

AMIGO AVE

GAULT ST

AMIGO AVE

BAIRD AVE

BAIRD AVE

PA Rehearsal Studios

All About Kids Preschool

Eckharts Trailer Hitch & Welding, Inc.

JCPenney Salon

Uniforms Depot

Jeremiah Sports

7131 Baird Avenue

Reseda, CA 91335

24,529 SF Lot in Reseda - High-Density or Small Lot/Condo Project

**PARTNERSCRE**  
Petito | Toomarian | Davidi

**Priced at \$2,995,000**

**7131 Baird Avenue**

Reseda, CA 91335

24,529 SF Lot in Reseda - High-Density or Small Lot/Condo Project

**PARTNERSCRE**

Petito | Toomarian | Davidi





# TABLE OF CONTENTS

Property Overview	3	Parcel Report	8
Location Highlights	4	Photos	10
Location Maps	5	Confidentiality & Disclaimer	14
Walk Score	6	Contact Information	15

---

**JORDAN PETITO**  
Senior Vice President  
310.497.4362  
jordan@petitocre.com  
DRE 02023714

**NAVID TOOMARIAN**  
Senior Associate  
818.605.4134  
navid@partnerscrela.com  
DRE 207068881

**DANIEL DAVIDI**  
Commercial Associate  
310.848.3212  
daniel@partnerscrela.com  
DRE 02033222

# 7131 Baird Avenue

## The Offering

**PartnersCRE** is proud to exclusively represent a **premier development opportunity** at 7131 Baird Avenue, centrally located in Reseda. This **24,529 SF vacant lot, zoned [Q]R2-2D-CDO** and designated under the **Community Commercial General Plan**, presents an exceptional opportunity for a **small lot subdivision or condominium project** featuring **potential Accessory Dwelling Units (ADUs)**.

The site is eligible for **state housing incentives** under **SB 684** and **SB 1123**. **SB 684** facilitates **ministerial lot splits** allowing up to **10 housing units per lot**, streamlining the **entitlement process**, and **exempting projects** from **CEQA review** and **discretionary approvals**. Similarly, **SB 1123** supports streamlined processes for **condominium projects**, encouraging the addition of **ADUs** by simplifying **zoning compliance** and **reducing procedural timelines**.

Additionally, **7131 Baird Avenue** is situated within a **Transit Oriented Communities (TOC) Tier 1 zone**, offering incentives such as **increased floor area, bonus density, and reduced parking requirements** due to its proximity to transit. With **favorable zoning, streamlined entitlement processes, and strategic location** near transportation and commercial corridors, this property represents an outstanding infill development opportunity in one of Los Angeles' actively supported growth areas.

## Highlights

- General Plan Land Use: Community Commercial
- Ideal for small lot subdivision or condo projects with ADUs
- Eligible for SB 684 and SB 1123 incentives
- Bonus density and reduced parking via State Density Bonus Law
- Prime San Fernando Valley location near retail, healthcare, sports, and transit hubs

## At a Glance

Reseda

**\$2,995,000**

Price

**24,529 SF**

Lot Size

**\$122**

Price/SF (Land)

**2126-006-030**

APN

**78 FT x 320 FT**

Dimension

**Vacant Land**

Existing Use

**Community Commercial**

General Plan

**CR, C2, C4, RAS3, RAS4, P, PB**

General Plan

**[Q]R2-2D-CDO**

Zoning

**No Replacement Issues**

**No RSO**

**No Entitlements in Hand  
SB684 Subdivision Eligible**



# 7131 Baird Avenue

## Location Highlights

### Cedars-Sinai Tarzana Project

Located nearby, this advanced medical center provides specialized healthcare services and serves as a hub for medical professionals and cutting-edge research.

### LA Kings Ice Rink

A short drive away, this premier ice rink offers public skating sessions, hockey leagues, and training programs. It also hosts community events and serves as home to both professional and amateur hockey teams.

### Warner Center

Just minutes away, this vibrant business district features corporate offices, retail centers, dining options, and community activities, making it a hub for commerce and lifestyle.

