



**Infill Residential Development Site - Tarzana, CA**  
12 Townhomes or +/-120 Affordable Units  
18367 Hatteras St. Tarzana, CA 91356





## INFILL RESIDENTIAL DEVELOPMENT SITE

13867 Hatteras St. Tarzana, CA 9135

**Nick D'Argenzio, MRED**

Partner & Co-Founder

[nick@BLVDreic.com](mailto:nick@BLVDreic.com)

(818) 281-7893

License No 01434304

**Riley Hanson**

Director

[riley@BLVDreic.com](mailto:riley@BLVDreic.com)

(714) 906-5950

License No 02160473

**Tom Chichester**

Partner & Co-Founder

[tom@BLVDreic.com](mailto:tom@BLVDreic.com)

(714) 318-3955

License No 01915137

**BLVD** Real Estate  
Investment  
Co. 

---

[www.BLVDreic.com](http://www.BLVDreic.com)

The information contained herein has been carefully compiled from sources we consider reliable, and while not guaranteed as to completeness or accuracy, we believe it to be correct as of this date. The proforma revenues and expenses set forth in this brochure do not constitute a representation, warranty, or guaranty of any of the numbers set forth herein or of any economic value attributable to the property or income that may be derived therefrom. Independent estimates and proforma revenues and expenses should be developed before any decision is made on where to invest in the property.



**Asking Price - \$2,800,000**

Potential Seller Financing - Ask Brokers for Details

**PROPERTY SPECIFICATIONS**

**Address:** 18367 Hatteras Street, Tarzana, CA 91356

**Land Area:** 0.5 Acres (21,820 SF)

**APN:** 2157-002-126

**Zoning:** LARA

**Transit Oriented Communities Overlay:** Tier 3

**Height:** 45'

**FAR:** 3:1 / 65,565.7 SF buildable area

**Land Type:** 3 Star Residential Land

**Location:** Suburban

**Topography:** Level

**No. of Lots:** 1

**On Sites:** Raw land

**Off Sites:** Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water

**Current Use:** Vacant Lot / Land

**Proposed Use:** Multi-Family

**Walk Score®:** Very Walkable (74)

**Transit Score®:** Good Transit (51)

**Airport Distance:** Bob Hope (11.7 miles)  
Los Angeles International (22.3 miles)

**DEMOGRAPHICS**

Source: Costar 2024	1 Mile	3 Miles	5 Miles
Population	38,578	183,242	500,276
Average HHI	\$91,027	\$106,957	\$104,548
Employees	17,106	78,904	270,919

**DEVELOPMENT STRATEGY**

**Strategy 1:** Twelve (12) market rate townhome rentals

**Current Entitlements:** Twelve townhome style apartments approved (eleven 2 BR/1.5 BA + one 3 BR (plus office + 3.5 BA) within 13,582 square feet. See plans for more details.

**Strategy 2:** ED1 100% Affordable project, with unlimited density and maximum FAR and no parking provided, estimated ~ 120 units

- **Height:** 45' + 22' (TOC Bonus) = 67'
- **FAR:** 3:1 to 4.5 FAR (TOC Bonus) / 98,198.55 SF buildable area





**Infill Residential  
Development Site  
0.50 Acre**

Metro Orange Line Station



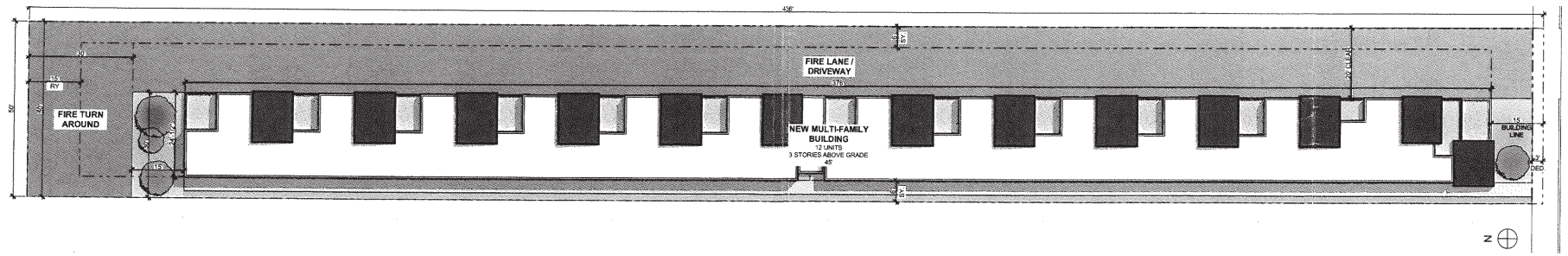
Reseda Blvd (38,240 VPD)

