

# FOR SALE

14,827 SF RELIGIOUS FACILITY WITH 10.2:1 PARKING, OR  
2.31-ACRE RESIDENTIAL DEVELOPMENT OPPORTUNITY



INGOMAR ST

**18425 INGOMAR STREET**  
**RESEDA (CITY OF LOS ANGELES), CA 91335**

**DAVID KNOWLTON, SIOR, CCIM**  
Executive Vice President  
949.468.2307  
dknowlton@naicapital.com  
Cal DRE Lic. 00893394

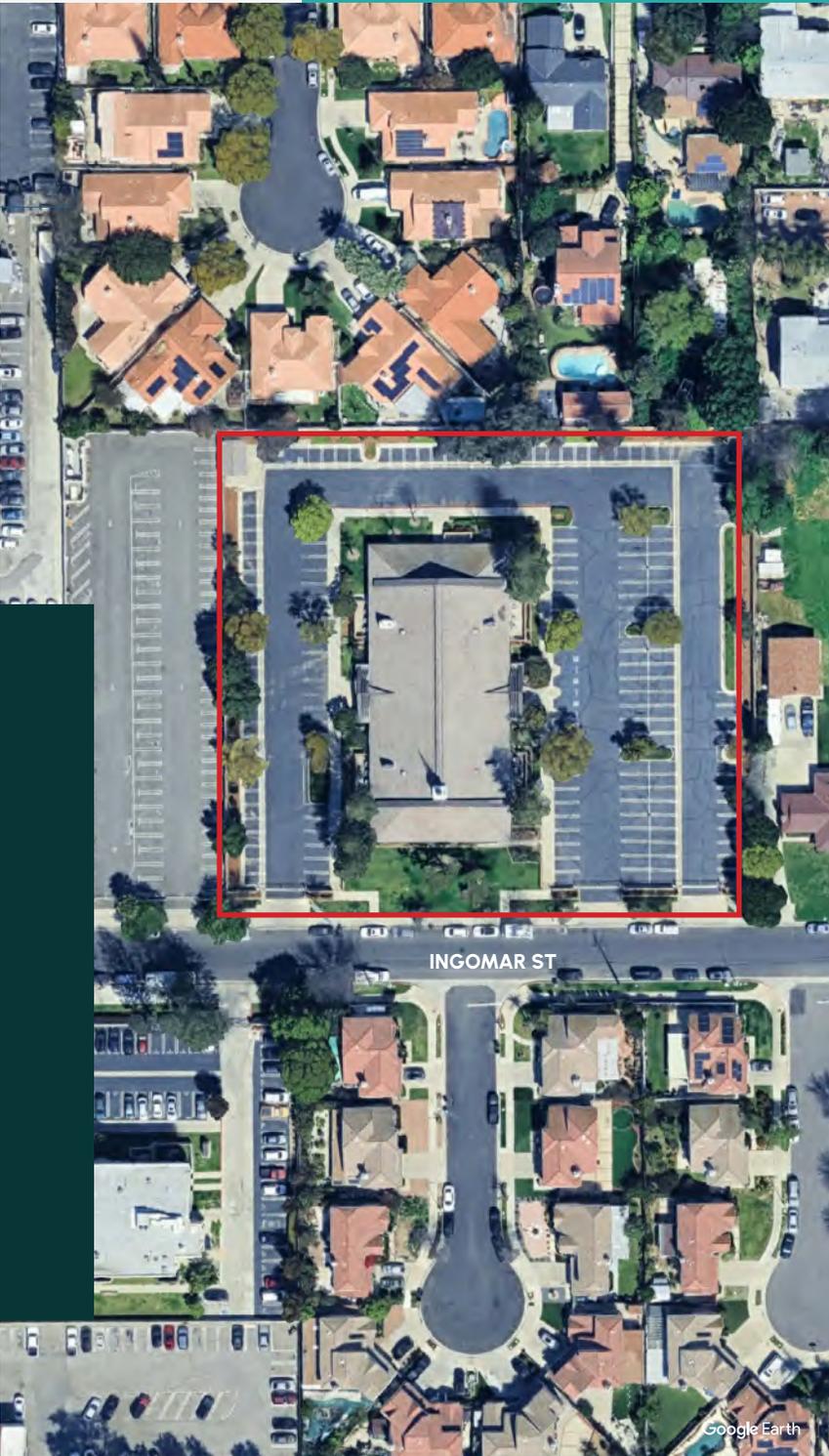
**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

# THE OFFERING

## OPPORTUNITY OVERVIEW

Built in 1991, this 14,827 SF Single-Story Religious Facility has 152 gated parking spaces (10.2:1,000 SF). The chapel has a seating capacity of 170 persons. The connected “Cultural Hall” (Gymnasium/Performance Stage) offers significant expansion seating capacity. The building features numerous large meeting rooms, classrooms and a serving kitchen. The current use is “7100 – Institutional – Church – One Story”.

