



ED-1 Eligible

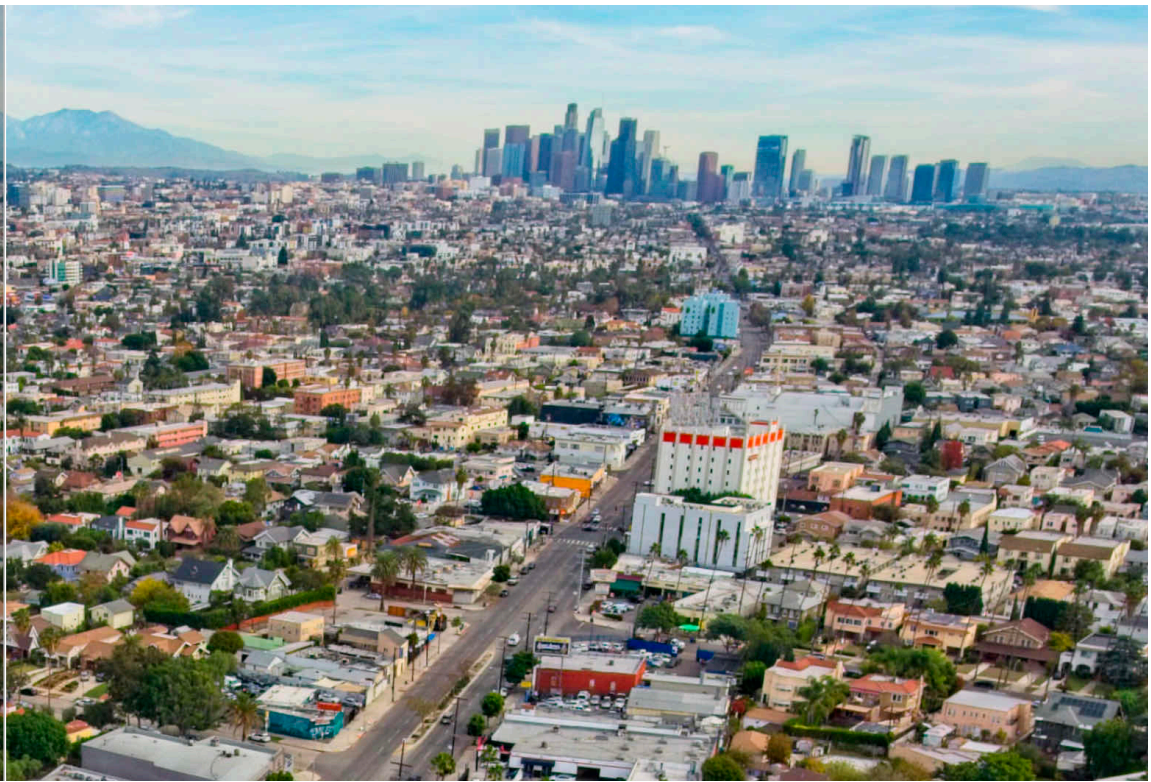
Over an Acre

**8350 Reseda Blvd. (APN 2786-026-062)**  
**Northridge, CA 91324**

47,404 SF of Vacant (Q)C2-1VL TOC Tier 3 Land  
Near the Northridge Metrolink Station

**PARTNERSCRE**  
**SVIDLER**





**Property Overview**

**3**

**Zimas**

**9**

**Maps**

**4**

**Parcel Map**

**12**

**Area Map**

**5**

**Concepts**

**13**

**Section 8 - SAFMR**

**6**

**Aerial Photos**

**19**

**Walk Score**

**7**

**Confidentiality & Agreement**

**25**

**Metrolink / Amtrak**

**8**

**Contact Information**

**26**

**Dario Svidler**  
Executive Vice President

424. 600. 7633  
dario@svidlercre.com  
svidlercre.com  
DRE 01884474

Keller Williams is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage. All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

# 8350 Reseda Blvd.

## Property Overview

Partners CRE is proud to exclusively present for sale a **huge vacant lot** on **Prime Reseda Blvd.** in **Northridge** neighborhood of the **San Fernando Valley**, priced attractively at \$125 PSF.

Situated near **Cal State Northridge (CSUN)**, the **Northridge Fashion Center**, **Costco**, **Parks**, and **well rated schools**, the traffic counts on Reseda Blvd. will provide for **maximum visibility**.

The vacant lot measures **over an acre**, at 47,404 SF, with **510 feet of frontage**, providing many possibilities with its **90 to 95 foot depth**. The property is perfect for an **ED1 or Mixed-Use Project** and features a **Tier 1 SAFMR designation!** The **(Q)C2-1VL TOC Tier 3 Zoning** should allow for **drive-through restaurants** or **retail**.

This vacant land has **no RSO** issues, **no replacement** issues, **no demolition** issues...it's just ready to work on your next big project!