Oxnard St (14,020 VPD)

Hatteras St



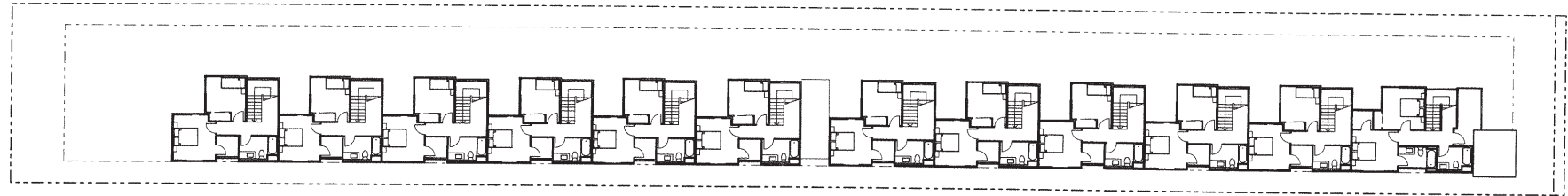
# SCENARIO 1 - TOWNHOMES - SITE / FLOOR PLANS



SITE PLAN

1

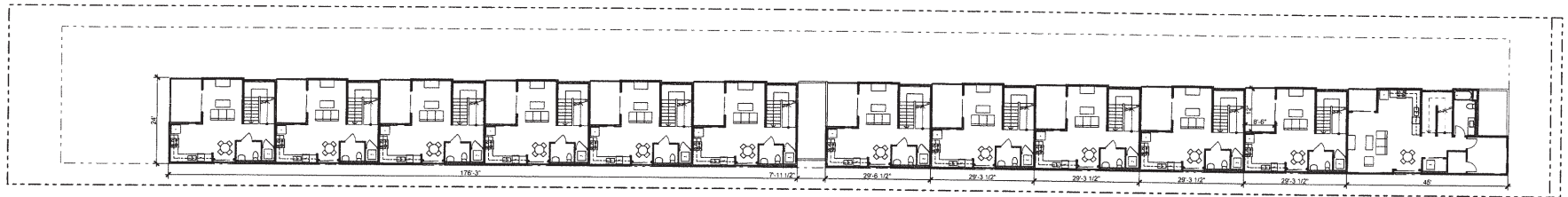
SCALE: 1/16" = 1'-0"



3rd FLOOR

3

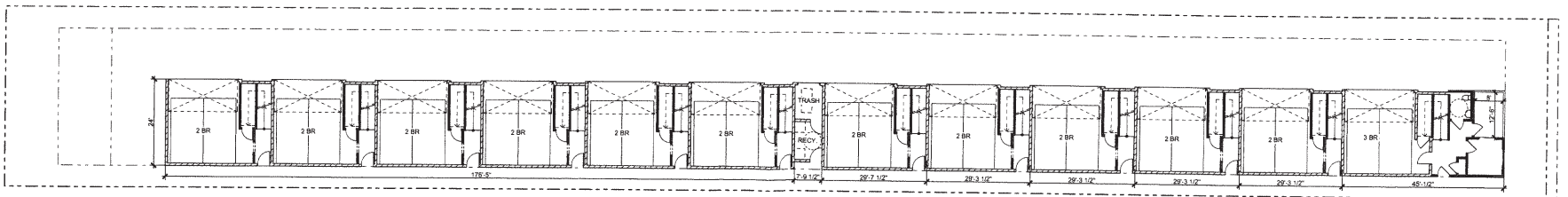
SCALE: 1/16" = 1'-0"



2nd FLOOR

2

SCALE: 1/16" = 1'-0"



1st FLOOR

1

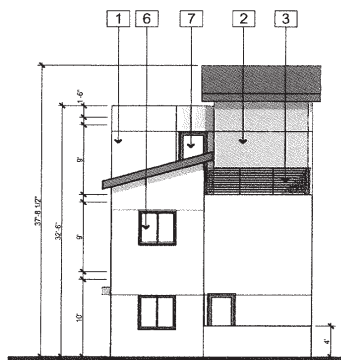
SCALE: 1/16" = 1'-0"

APCSV-2016-2081-ZC



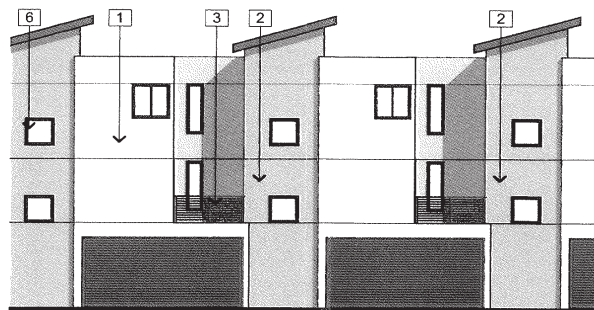
### KEY

1. 16/20 STUCCO
2. SMOOTH STUCCO
3. METAL GUARDRAIL
4. METAL GARAGE DOOR
5. PAINTED METAL ROLLING DOOR
6. WINDOW
7. SLIDING/FRENCH DOOR
8. DOOR