Comprised of one (1) legal parcel, the site is zoned RA1-1” SUBURBAN ZONE which allows one-family dwellings. Every lot shall have a minimum width of 70' and a minimum area of 17,500 SF.



### APN

2102-016-086

### TOTAL SITE SIZE

2.31 Acres

### STREET FRONTAGE

Ingomar Street – 335'

### CURRENT USE

7100 – Institutional – Church – One Story

### IMPROVEMENTS

14,827 SF Single-Story Religious Facility built in 1991.

The roof is 35 years old. Please inspect.

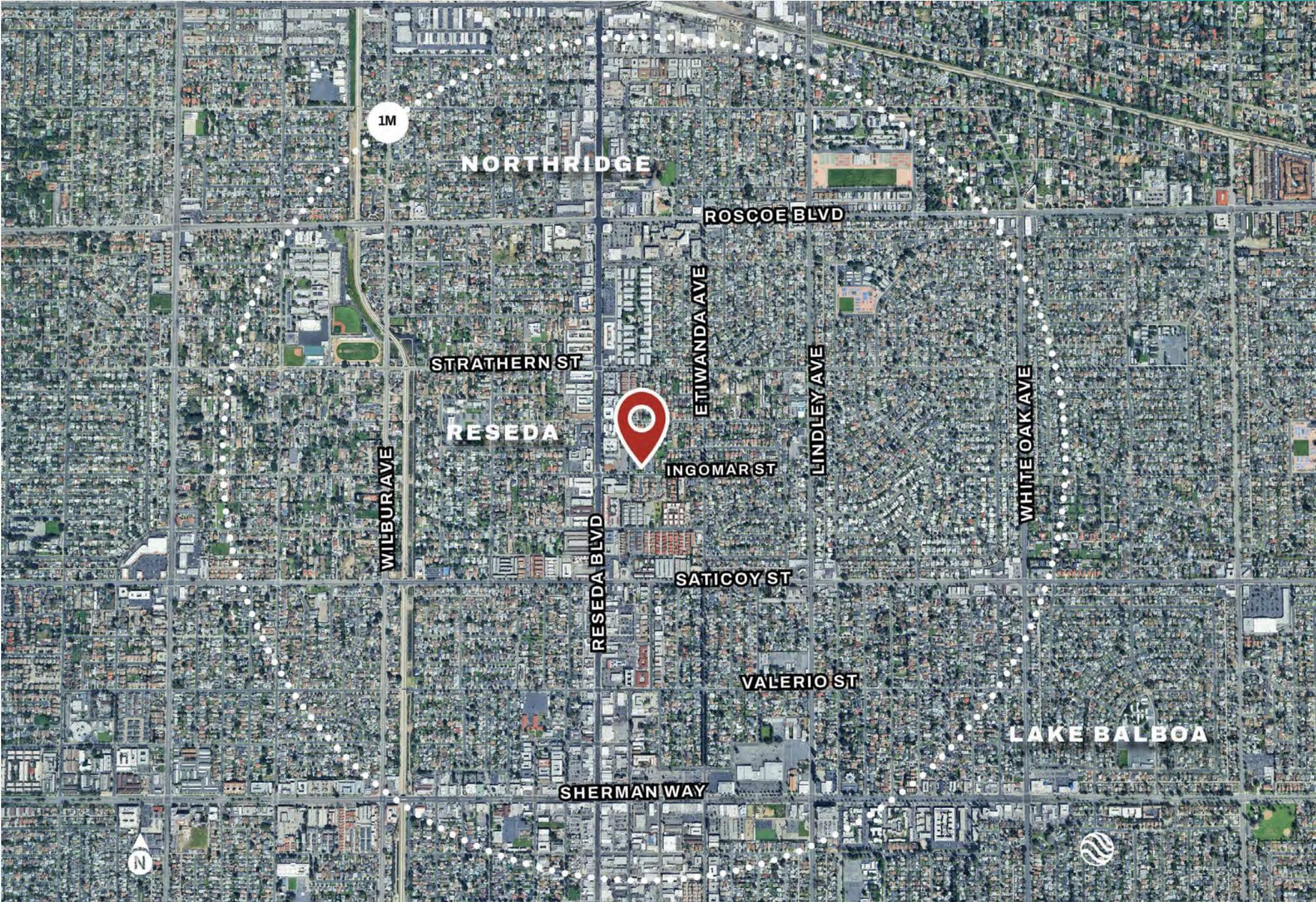
Note:  
If the property is developed, it will be Buyer's responsibility to demolish the existing structure at Buyer's expense following Close of Escrow.