Just over a mile to the **Metrolink Northridge Station**, let Metrolink open up all of Southern California to your future residents, connecting to Burbank Airport, Union Station and the coming East San Fernando Valley Light Rail Transit Project!

LA's yet to be implemented Citywide Housing Incentive Program (**CHIP**) will benefit this property's TOC Tier 3 designation, aligning Local and State density bonuses and simplifying the Mixed-Income Incentive Program (**MIIP**) and the Affordable Housing Incentive Program (**AHIP**).

Possible **concepts for development** of the land (among many other options) include splitting the land into two pads straddling an existing easement, where one can mix and match retail or multi-residential. In Pad 1 build **72 units** with podium parking or a **2,000 SF commercial building with drive-thru** and 20 parking spaces open to the sky. In Pad 2 build **80 units** with podium parking or a 2,000 SF commercial building with drive-thru and 30 parking spaces open to the sky.

All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

## At a Glance

## Northridge

**\$5,925,000**  
Price

**47,404 SF**  
Lot Size

**(Q)C2-1VL Tier 3**  
Zoning

**Vacant Land**  
Status

**510 x 90**  
Half of the lot is 95 feet deep

**2786-026-062**  
APN

**No Replacement Issues**

**No Rent Stabilization Ordinance**

**No Entitlements in Hand**

**ED-1 Eligible**

**No Demo needed**

**510 feet of Frontage on Reseda Blvd.**

**Next Door to New 61-unit SLO Project**

**Near Northridge Metrolink Station**

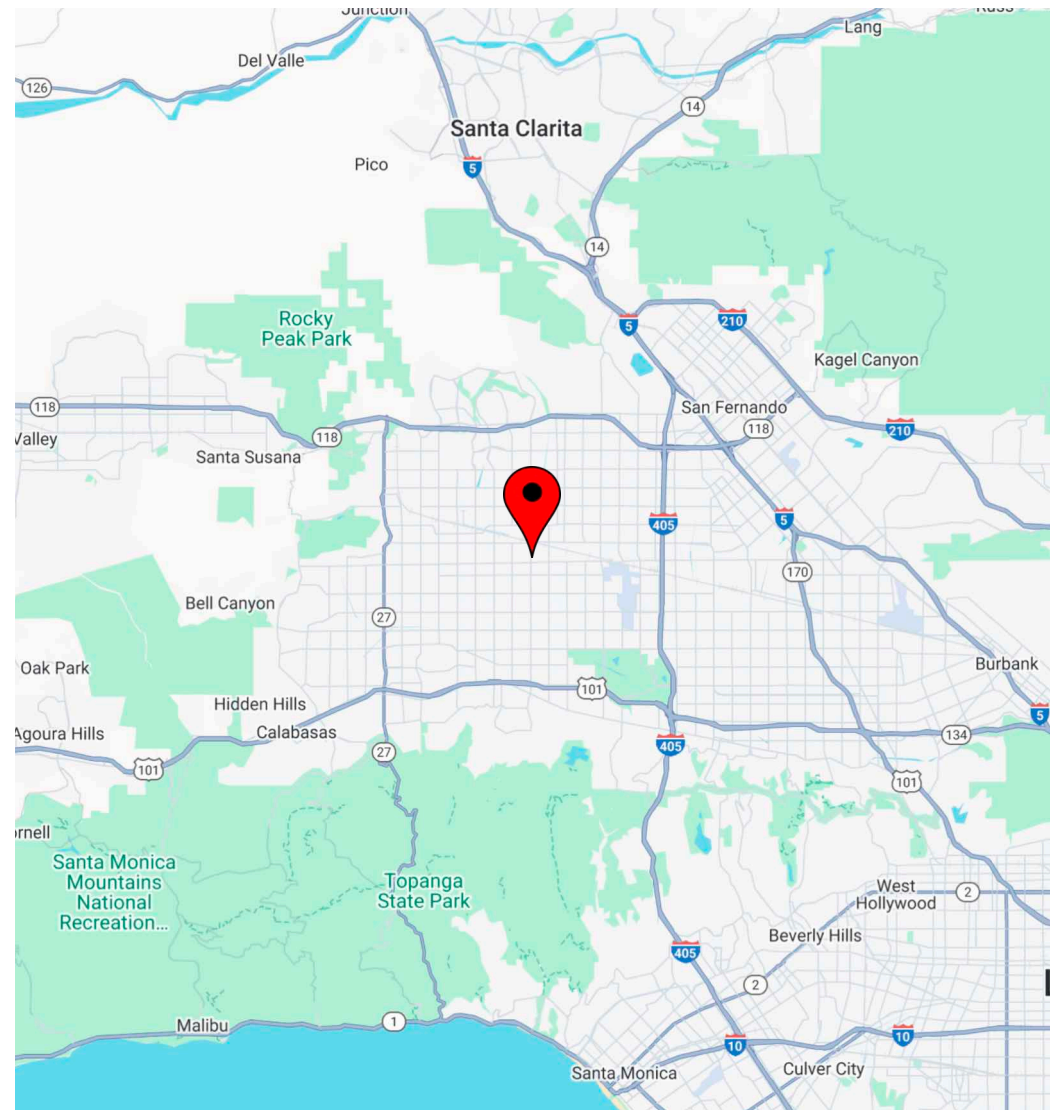
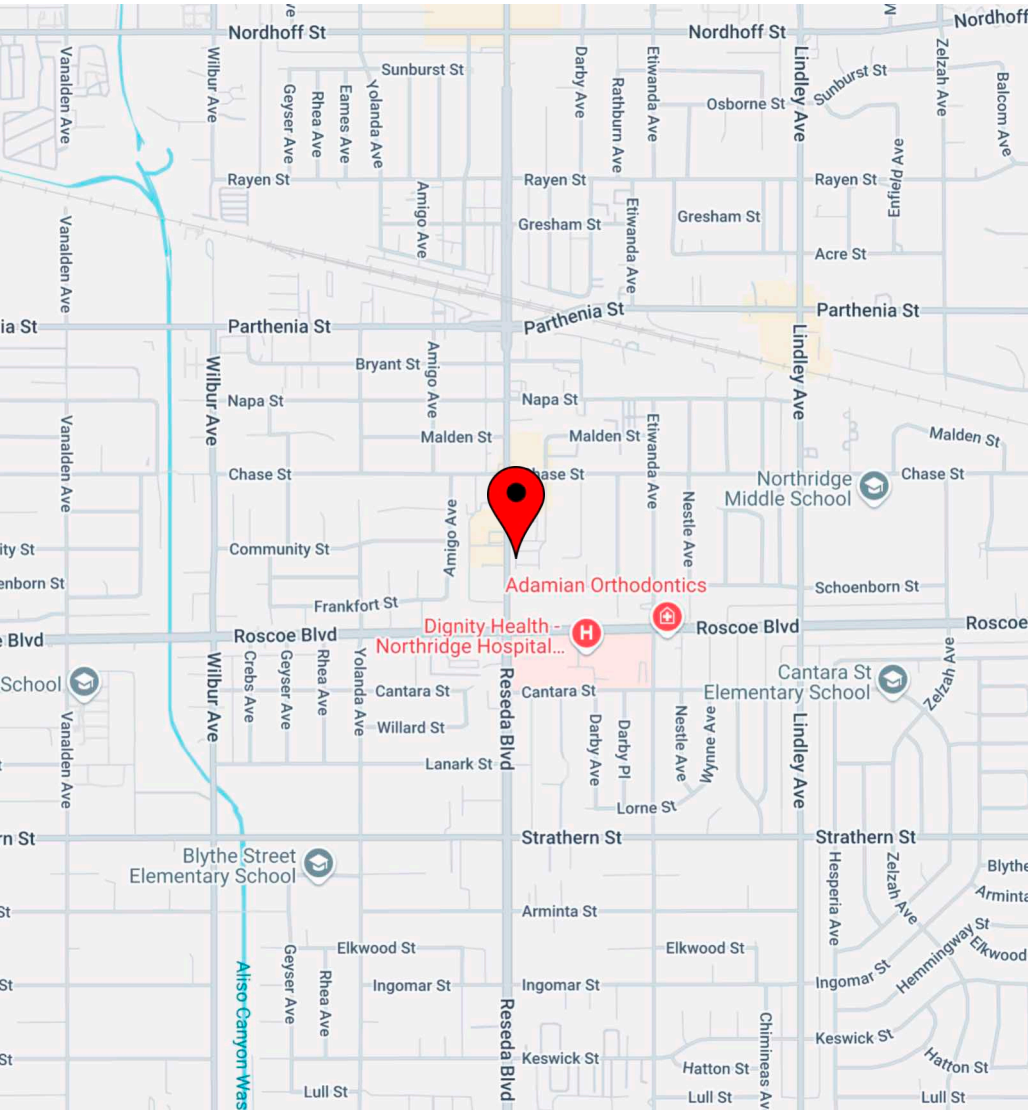
**Close to Northridge Fashion Center**