### LA Rams Practice Facility

Located in close proximity, this state-of-the-art training ground is the official practice facility for the LA Rams, offering opportunities for fan engagement and community interaction.

### Reseda Development Highlights

Nearby, this transformative project in Reseda introduces new residential and commercial spaces with a focus on sustainable and modern urban living, complemented by enhancements to local infrastructure and public amenities.



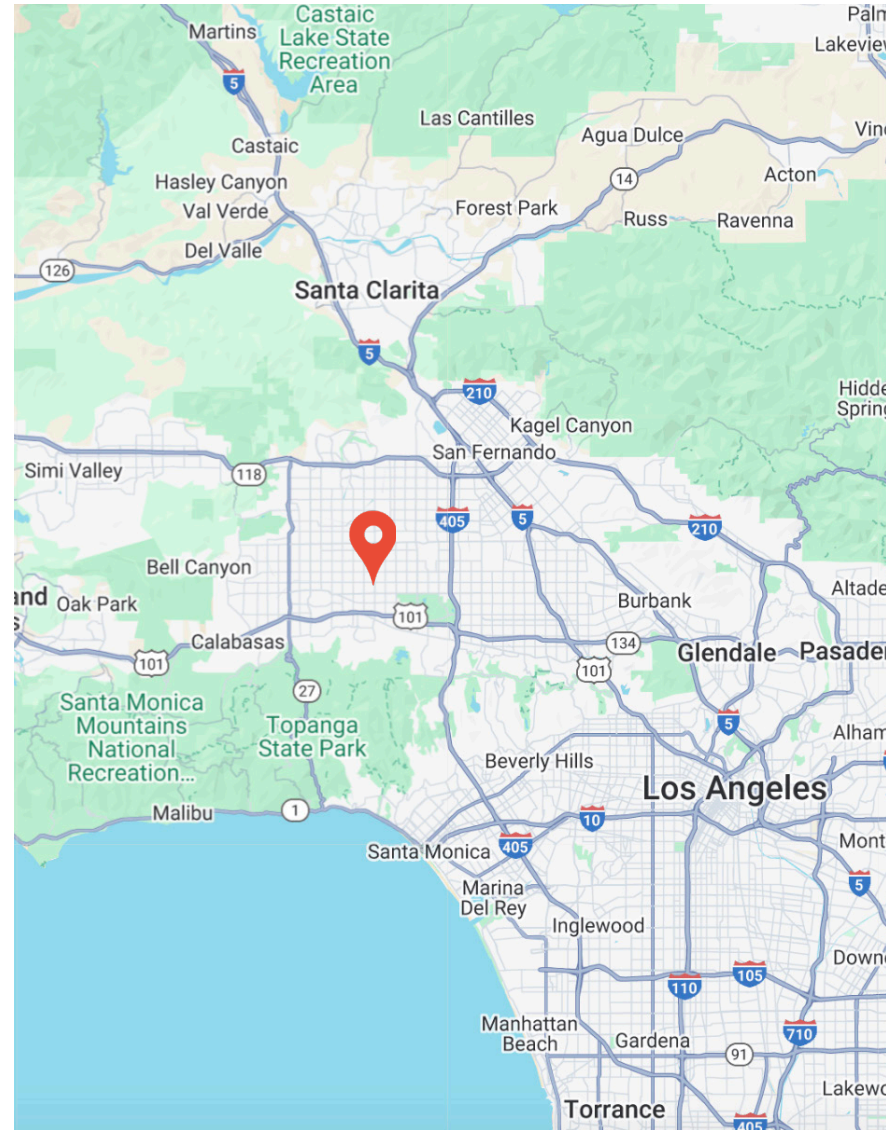
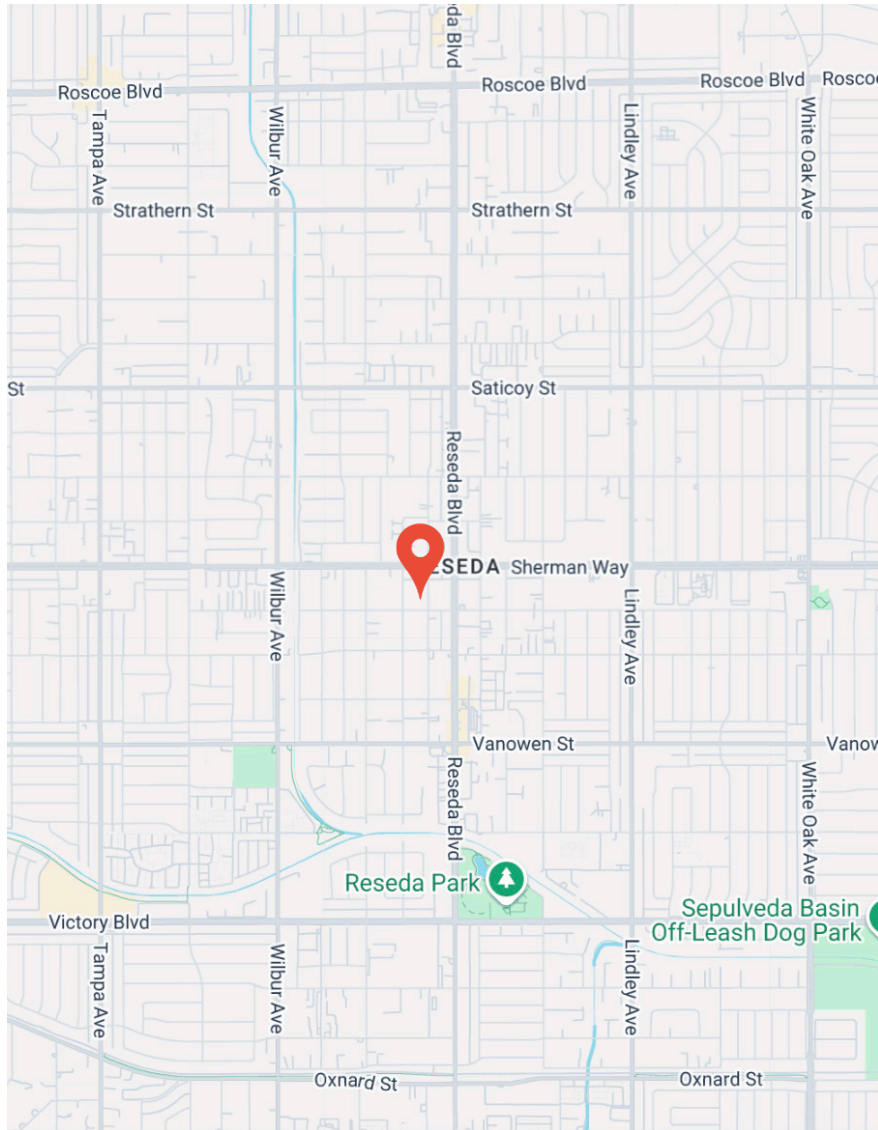
Jordan Petito | Navid Toomarian | Daniel Davidi