# PROPERTY HIGHLIGHTS

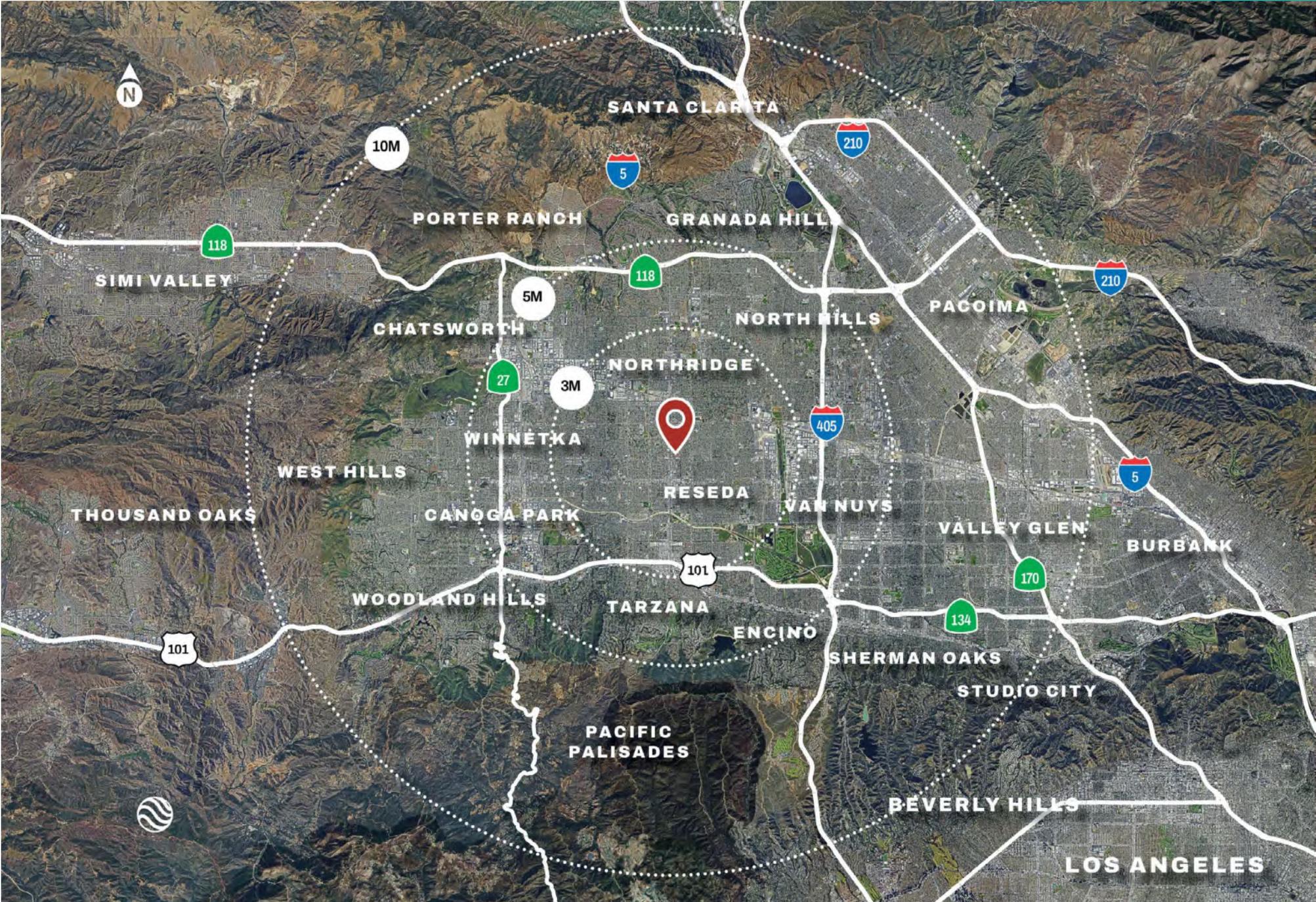
- ✓ Single-Story Religious Facility with Large Chapel (Seating Capacity – 170 persons)
- ✓ Significant Expanded Seating Capacity in Cultural Hall (Gymnasium)
- ✓ Cultural Hall Features a Basketball Court & Performance Stage
- ✓ 152 On-Site Secured Parking Spaces (10.2:1,000 SF)
- ✓ Numerous Meeting Rooms/Classrooms, a Serving Kitchen
- ✓ Built in 1991; In Good Condition
- ✓ Zoned RA-1 for Residential In-Fill Development Opportunity
- ✓ Two (2) Access Points on Ingomar Street
- ✓ 2.9 Miles from 101 Freeway; 4.55 Miles from 405 Freeway
- ✓ 2024 Avg HH Income: \$103,528 (3-mile Radius)
- ✓ Do Not Disturb Occupant - Call to Show



