

RELIGIOUS/EDUCATIONAL PROPERTY FOR SALE

# 15226 PARTHENIA STREET

NORTH HILLS, CALIFORNIA

12,648± SF | 0.42± AC

FOUNDRY  
COMMERCIAL

MISSION  
PROPERTY  
GROUP

15226 PARTHENIA STREET, NORTH HILLS, CA

# property highlights

12,648 ± SF

**INTERIOR RENOVATION**

A portion of the building has been taken down to the studs, offering a rare opportunity for a fully customized interior build-out.

HUB ZONE

**QUALIFIED**

The property is located within a federally designated Historically Underutilized Business Zone (HUBZone). This designation may offer certain advantages for eligible businesses, such as potential access to federal contracting opportunities. Buyers are encouraged to verify all zoning and program-related benefits with the appropriate agencies.

NORTH HILLS

**LOCATION**

The property is strategically located on Parthenia Street in North Hills, situated midway between the 405 Freeway and the bustling commercial hub of Panorama City. This central San Fernando Valley location offers strong connectivity, high visibility, and convenient access to major thoroughfares, making it well-positioned to serve a wide range of commercial, industrial, or service-oriented uses. Surrounded by a mix of residential neighborhoods and established business corridors, the site benefits from both a strong local customer base and regional accessibility.

PROPERTY SUMMARY

ADDRESS

15226 Parthenia Street  
North Hills, CA 91343

PARCEL ID

2654-041-104

BUILDING SIZE

12,648± SF

YEAR BUILT

1980

INTERIOR

Mid-Renovation

PARKING

Rear Lot, Street

SITE SIZE

0.42± AC

ASKING PRICE

Currently Accepting Offers



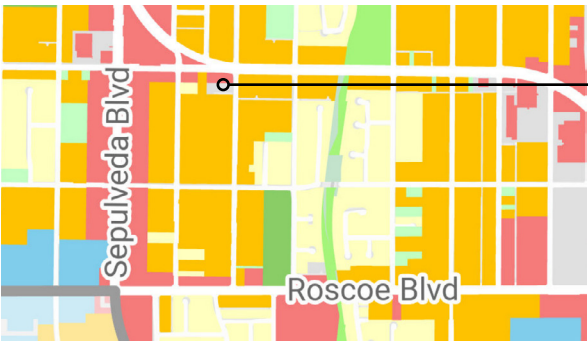
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# site overview

The property is located in the North Hills East neighborhood of North Hills (City of Los Angeles), on a 0.42± acre parcel improved with a 12,648± sq ft commercial building. Zoned C2-1VL with a P-1VL designation for its on-site parking, the site supports a broad spectrum of commercial uses and offers opportunity for redevelopment, including reconfiguration, expansion, or potential mixed-use layouts, subject to city approval.

Strategically positioned just minutes from the 405 Freeway between Sepulveda Boulevard and Panorama City, the property sits along a busy retail corridor anchored by high daytime vehicle and pedestrian traffic and convenient storefront parking . A nearby major bus transfer point at Sepulveda and Parthenia further enhances transit access.

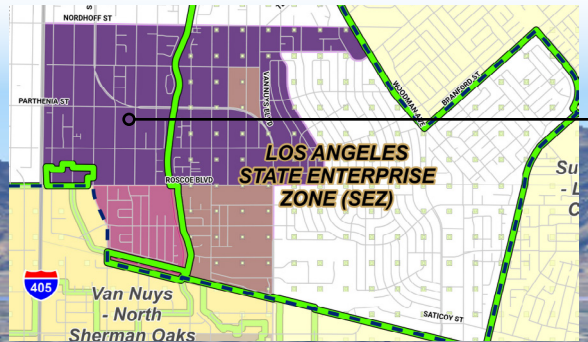
These characteristics—flexible zoning, prime visibility, robust traffic counts, transit connectivity, and a stable, well-educated community—make the site ideal for owner-users seeking a strategic foothold or for developers exploring infill and urban redevelopment. Buyers should engage with the Los Angeles Planning Department for confirmation on specific use cases, entitlements, and potential density increases.



