

FOR SALE

MULTI FAMILY
DEVELOPMENT
ENCINO ADJACENT SITE

15947-61 VICTORY BLVD
LAKE BALBOA, CA 91406



- 66 Unit Tier 3 TOC Development Site
- Potential for 100% Affordable Development
- Adjacent to Metro Orange Line, 2 Encino Golf Courses & Rec. Center



Executive Summary

Two adjacent lots to be delivered vacant, totalling 13,562 sf, zoned RD 1.5. This Lake Balboa/Encino Glen locale offers an exciting infill development opportunity in the south San Fernando Valley. Ideally situated near all Encino amenities and conveniences, 2 golf course, the 101/405 freeways, Metro Orange Line, and Sepulveda Blvd retail (Target, Costco, Whole Foods, Sherman Oaks Galleria), the site also enjoys a prime spot next to the beloved Sepulveda Basin Rec Center and minutes from the Van Nuys Courthouse, a major regional employer.

The high-transit designation unlocks unlimited density potential, with room for ~66 units (affordable or market-rate), 4-6 stories, and a clear path to fast-track entitlements. 57,206 cars passing daily makes this a rare, high visibility multi-family development opportunity in a supply-constrained market.

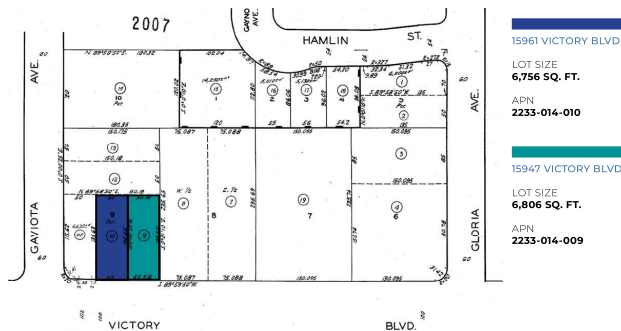


OCCUPANCY
May be Delivered Vacant

APNs
2233-014-009 | 2233-014-010

Parcel Map

ZONING C2 RD 1.5 - ±13,000 SF DOUBLE LOT



DOWNLOAD OFFERING MEMORANDUM

For More Information, Please Contact:

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