# LOCATION MAP



# AREA MAP



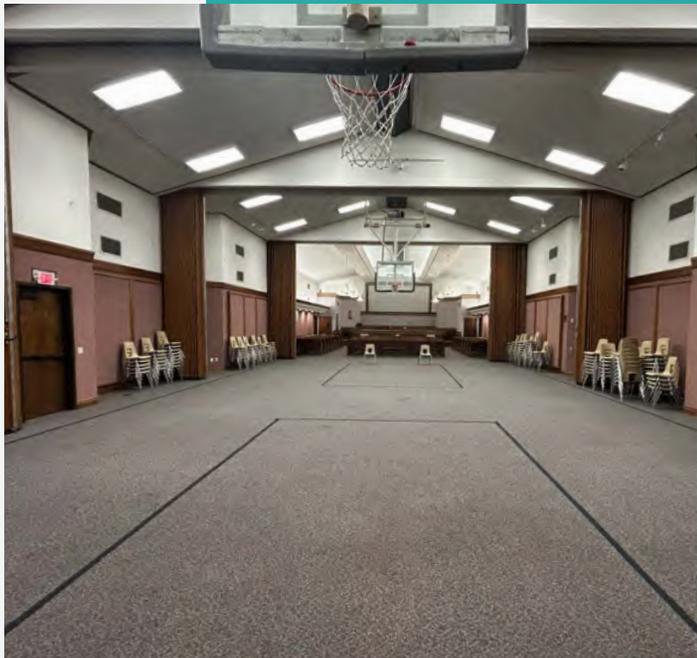
# RETAIL TRADE AERIAL



PHOTOS | EXTERIOR



PHOTOS | INTERIOR



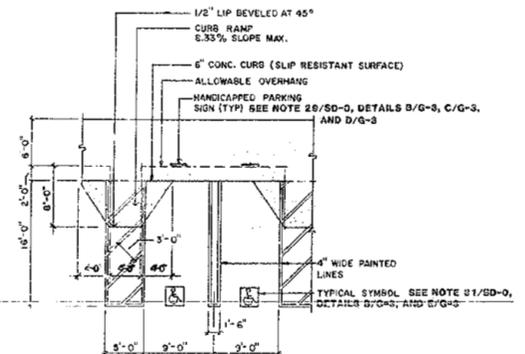