7131 Baird Avenue, Reseda, CA 91335 | Partners CRE • KWBH

# 7131 Baird Avenue

## Location Map



All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

# 7131 Baird Avenue

## Walk Score

### Walk Score®

Walk Score

**87**

#### Very Walkable

Most errands can be accomplished on foot.

Transit Score

**49**

#### Some Transit

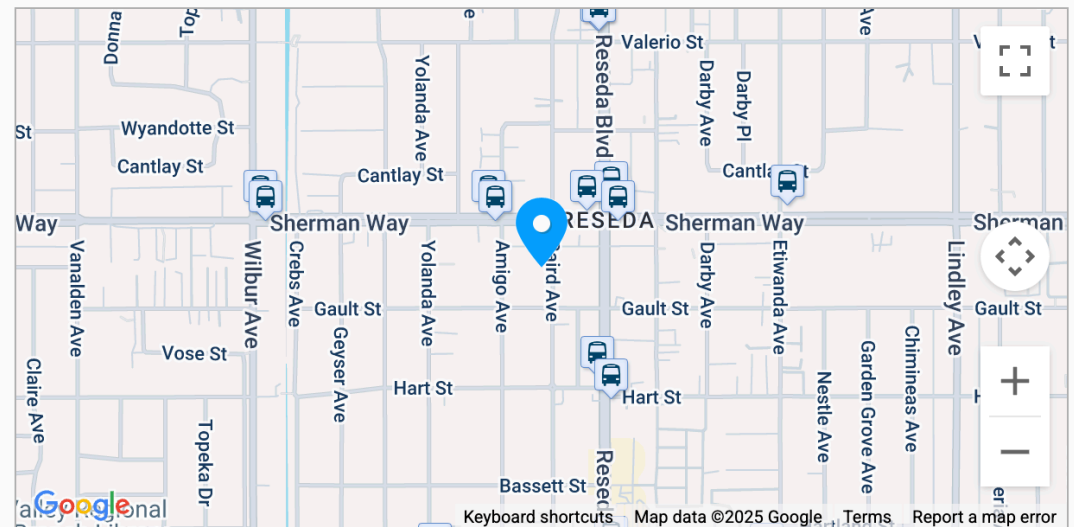
A few nearby public transportation options.

Bike Score

**63**

#### Bikeable

Some bike infrastructure.



#### Bus lines:

162 Metro Local Line	0.1 mi	Northridge DASH Northridge	0.1 mi
240 Metro Local Line	0.1 mi	165 Metro Local Line	0.4 mi

## About this Location

7131 Baird Avenue has a Walk Score of 87 out of 100. This location is Very Walkable so most errands can be accomplished on foot.

This location is in the Reseda neighborhood in Los Angeles. Nearby parks include West Valley Park, Reseda Park and Recreation Center and Reseda Park.

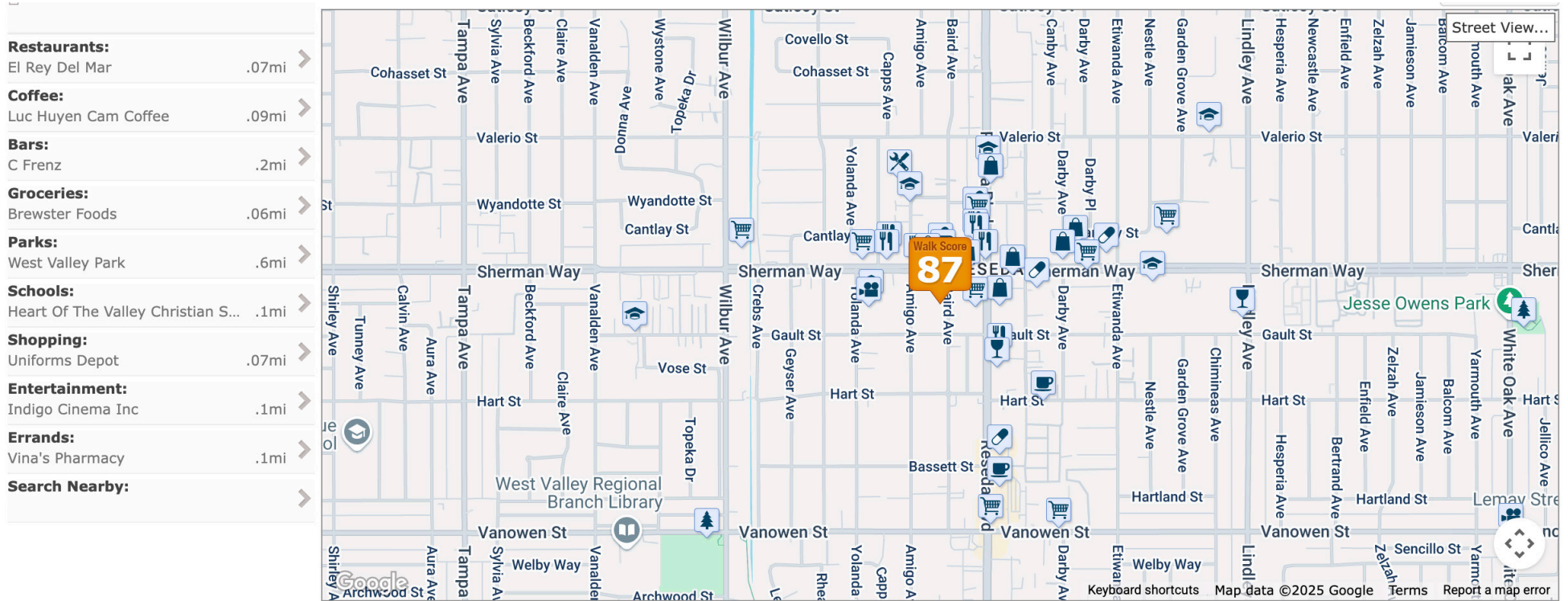
<https://www.walkscore.com/score/7131-baird-ave-los-angeles-ca-91335>

All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.