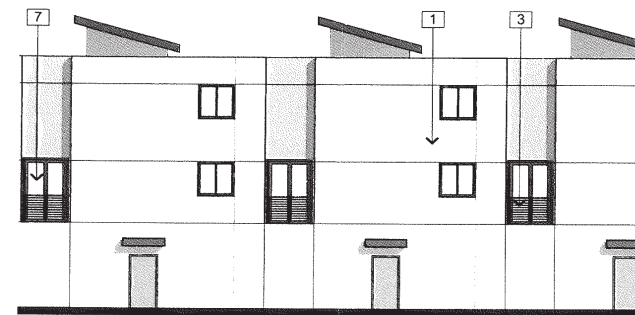
SCALE: 1/8" = 1'-0"

3



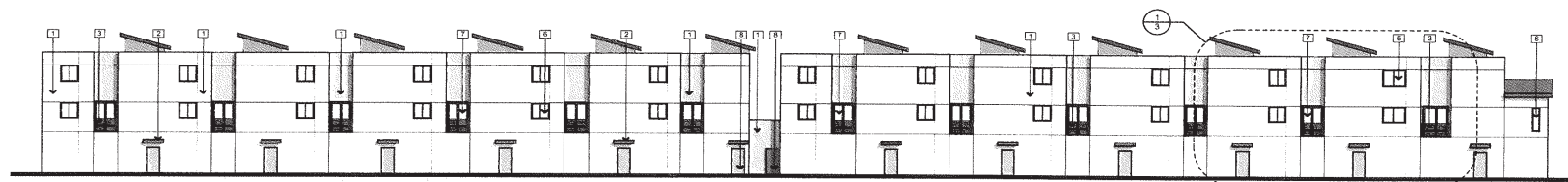
SCALE: 1 IN. = 4 FT.

(2)



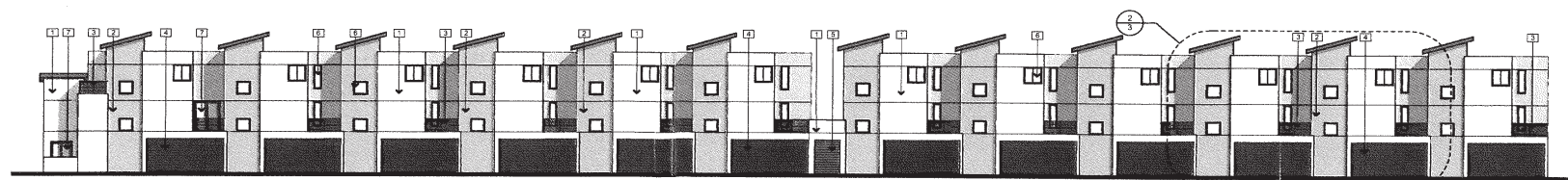
- PARTIAL

1



SCALE: 1/16" = 1'-0"

4



SCALE: 1/16" = 1'-0"

5

APCSV-2016-2081-ZC





1ST FLOOR: 14 UNITS (3 STUDIOS, 11 1-BR) 8,750 GSF  
2ND FLOOR: 18 UNITS (5 STUDIO, 13 1-BR) 8,750 GSF  
3RD FLOOR: 18 UNITS (5 STUDIO, 13 1-BR) 8,750 GSF  
4TH FLOOR: 10 UNITS (5 STUDIOS, 10 1-BR) 8,750 GSF  
5TH FLOOR: 10 UNITS (5 STUDIOS, 10 1-BR) 8,750 GSF





**EXCLUSIVE LISTING AGENTS:**

**Nick D'Argenzio, MRED**  
Partner & Co-Founder  
[nick@BLVDreic.com](mailto:nick@BLVDreic.com)  
(818) 281-7893  
License No 01434304

**Riley Hanson**  
Director  
[riley@BLVDreic.com](mailto:riley@BLVDreic.com)  
(714) 906-5950  
License No 02160473

**Tom Chichester**  
Partner & Co-Founder  
[tom@BLVDreic.com](mailto:tom@BLVDreic.com)  
(714) 318-3955  
R.E. License No 01915137

**BLVD** Real Estate  
Investment  
Co. \_\_\_\_\_

[www.BLVDreic.com](http://www.BLVDreic.com)