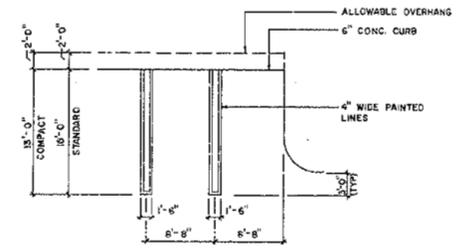
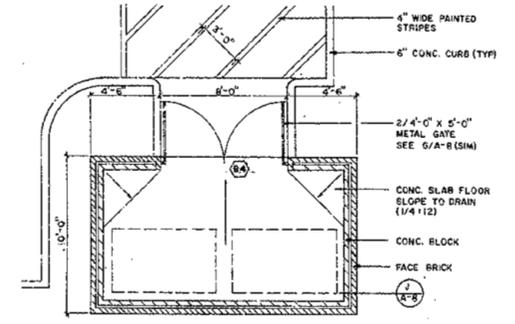
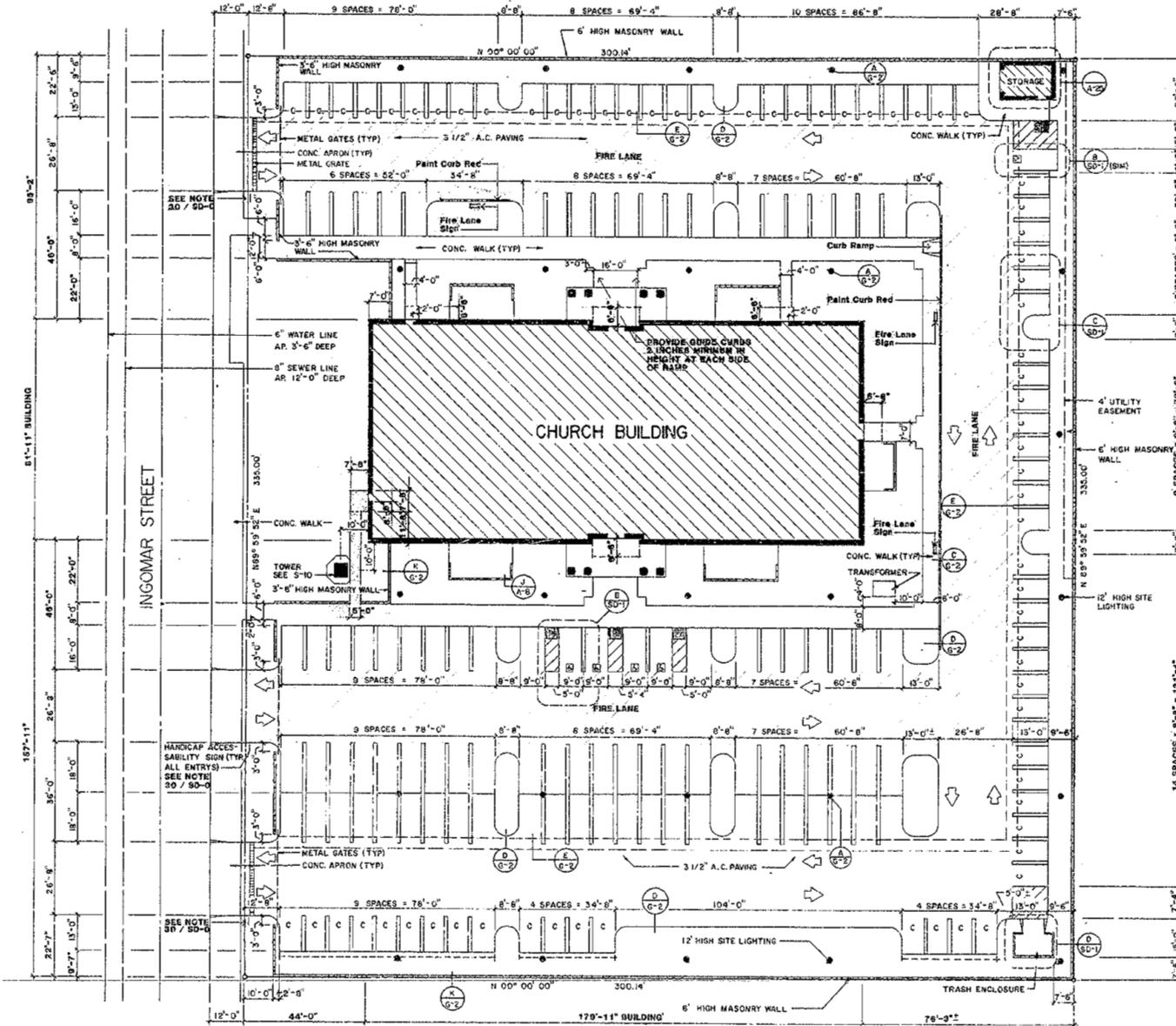
PHOTOS | INTERIOR