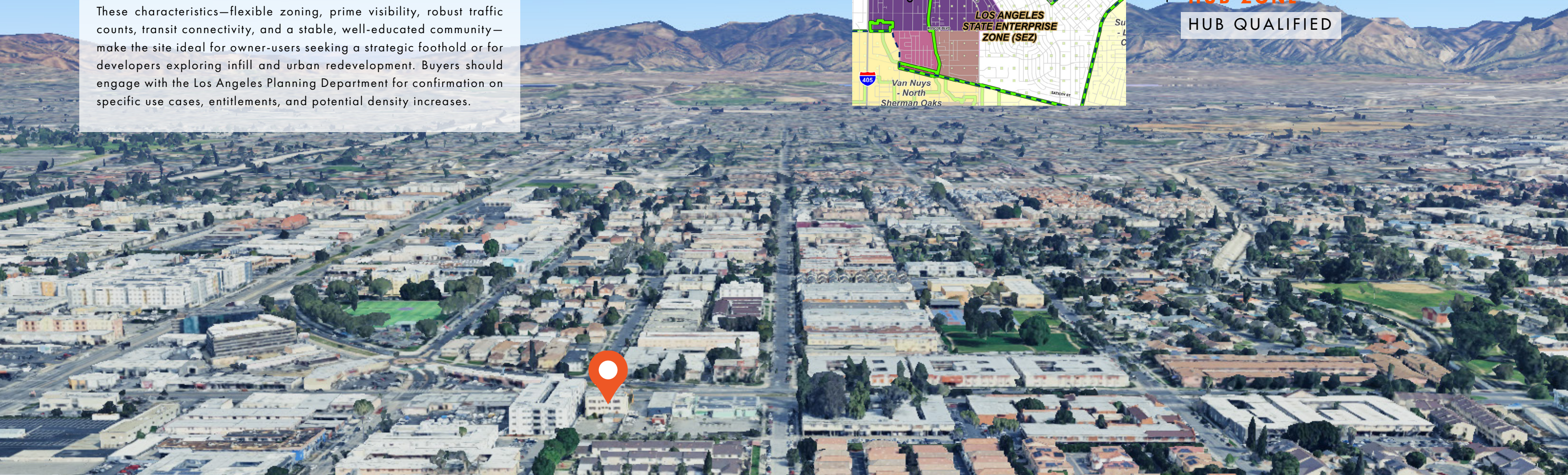
**ZONING**  
C2-1VL  
P-1VL



**GENERAL PLAN LAND USE**  
GENERAL COMMERCIAL



**HUB ZONE**  
HUB QUALIFIED



15226 PARTHENIA STREET, NORTH HILLS, CA

# proximity map

NORTH HILLS  
WEST

NORTH HILLS  
EAST

ALTA CALIFORNIA  
ELEMENTARY

LANGDON AVE  
ELEMENTARY

NORTH HILLS  
COMMUNITY PARK

ROSA PARKS  
LEARNING CENTER

SEPULVEDA  
POOL

LA KINGS  
VALLEY ICE CENTER

PARTHENIA STREET

THE PROPERTY

PANORAMA  
CITY

PANORAMA  
MALL

NOBLE AVE  
ELEMENTARY



ROSCOE BOULEVARD



VISTA MIDDLE  
SCHOOL



MICHELLE OBAMA  
ELEMENTARY

VAN NUYS BOULEVARD

N

15226 PARTHENIA STREET, NORTH HILLS, CA

# drive times



The last recorded Annual Daily Traffic Count measured 21,000+ vehicles on Parthenia Street.

15-MINUTE RADIUS

30-MINUTE RADIUS

## DEMOGRAPHICS

	1/2 MILE	1 MILE	3 MILE
EST. POPULATION '25	23,095	71,229	308,737
PROJ. POPULATION '30	23,092 (-)	70,817 (-0.1%)	302,797 (-0.4%)
AVG. HOUSEHOLD INCOME	\$76,225	\$81,491	\$105,700
MEDIAN HOME VALUE	\$586,407	\$780,480	\$837,819
MEDIAN AGE	31.2	32.6	36.4

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