

5310 Laurel Canyon , Valley Village 91607

VVL - Valley Village

STATUS: **Active**

LISTING ID: **SR25264465**

PARCEL #: **2348016053**

LIST PRICE: **\$2,098,000** ↓

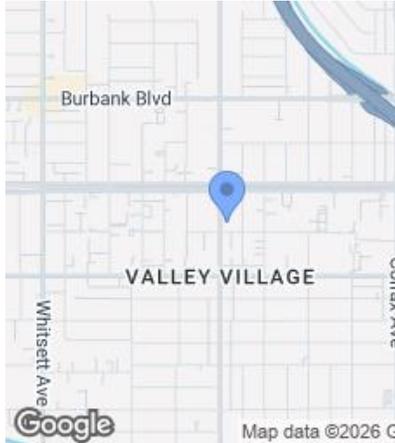
LIST CONTRACT: **11/21/25**

PROP TYPE: **Commercial Sale**

PROP SUB TYPE: **Retail**

LIST \$ ORIGINAL: **\$2,498,000**

SELLER WILL CONSIDER  
CONCESSIONS IN OFFER:



SQFT(SRC): **3,352**  
 SQFT LOT: **5,502**  
 ACRES: **0.126**  
 BUSINESS NAME:  
 BUSINESS TYPE: **Accounting, Administrative and Support, Advertising, Animal Grooming, Appliances, Arts and Entertainment, Athletic, Auto Parts, Auto Rent/Lease, Auto Stereo/Alarm, Bakery, Barber/Beauty, Books/Cards/Stationary, Build to Suit, Cabinets, Candy/Cookie, Carpet/Tile, Church, Clothing, Commercial, Computer, Construction/Contractor, Convenience Store, Dance Studio, Decorator, Deli/Catering, Dental, Doughnut, Drugstore, Education/School, Electronics, Employment, Financial, Fitness, Florist/Nursery, Food & Beverage, Franchise, Furniture, Gift Shop, Government, Grocery, Hardware, Health Food, Health Services, Hobby, Home Cleaner, Ice Cream/Frozen Yogurt, Jewelry, Liquor Store, Locksmith, Medical, Music, Office Supply, Paints, Pet Store, Photographer, Printing, Professional Service, Professional/Office, Real Estate, Retail, Showroom, Single-Tenant, Special Use, Sporting Goods, Storage, Toys, Travel, Upholstery, Variety, Video, Wallpaper, Wholesale**  
 YEAR ESTABLISHED:  
 YEAR BUILT: **1946**  
 SLC: **Standard**  
 LEVELS: **1**  
 CURRENT USE:  
 MONTHLY RENT:  
 RENT MIN - MAX \$/SF/YR:  
 NUMBER OF UNITS:  
 ENTRY LEVEL: **1**  
 BUILDING STATUS: **Existing**  
 OCCUPANCY:  
 BUILDING \$/PER SQFT: **\$625.89**  
 LAND \$/PER SQFT:  
 DAYS ACTIVE IN MLS: **67**  
 COUNTY: **Los Angeles**  
 PARCEL MASTER:  
 INVEST?: **A/C:Yes**  
 FENCE: **No** **HEAT:Yes**

### DESCRIPTION

**Prime owner-user or investment opportunity in the heart of highly desirable City of Valley Village! Completely vacant and updated 3,352 square feet storefront retail/office building on bustling Laurel Canyon Blvd. Flexible layout with three separate spaces that can be used individually or combined – perfect for an owner-user to occupy part and lease the rest for income. Recently renovated, new roof, skylights, plumbing, windows, stucco and electrical. Quality finishes, shows light a showroom with high ceilings, open floor plans, handicap-accessible restrooms, rear kitchenette/office area, excellent curb appeal, front/rear access, private & street parking. Ideal for retail, medical/office, gallery, studio, creative space, showroom, or service-oriented business. Centrally located just minutes from the 101 & 170 freeways, NoHo Arts District, NoHo West, Studio City, Burbank, and Hollywood. Rare chance to own instead of lease in one of the San Fernando Valley’s most sought-after corridors! Lot Size is 5,500 sq ft and C2 Zoning.**