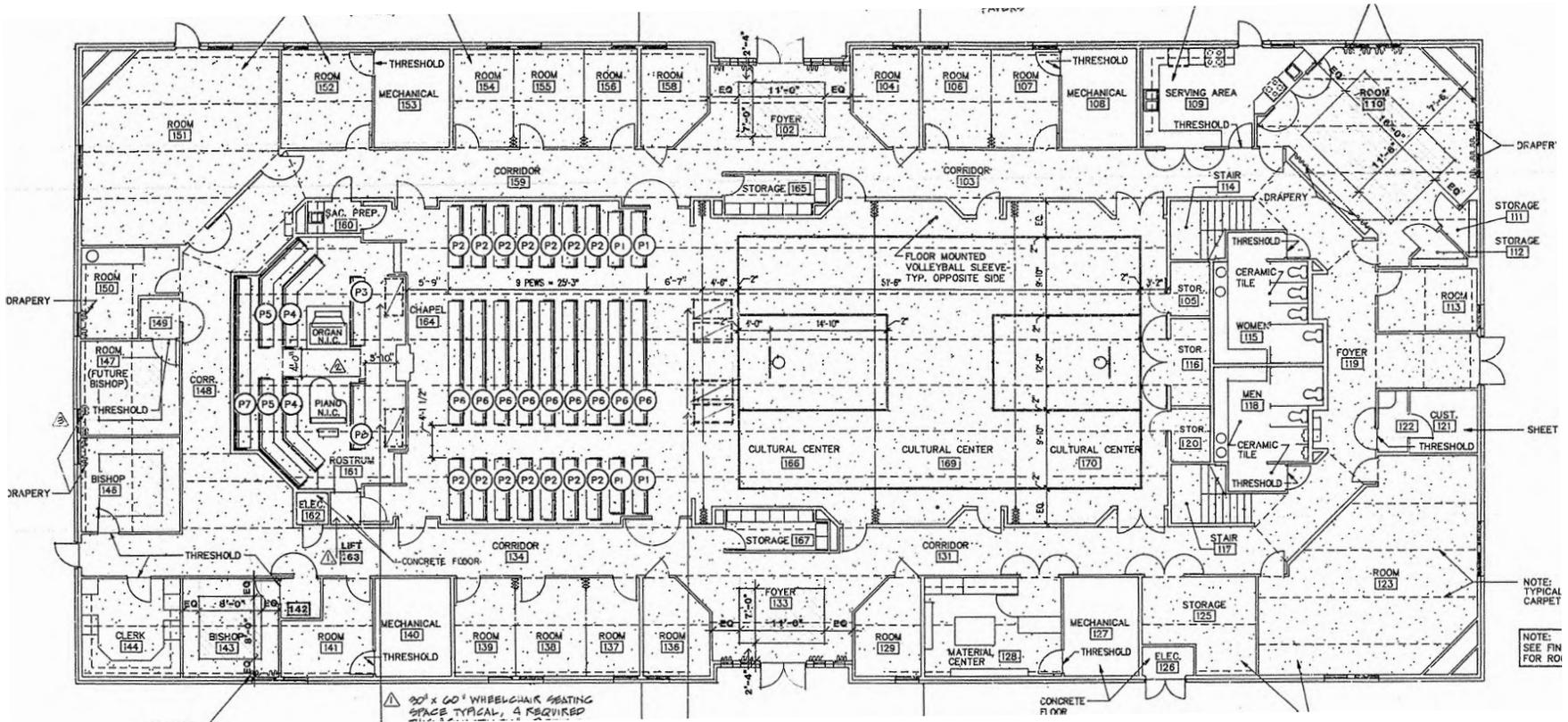
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# SITE PLAN



# FLOOR PLAN



NOTE: TYPICAL CARPET  
NOTE: SEE FIN FOR RO

2102 | 16  
SCALE 1" = 100'