**Across from Vallarata Supermarket & steps to CVS**



# 8350 Reseda Blvd.

## Maps

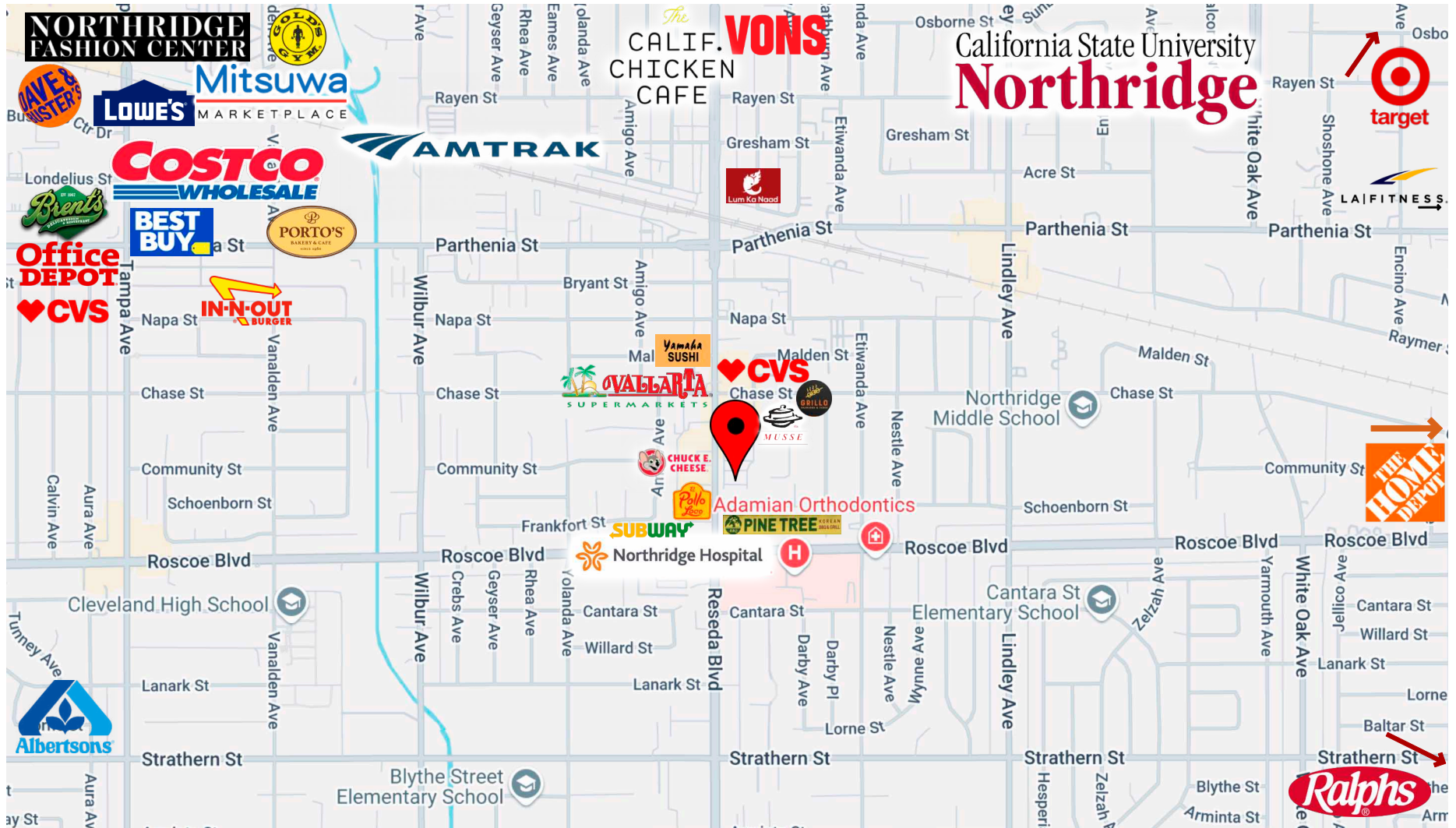


All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.



# 8350 Reseda Blvd.

## Area Map



All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.



# 8350 Reseda Blvd.

## Section 8 - SAFMR



### Small Area Fair Market Rents

Effective 01-01-2023, the Section 8 Department will implement Small Area Fair Market Rents (SAFMRs) for applicant and participant families in the Housing Choice Voucher Program (HCVP). SAFMRs are defined based on the U.S. Postal Service ZIP code areas. They reflect rents at the ZIP code level with the goal to improve tenant outcomes. They have been shown to be a more direct approach to encouraging tenant moves to housing in lower poverty areas by increasing the subsidy available in specific ZIP codes to support such moves.

The following chart depicts the SAFMRs for HACLA.