# 7131 Baird Avenue

## Walk Score



All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

# 7131 Baird Avenue

## Parcel Report



### City of Los Angeles Department of City Planning

5/22/2025  
PARCEL PROFILE REPORT

#### PROPERTY ADDRESSES

7131 N BAIRD AVE

#### ZIP CODES

91335

#### RECENT ACTIVITY

APCSV-2004-7818-ZC

#### CASE NUMBERS

APCSV-2014-1117-VZCJ-CDO

APCSV-2004-7817-ZC

CPC-9470

CPC-2019-1741-CPU

CPC-2008-3125-CA

CPC-2007-3036-RIO

CPC-2002-1263-CDO-ZC-MSC

CPC-1996-131-PA

CPC-1988-275

CPC-1986-788-GPC

CPC-1986-251-GPC

CPC-11708

ORD-185166

ORD-183145

ORD-183144

ORD-177369

ORD-176619

ORD-176558

ORD-176557

ORD-172925

ORD-171941

ORD-169649

ORD-162925-SA1530

ORD-119865

DIR-2014-1118-DB

DIR-2006-6981-CDO

ZA-19XX-21620

ZA-19XX-20797

ZA-19XX-19920

ZA-1989-740-CUZ

ENV-2019-1743-EIR

ENV-2014-1119-MND

ENV-2008-3103-CE

ENV-2007-3037-ND

ENV-2006-6982-CE

ENV-2004-7818-MND

ND-89-635-CUZ

#### Address/Legal Information

PIN Number 183B125 277  
Lot/Parcel Area (Calculated) 8,002.4 (sq ft)  
Thomas Brothers Grid PAGE 530 - GRID J5  
Assessor Parcel No. (APN) 2126006030  
Tract TR 5236  
Map Reference M B 64-75/76  
Block 3  
Lot 8  
Arb (Lot Cut Reference) None  
Map Sheet 183B125

#### Jurisdiction Information

Community Plan Area Reseda - West Van Nuys  
Area Planning Commission South Valley APC  
Neighborhood Council Reseda  
Council District CD 3 - Bob Blumenfeld  
Census Tract # 1310.24000000  
LADBS District Office Van Nuys

#### Permitting and Zoning Compliance Information

Administrative Review None

#### Planning and Zoning Information

Special Notes None  
Zoning (T)(Q)/RAS4-1VL-CDO-RIO  
Zoning Information (ZI) ZI-2452 Transit Priority Area in the City of Los Angeles  
ZI-2512 Housing Element Sites  
ZI-2339 Community Design Overlay: Reseda Central Business District  
ZI-2534 Lower Income Rezoning Housing Element Sites - Ministerial Approval and Minimum Density  
ZI-2358 River Implementation Overlay District (RIO)  
ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)  
ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1  
General Plan Land Use Community Commercial  
General Plan Note(s) Yes  
Minimum Density Requirement Yes (Rezoning Site)  
Hillside Area (Zoning Code) No  
Specific Plan Area None  
Subarea None  
Special Land Use / Zoning None  
Historic Preservation Review No  
HistoricPlacesLA No  
Historic Preservation Overlay Zone None  
Other Historic Designations None  
Mills Act Contract None  
CDO: Community Design Overlay Reseda Central Business District  
CPIO: Community Plan Imp. Overlay None  
Subarea None