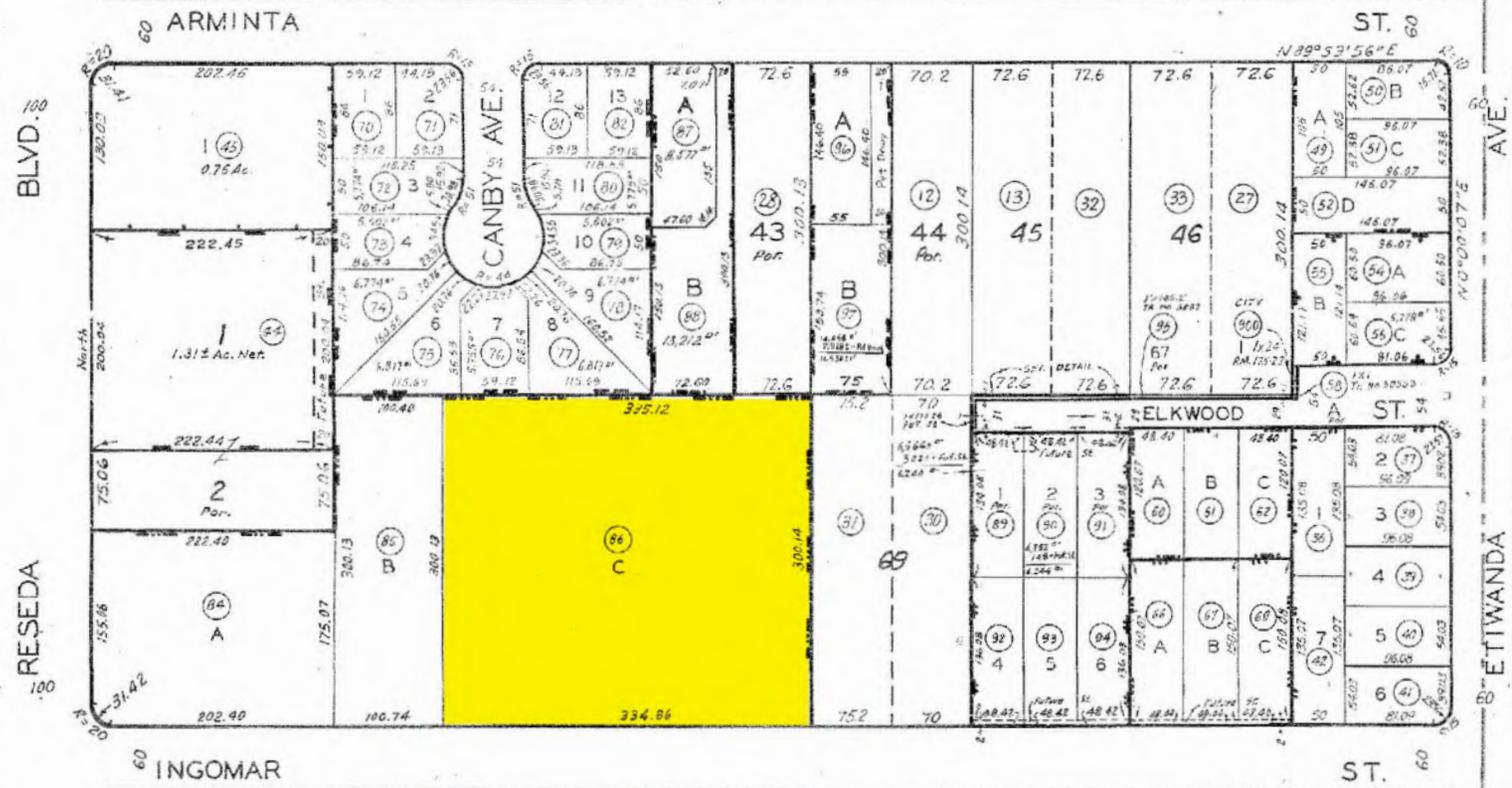
**PARCEL MAP**  
P.M. 280-12-13  
**2007**

**PARCEL MAP**  
P.M. 343-45-46  
**PARCEL MAP**  
P.M. 192-14-15

**TRACT NO. 61583**  
M.B. 1314-22-23  
**PARCEL MAP**  
P.M. 252-78-79

**TRACT NO. 46060**  
M.B. 1193-83-84  
**PARCEL MAP**  
P.M. 312-70-71

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**ELKWOOD ST.**  
DETAIL  
NO SCALE

CODE  
8852

**TRACT NO. 29031**  
M.B. 724-32-33

**TRACT NO. 5837**  
M.B. 115-36-37

**TRACT NO. 30553**  
M.B. 786-75-76

**PARCEL MAP**  
P.M. 175-29

# ZONING

**COMPRISED OF ONE (1) LEGAL PARCEL**, the site is zoned RA1-1" SUBURBAN ZONE which allows one-family dwellings. Every lot shall have a minimum width of 70' and a minimum area of 17,500 SF.

The required setbacks in this zone are:

- **Front Yard:** Not less than 20% of the depth of the lot, but such front yard need not exceed 25'
- **Side Yards:** 10' for 2-story structures and 1' shall be added for each additional story above the 2nd story, but in no event shall a side yard of more than 16 feet in width be required
- **Rear Yard:** Not less than 25% of the depth of the lot, but such rear yard need not exceed 25'

The current use is "7100 – Institutional – Church – One Story". Per the code, "Any lot or portion of a lot which is being lawfully used at the time the property is first classified in a zone in which the use is permitted only by conditional use, shall be deemed to be approved for the conditional use and may be continued on the lot. No conditional use may be changed to a different type of conditional use unless the new use is authorized in accordance with the procedure prescribed for the establishment of a conditional use. If a conditional use is abandoned or is discontinued for a continuous period of one year, it may not be re-established unless authorized in accordance with the procedure for the establishment of a conditional use."