(Effective January 1, 2023 for New Admissions and Effective March 1, 2023 for Annual Reexaminations)

Tier	Zip Code	Bedroom Size								
		0	1	2	3	4	5	6	7	8
1	90005; 90012; 90013; 90020; 90027; 90028; 90038; 90039; 90071; 90240; 90623; 90638; 90701; 90715; 90807; 91001; 91006; 91007; 91008; 91010; 91020; 91024; 91104; 91107; 91108; 91303; 91321; 91324; 91325; 91335; 91345; 91351; 91356; 91384; 91387; 91411; 91504; 91506; 91601; 91607; 91711; 91722; 91724; 91740; 91775; 91780; 91790; 91791; 91792; 93551	\$2,184	\$2,460	\$3,120	\$3,996	\$4,416	\$5,078	\$5,740	\$6,403	\$7,065
2	90010; 90015; 90034; 90035; 90045; 90046; 90056; 90064; 90066; 90068; 90211; 90230; 90232; 90245; 90263; 90278; 90402; 90603; 90712; 90713; 90732; 90746; 90808; 91030; 91214; 91311; 91316; 91326; 91344; 91350; 91355; 91362; 91381; 91390; 91403; 91423; 91505; 91602; 91604; 91608; 91741; 91765; 91773	\$2,448	\$2,760	\$3,504	\$4,488	\$4,956	\$5,698	\$6,442	\$7,185	\$7,929
3	90014; 90024; 90025; 90036; 90048; 90049; 90067; 90069; 90073; 90077; 90094; 90210; 90212; 90254; 90265; 90266; 90272; 90274; 90275; 90290; 90291; 90292; 90293; 90703; 91011; 91105; 91301; 91302; 91307; 91354; 91361; 91364; 91367; 91436; 91789	\$2,796	\$3,216	\$3,948	\$5,280	\$6,036	\$6,940	\$7,846	\$8,751	\$9,657
Voucher Payment Standard (VPS) - All Other ZIP Codes		\$2,132	\$2,407	\$3,052	\$3,915	\$4,320	\$4,968	\$5,616	\$6,264	\$6,912

<https://www.hacla.org/en/about-section-8/payment-standards>

All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.



## LAHD OCCUPANCY MONITORING: NEXT STEPS

### Congratulations! You've completed your covenant. What's next?

**1. Read your covenant for specifics**

Your covenant specifies the *rent* that you can charge, tenant household *income limits*, how many and which *units* are restricted, *term* and how to maintain compliance with the City.

**2. Contact the City BEFORE you expect to obtain your Certificate of Occupancy**

The Owner must contact the City within **120 days** of issuance of a Certificate of Occupancy or Certificate of Completion. **Prior** to renting any restricted unit, the Owner must request the City to certify the eligibility of any prospective household by submitting the required **Income Certification Application Package**.

When you contact the City, we will provide:

- Income Certification Application Package
- If needed, training to complete the Application Package. Trainings are provided **by appointment**
- Current income & rent limit schedules

**CONTACT US**

Email: [lahd.occmonitor@lacity.org](mailto:lahd.occmonitor@lacity.org)  
Phone: (213) 808-8806

**3. Advertise**

Your covenant requires you to advertise the affordable units at [lahousing.lacity.org](http://lahousing.lacity.org) to notify the public on how to apply for restricted units. For questions about advertising, email [lahd.occmonitor@lacity.org](mailto:lahd.occmonitor@lacity.org).

**4. Select prospective tenants**

The Owner makes the selection of an Eligible Household by **submitting the required Application Package and required documents to [LUcert@ufbahc.com](mailto:LUcert@ufbahc.com)**. Our contractor, Urban Futures Bond Administration (UFBA), reviews Income Certification Application Packages. The Owner is responsible for verifying the Households' eligibility using their employment verification, paycheck stubs, bank statements, benefit statements (SSI, SSA, EDD, CalWorks), tax returns and other income and asset documentation. Failure to rent to an Eligible Household will result in the Owner paying the City all rents received for each day of occupancy by unqualified tenants.

**5. Keep your records and report annually**

After tenants are approved for income eligibility, and the tenants move in, keep those approvals on file. You will be required to submit an annual report to UFBA to ensure your approved tenants have remained and their rents are within the program limit. UFBA will send you an introductory letter when it is time to submit your first report. Another requirement of your covenant is an annual monitoring fee. The City will send you an invoice every year.

**Tenants with Housing Choice Voucher (Section 8) or other rental subsidies**  
 Tenants with rental subsidies may reside in restricted units so long as the *tenant's portion* does not exceed your covenant's maximum rent limit. The project can collect a monthly rent from the subsidy that is higher than the Covenant's rent limit and remain in compliance with its covenant. \*Ask how tenants with a rental subsidy may waive the Income Certification requirement.  
Rev. 9/13/2021



