year affordability covenant. Demolition of existing improvements has been completed and the site will be delivered cleared.

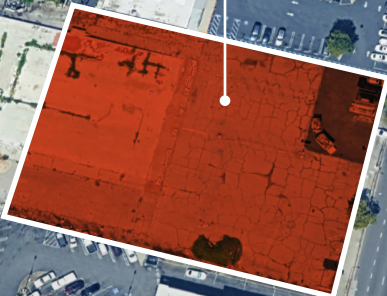
Unit Type	Units	% of Area Median Income
Extremely Low-Income Households	13	≤30%
Low-Income Households	122	≤80%
Manager Unit	1	-

### SITE STATUS

Fully entitled | Demolition complete – site cleared | Seller will deliver RTI permits at Buyer’s option | Alternative redevelopment potential (Buyer to verify)



8025  
VINELAND AVE



*For more information, contact*

**JANET NEMAN**  
310.996.2210  
janet.neman@kidder.com  
LIC N° 01069127

**ANGELICA GOTZEV**  
424.653.1809  
angelica.gotzev@kidder.com  
LIC N° 02053007

**AUSTIN MUDD**  
310.492.8402  
austin.mudd@kidder.com  
LIC N° 02101587

**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