CPIO Historic Preservation Review No  
CUGU: Clean Up-Green Up None  
HCR: Hillside Construction Regulation No  
NSO: Neighborhood Stabilization Overlay No  
POD: Pedestrian Oriented Districts None  
RBP: Restaurant Beverage Program Eligible Area None  
ASP: Alcohol Sales Program No  
RFA: Residential Floor Area District None  
RIO: River Implementation Overlay Yes  
SN: Sign District No  
AB 2334: Low Vehicle Travel Area Yes  
AB 2097: Within a half mile of a Major Transit Stop Yes  
Streetscape No  
Adaptive Reuse Incentive Area None  
Affordable Housing Linkage Fee  
Residential Market Area Medium  
Non-Residential Market Area Medium  
Inclusionary Housing No  
Local Affordable Housing Incentive No  
Targeted Planting No  
Special Lot Line No  
Transit Oriented Communities (TOC) Tier 3  
Mixed Income Incentive Programs  
Transit Oriented Incentive Area (TOIA) 2  
Opportunity Corridors Incentive Area Not Eligible  
Corridor Transition Incentive Area Not Eligible  
TCAC Opportunity Area Low  
High Quality Transit Corridor (within 1/2 mile) Yes  
ED 1 Eligibility Eligible Site  
RPA: Redevelopment Project Area None  
Central City Parking No  
Downtown Parking No  
Building Line None  
500 Ft School Zone None  
500 Ft Park Zone None  
Zanja System 1 Mile Buffer No

#### Assessor Information

Assessor Parcel No. (APN) 2126006030  
APN Area (Co. Public Works)\* 0.563 (ac)  
Use Code 010V - Residential - Single Family Residence - Vacant Land  
Assessed Land Val. \$1,710,417  
Assessed Improvement Val. \$0  
Last Owner Change 11/29/2017  
Last Sale Amount \$9  
Tax Rate Area 8852  
Deed Ref No. (City Clerk) None  
Building 1 No data for building 1  
Building 2 No data for building 2  
Building 3 No data for building 3  
Building 4 No data for building 4  
Building 5 No data for building 5  
Rent Stabilization Ordinance (RSO) No [APN: 2126006030]

#### Additional Information

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](https://www.zimas.lacity.org)  
(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](https://www.zimas.lacity.org)  
(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.



# 7131 Baird Avenue

## Parcel Report

Airport Hazard	250' Height Limit Above Elevation 790 200' Height Limit Above Elevation 790
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
Farmland	Urban and Built-up Land
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No

### Environmental

Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No

### Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	10.58418
Nearest Fault (Name)	Northridge
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.50000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	22.00000000
Rupture Top	5.00000000
Rupture Bottom	20.00000000
Dip Angle (degrees)	42.00000000
Maximum Magnitude	7.00000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No

### Economic Development Areas

Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

### Housing

Rent Stabilization Ordinance (RSO)	No [APN: 2126006030]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	Yes
Assessor Parcel No. (APN)	2126006030

Address	7131 BAIRD AVE
Year Built	0
Use Code	010V - Residential - Single Family Residence - Vacant Land
Notes	The Just Cause Ordinance applies after the expiration of the initial lease or after 6 months of continuous occupancy, whichever comes first.
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	Yes
Public Safety	
Police Information	
Bureau	Valley
Division / Station	West Valley
Reporting District	1024
Fire Information	
Bureau	Valley
Battalion	17
District / Fire Station	73
Red Flag Restricted Parking	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacounty.org](https://zimas.lacounty.org)  
(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