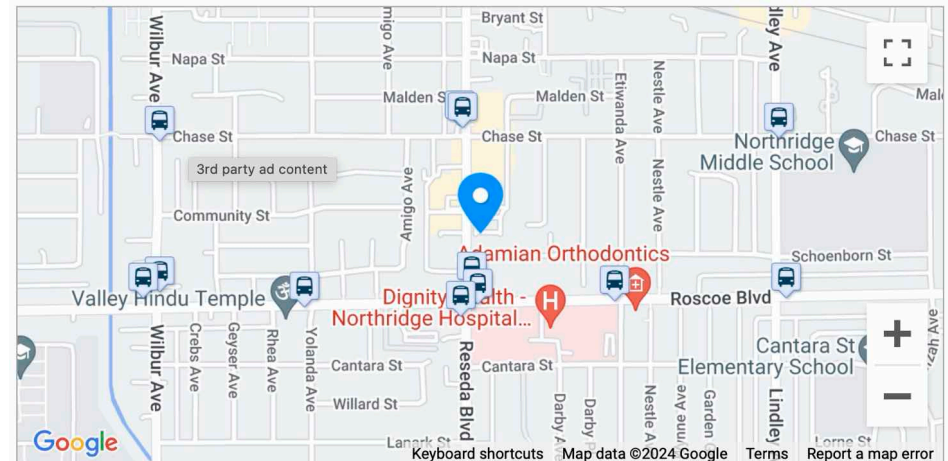
# 8350 Reseda Blvd.

## Walk Score

**Walk Score**  
**78**  
**Very Walkable**  
Most errands can be accomplished on foot.

**Transit Score**  
**46**  
**Some Transit**  
A few nearby public transportation options.

**Bike Score**  
**58**  
**Bikeable**  
Some bike infrastructure.



### Rail lines:

Metrolink Ventura County Li... 0.8 mi

### Bus lines:

240 Metro Local Line	0.1 mi	152 Metro Local Line	0.1 mi
Northridge DASH Northridge	0.1 mi	237 Metro Local Line	0.5 mi

8350 Reseda Boulevard has a Walk Score of 78 out of 100. This location is Very Walkable so most errands can be accomplished on foot.

8350 Reseda Boulevard is a 21 minute walk from the Metrolink Ventura County Line at the Northridge Metrolink Station stop.

This location is in the Northridge neighborhood in Los Angeles. Nearby parks include Vanalden Park, Yarmouth Dog Park and Yard Park LA.



<https://www.walkscore.com/score/8350-reseda-blvd-los-angeles-ca-91324>

All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.



