

11039 STRATHERN ST

SUN VALLEY, CA 91352

FULLY ENTITLED
DEVELOPMENT SITE IN
SUN VALLEY

RTI DELIVERY OR CLEARED
VACANT LAND – BUYER'S
OPTION

APPROVED 97-UNIT
AFFORDABLE HOUSING
PROJECT

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LAND AREA

±38,878 SF/
0.89 AC

33,700+ VPD

STRATHERN ST

10,500+ VPD

VINELAND AVE



km Kidder
Mathews

STRATHERN SENIOR HOUSING

Fully Entitled 97-Unit Affordable Housing Development Site

RTI Delivery Or Cleared Vacant Land With Alternative Redevelopment Potential

APPROVED 100% AFFORDABLE HOUSING PROJECT WITH MINISTERIAL APPROVALS SECURED AND DEMOLITION COMPLETE

Approved 100% affordable housing development site for 97 residential units (including one manager’s unit). Ministerial approvals have been secured through ED-1 and Density Bonus pathways, significantly reducing entitlement risk and development timelines.

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

All approved affordable 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
Very Low-Income Households	5	≤50%
Low-Income Households	91	≤80%
Managers 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)



±38,878
LAND SF

97
TOTAL UNITS

5
STORIES

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

ADDRESS	11039 Strathern St, Sun Valley, CA 91352
TOTAL UNITS	97 (96 restricted affordable + 1 manager)*
UNIT MIX	92 1BR, 4 2BR
LAND AREA	±38,878 SF
STORIES	5
PARKING	32 stalls
ZONING	[Q]P-1L-CDO-CUGU



11039
STRATHERN ST

For more information, contact

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