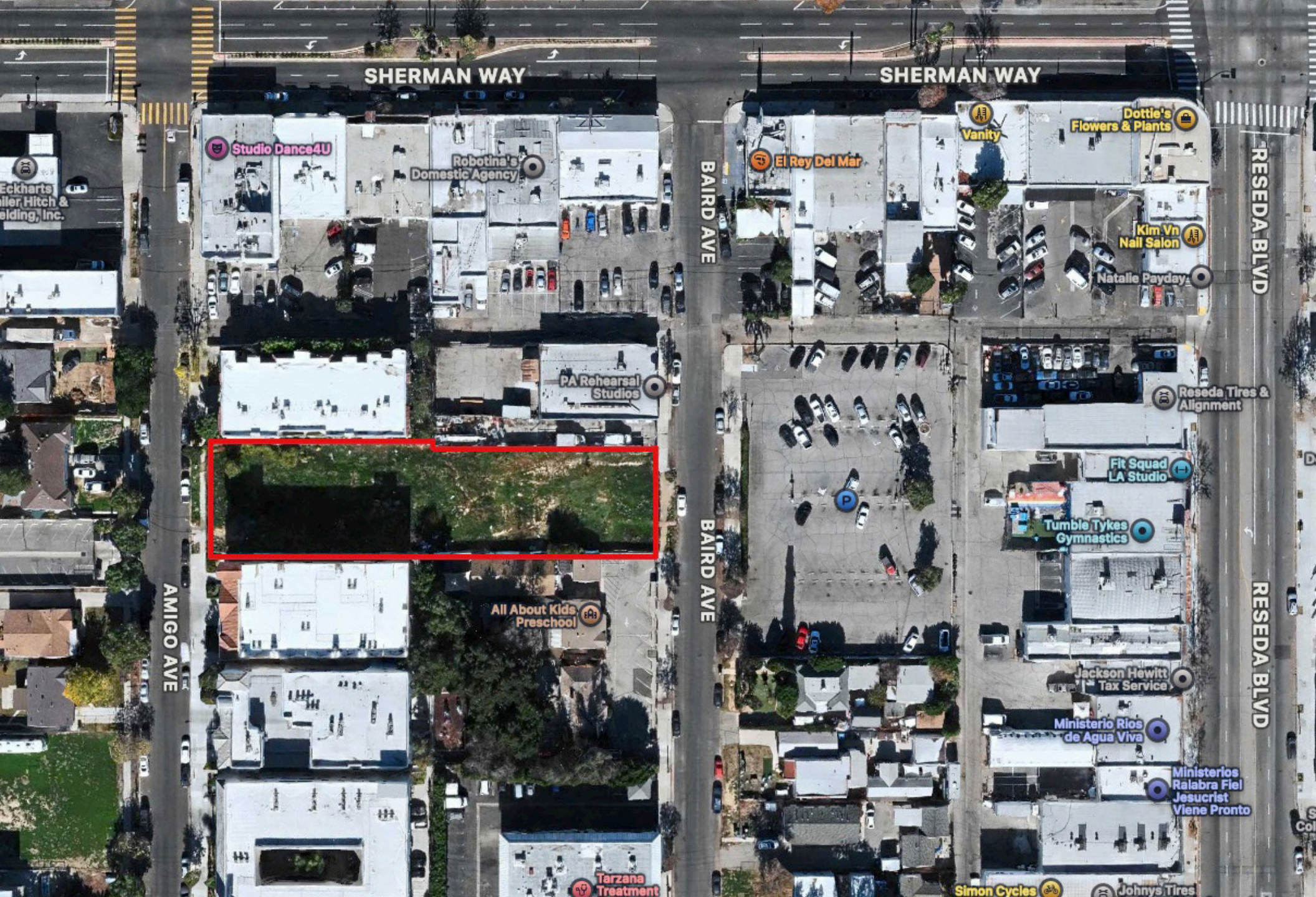
This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacounty.org](https://zimas.lacounty.org)  
(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.



















## Confidentiality & Disclaimer

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates, and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance, or lack of compliance with applicable governmental requirements, developability or suitability, the financial performance of the property, the projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

### **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their 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. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including those 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 from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Partners CRE and KW Commercial in compliance with all applicable fair housing and equal opportunity laws.



# PARTNERSCRE

**JORDAN PETITO**  
Senior Vice President

310.497.4362  
jordan@petitocre.com  
DRE 02023714  
partnerscrela.com

**NAVID TOOMARIAN**  
Senior Associate

818.605.4134  
navid@partnerscrela.com  
DRE 207068881  
partnerscrela.com

**DANIEL DAVIDI**  
Commercial Associate

310.848.3212  
daniel@partnerscrela.com  
DRE 02033222  
partnerscrela.com

KW Beverly Hills is a real estate broker licensed by the state of California and abides by equal housing opportunity laws. License number 01428775. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to accuracy of any description. All measurements and square footage are approximate.