# 8350 Reseda Blvd.

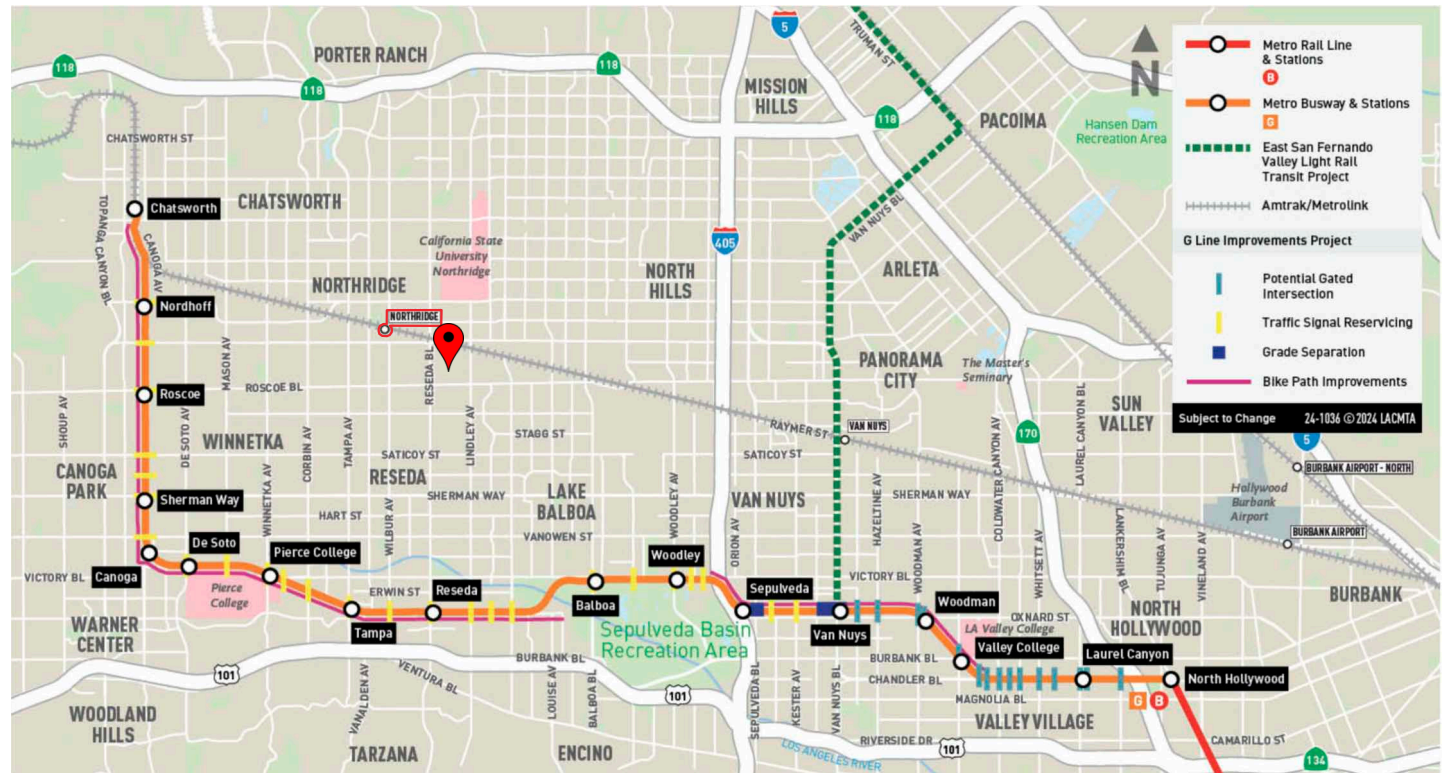
## METROLINK / Amtrak

### Northridge Station

Situated a short distance away from 8350 Reseda Blvd., **Northridge Station** is a Metrolink passenger train station for the Ventura County Line trains which run from Downtown LA to Ventura County. Northridge station is served by 20 Metrolink **Ventura County Line** trains (ten in each direction) each weekday, and four on the weekends. Metrolink passengers also have access to four **Amtrak Pacific Surfliner** trains (two in each direction) each day. The station has 290 parking spaces.



The East San Fernando Valley Light Rail Transit Project will improve connections and access to crucial destinations while connecting transit users to the growing network in the San Fernando Valley.



[https://en.wikipedia.org/wiki/Northridge\\_station](https://en.wikipedia.org/wiki/Northridge_station)

All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.



# 8350 Reseda Blvd.

## Zimas



### City of Los Angeles Department of City Planning

#### 12/3/2024 PARCEL PROFILE REPORT

##### PROPERTY ADDRESSES

None

##### ZIP CODES

None

##### RECENT ACTIVITY

None

##### CASE NUMBERS

CPC-5658  
CPC-2015-3383-ZC-CU-ZAD-SPR  
CPC-1986-253-GPC  
CPC-1986-235-PWA  
CPC-11708  
ORD-70925  
ORD-184840  
ORD-163915-SA1920  
ORD-119865  
ORD-117203  
ORD-108135  
ORD-108134  
ORD-106810  
ORD-106808  
ZA-19XX-17570  
ZA-16876  
ZA-13986  
ZA-13985  
VTT-73641-SL  
AA-2016-577-PMEX  
ENV-2015-3384-MND  
OB-14069  
AFF-247-NC  
AFF-10363  
AF-17-0705240-COC  
CFG-1500

##### Address/Legal Information

PIN Number 192B125 991  
Lot/Parcel Area (Calculated) 47,404.1 (sq ft)  
Thomas Brothers Grid PAGE 530 - GRID J2  
Assessor Parcel No. (APN) 2786026062  
Tract TR 73641  
Map Reference M B 1417-11/15  
Block None  
Lot 62  
Arb (Lot Cut Reference) None  
Map Sheet 192B125

##### Jurisdictional Information

Community Plan Area Northridge  
Area Planning Commission North Valley  
Neighborhood Council Northridge South  
Council District CD 12 - John Lee  
Census Tract # 1154.03  
LADBS District Office Van Nuys

##### Permitting and Zoning Compliance Information

Administrative Review None

##### Planning and Zoning Information

Special Notes None  
Zoning (Q)C2-1VL  
Zoning Information (ZI) ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1  
ZI-2512 Housing Element Inventory of Sites  
ZI-2452 Transit Priority Area in the City of Los Angeles  
General Plan Land Use General Commercial  
General Plan Note(s) Yes  
Hillside Area (Zoning Code) No  
Specific Plan Area None  
Subarea None  
Special Land Use / Zoning None  
Historic Preservation Review No  
Historic Preservation Overlay Zone None  
Other Historic Designations None  
Mills Act Contract None  
CDO: Community Design Overlay None  
CPIO: Community Plan Imp. Overlay None  
Subarea None  
CUGU: Clean Up-Green Up None  
HCR: Hillside Construction Regulation No  
NSO: Neighborhood Stabilization Overlay No  
POD: Pedestrian Oriented Districts None  
RBP: Restaurant Beverage Program Eligible Area General (RBPA)  
RFA: Residential Floor Area District None  
RIO: River Implementation Overlay No

SN: Sign District No  
AB 2334: Very Low VMT Yes  
AB 2097: Reduced Parking Areas Yes  
Streetscape No  
Adaptive Reuse Incentive Area None  
Affordable Housing Linkage Fee  
Residential Market Area Low  
Non-Residential Market Area Medium  
Transit Oriented Communities (TOC) Tier 3  
ED 1 Eligibility Eligible Site  
RPA: Redevelopment Project Area None  
Central City Parking No  
Downtown Parking No  
Building Line None  
500 Ft School Zone None  
500 Ft Park Zone None