BUSINESS URL:

### BUILDING DETAILS

FEATURES:  
 HEATING: **Central**  
 LAUNDRY: **None**

OFFICE CLASS:  
 ROOFING:  
 SECURITY:

### UTILITIES

ELECTRICITY:  
 AMPERAGE:  
 VOLTS:

CLEARANCE:  
INDUSTRIAL TYPE:

CONSTRUCTION:  
LOT: **0-1 Unit/Acre**

UTILITIES: **Electricity Connected,  
Natural Gas Connected, Phone  
Available, Sewer Connected, Water  
Connected**  
WATER: **Public**

## BUSINESS DETAILS

OWNERSHIP:  
DAYS / HOURS OPEN:  
FULLTIME EMPLOYEES:  
LEASE EXPIRES:  
EQUIPMENT VALUE:

SPECIAL LICENSES:  
PART TIME EMPLOYEES  
ACTUAL RENT:  
INVENTORY VALUE:

YEARS CURRENT OWNER:  
HOURS OWNER WORKS:  
LEASABLE SQFT:  
MONTHLY NNN:  
PARKING TOTAL: **5**

## SQUARE FOOTAGE

CONDO SQFT:  
HIGH TECH FLEX SQFT:  
RETAIL SQFT:  
TOTAL SQFT:

INDUSTRIAL SQFT:  
INDUSTRIAL MIN/MAX:  
DIVISIBLE SQFT:  
LAND \$/PER ACRE:

OFFICE SQFT:  
OFFICE MIN/MAX:  
RESIDENTIAL SQFT:

## PARKING

PARKING TOTAL: **5**  
UNCOVERED: **5**

CARPORT:  
PARKING RATIO:

## LAND

LAND USE: **Office, Retail**  
LOT SIZE DIM.:  
TOPOGRAPHY:

BUILDER NAME:  
ZONING:  
SURVEY TYPE:

PARK NAME:  
PHASE:

## TERMS

LEASE RENEW OPTION?:  
LISTING TERMS: **Cash, Cash to New Loan, Submit**  
EXISTING LEASE TYPE:  
INCLUSIONS:  
EXCLUSIONS:

LEASE ASSIGNABLE?:  
FINANCIAL RMKS:  
CLOSE DATE:

MIN. DOWN AMOUNT:  
OWNERSHIP TYPE:  
BAC:

## OWNER / TENANT

OWNERS NAME: **OWNER OF RECORD**  
OWNER PHONE:  
OWNER PAYS:  
TENANT PAYS:

# of UNITS LEASED:  
ANCHORS / CO-TENANTS:

MOVE-IN:

## FINANCIAL

GROSS OPERATING INCOME:

NET PROFIT:

OPERATING EXPENSE:

## ANNUAL EXPENSE INFORMATION

EXPENSE YEAR:  
REAL ESTATE TAX:  
PERSONAL PROPERTY:  
ACCOUNTING/LEGAL:  
ADVERTISING:  
INSURANCE:  
ELECTRICITY:  
WATER/SEWER:  
TRASH:

PROFESSIONAL MANAGER:  
RESIDENTIAL MANAGER:  
MAINTENANCE:  
SUPPLIES:  
OTHER:  
BUILDING EXPENSE:  
RESERVES:  
INVENTORY VALUE:

GROSS SCHEDULED RENTS:  
VACANCY ALLOWANCE:  
LAUNDRY:  
OTHER:  
EFFECTIVE GROSS:  
TOTAL EXPENSE:  
NET OPERATING INCOME:

## ANNUAL OPERATING INFORMATION

## INVESTMENT INFORMATION

ACCOUNTING:  
OPERATING EXPENSES:

GROSS OPERATING INCOME:  
NET OPERATING INCOME:

VACANCY ALLOWANCE RATE:  
CAP RATE:

## TAXES

TAX RATE:  
TAX OTHER ASSESSMENT: • \$698 (Estimated)

TAX ANNUAL \$:

TAX YEAR:

## PHOTOS

Click arrow to display photos