# DEMOGRAPHICS

## 11022 RIVERSIDE DR

POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population (2025)	35,569	235,988	629,078
Projected Population (2030)	34,888	228,647	610,627
Census Population (2020)	35,521	229,660	614,944
Projected Annual Growth (2025-2030)	-681	-7,340	-18,451
Estimated Population Density (2025)	11,328	8,348	8,013
Trade Area Size (Sq Mi)	3.1	28.3	78.5

## HOUSEHOLDS

Estimated Households (2025)	10,879	79,951	218,846
Projected Households (2030)	10,883	79,165	217,494
Census Households (2020)	10,661	78,348	213,507
Census Households (2010)	10,418	74,974	201,082
Projected Annual Growth (2025-2030)	4	-785	-1,352
Historical Annual Change (2010-2025)	461	4,977	17,764

## AVERAGE HOUSEHOLD INCOME

Estimated Average Household Income (2025)	\$114,180	\$129,348	\$130,013
Projected Average Household Income (2030)	\$114,569	\$129,848	\$130,087
Projected Annual Change (2025-2030)	\$389	\$500	\$75
Historical Annual Change (2000-2025)	\$63,272	\$70,624	\$67,805



# LOCATION OVERVIEW

**NESTLED IN THE HEART OF THE SAN FERNANDO VALLEY**, Reseda offers a welcoming blend of suburban comfort and city convenience. Its central Valley location makes it easy for residents to reach beaches, cultural attractions, and major employment centers, while still enjoying the calm of a primarily residential neighborhood. Today, Reseda continues to strengthen its profile as a resilient commercial market. The surrounding residential base demonstrates purchasing power and stability.

With over 53,700 residents concentrated within just 5.8 square miles, Reseda's dense population forms a strong consumer engine. The community is highly diverse—nearly half Hispanic or Latino, followed by significant White, Asian, and Black populations—creating demand for a wide range of retail, cultural, healthcare, and community focused services.

Nearly 50% of households are family based, indicating stable long term residency and consistent service needs. Commercial operators benefit from this multi generational customer base, which supports education, grocery, dining, childcare, fitness, and healthcare sectors.

Reseda's commercial ecosystem reflects both legacy businesses and new development:

- **Retail corridors** along key arterials like Reseda Blvd attract continual foot and auto traffic, supported by grocery stores, gyms, restaurants, cafés, and entertainment venues.
- **Parks and recreation centers**—including Reseda Park, the Recreation Area, and Randal D. Simmons Park—act as daily activity hubs, driving steady nearby retail and service demand.
- **Local sentiment** from residents highlights convenience, walkability to stores, strong community engagement, and an overall safe, quiet environment—valuable indicators for stable commercial tenancy.
- **High population density** ensures continuous demand for essential retail, healthcare, hospitality, and service sector tenants.
- **Stable residential pricing** supports long-term economic predictability.
- **Diverse housing mix** attracts renters, families, young professionals, and retirees—each generating unique commercial demand patterns.
- **Community resilience**, demonstrated during past redevelopment periods, has strengthened neighborhood cohesion and local business loyalty

## SOUTH VALLEY AREA PLANNING COMMISSION

**Address:**  
200 N. Spring St., Rm 272  
Los Angeles, CA 90012

**Phone:**  
(213) 978.1558

**Email:**  
planning.redevelopment@lacity.org

### ALMA SANDOVAL, COMMISSION EXECUTIVE ASSISTANT I

**Phone:**  
(213) 978.1558

**Email:**  
planning.redevelopment@lacity.org

## PLANNING4LA CONTACT

### DEVELOPMENT SERVICES CENTER (DSC), METRO COUNTER REDEVELOPMENT PLAN UNIT

**Address:**  
201 N. Figueroa St, Suite 525  
Los Angeles, CA 90012

**Phone:**  
(213) 202.5456

**Email:**  
planning.redevelopment@lacity.org

## RESEDA - WEST VAN NUYS COMMUNITY PLAN

### LAURA FRAZIN STEELE

**Phone:**  
(213) 978.1558

**Email:**  
laura.frazinsteele@lacity.org

### COURTNEY YELLEN

**Phone:**  
(818) 374.5059

**Email:**  
courtney.yellen@lacity.org

### KATHERINE STIEGEMEYER

**Phone:**  
(818) 374.5069

**Email:**  
katherine.stiegemeyer@lacity.org