##### Assessor Information

Assessor Parcel No. (APN) 2786026062  
APN Area (Co. Public Works)\* 1.088 (ac)  
Use Code 100V - Commercial - Commercial - Vacant Land  
Assessed Land Val. \$2,211,612  
Assessed Improvement Val. \$0  
Last Owner Change 03/27/2015  
Last Sale Amount \$5,750,057  
Tax Rate Area 16  
Deed Ref No. (City Clerk) None  
Building 1 No data for building 1  
Building 2 No data for building 2  
Building 3 No data for building 3  
Building 4 No data for building 4  
Building 5 No data for building 5  
Rent Stabilization Ordinance (RSO) No [APN: 2786026062]

##### Additional Information

Airport Hazard 200' Height Limit Above Elevation 790  
250' Height Limit Above Elevation 790  
Coastal Zone None  
Farmland Urban and Built-up Land  
Urban Agriculture Incentive Zone YES  
Very High Fire Hazard Severity Zone No  
Fire District No. 1 No  
Flood Zone Outside Flood Zone  
Watercourse No  
Methane Hazard Site None  
High Wind Velocity Areas No  
Special Grading Area (BOE Basic Grid Map A-13372) No  
Wells None

##### Environmental

Santa Monica Mountains Zone No  
Biological Resource Potential None  
Mountain Lion Potential None  
Monarch Butterfly Potential No

##### Seismic Hazards

Active Fault Near-Source Zone  
Nearest Fault (Distance in km) 8.2390488

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](http://zimas.lacity.org)  
(\*): APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](http://zimas.lacity.org)  
(\*): APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

# 8350 Reseda Blvd.

## Zimas

Nearest Fault (Name)	Northridge
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.50000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	22.00000000
Rupture Top	5.00000000
Rupture Bottom	20.00000000
Dip Angle (degrees)	42.00000000
Maximum Magnitude	7.00000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No

### Economic Development Areas

Business Improvement District	None
Hubzone	Redesignated until Dec 2021
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

### Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	<a href="https://housing.lacity.org">https://housing.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No [APN: 2786026062]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	8.84 Units, Lower
Housing Use within Prior 5 Years	No

### Public Safety

Police Information	
Bureau	Valley
Division / Station	Devonshire
Reporting District	1794
Fire Information	
Bureau	Valley
Battalion	15
District / Fire Station	103
Red Flag Restricted Parking	No

### CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2015-3383-ZC-CU-ZAD-SPR
Required Action(s):	ZC-ZONE CHANGE CU-CONDITIONAL USE ZAD-ZA DETERMINATION (PER LAMC 12.27) SPR-SITE PLAN REVIEW
Project Descriptions(s):	VESTING TENTATIVE TRACT MAP FOR A 61-UNIT SMALL-LOT SUBDIVISION, ZONE CHANGE FROM "FOOTPRINT ZONING" OR C2-1VL AND P-1VL TO C2-1VL, CONDITIONAL USE PERMIT TO PERMIT FLOOR AREA AND DENSITY AVERAGING IN A UNIFIED DEVELOPMENT, SITE PLAN TO PERMIT A TOTAL OF 139 RESIDENTIAL UNITS;

Case Number:	CPC-1986-253-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	NORTHRIDE DISTRICT PLAN AMENDMENTS - GENERAL PLAN/ZONING CONSISTENCY PROGRAM

Case Number:	CPC-1986-235-PWA
Required Action(s):	PWA-PUBLIC WORKS APPROVAL
Project Descriptions(s):	VACATION - ALLEYS (PORTIONS) WESTERLY OF FIGUEROA STREET BETWEEN FLORENCE AVENUE AND 73RD STREET

Case Number:	ZA-19XX-17570
Required Action(s):	Data Not Available
Project Descriptions(s):	

Case Number:	VTT-73641-SL
Required Action(s):	SL-SMALL LOT SUBDIVISION
Project Descriptions(s):	VESTING TENTATIVE TRACT MAP FOR A 61-UNIT SMALL-LOT SUBDIVISION, ZONE CHANGE FROM "FOOTPRINT ZONING" OR C2-1VL AND P-1VL TO C2-1VL, CONDITIONAL USE PERMIT TO PERMIT FLOOR AREA AND DENSITY AVERAGING IN A UNIFIED DEVELOPMENT, SITE PLAN TO PERMIT A TOTAL OF 139 RESIDENTIAL UNITS;

Case Number:	AA-2016-577-PMEX
Required Action(s):	PMEX-PARCEL MAP EXEMPTION
Project Descriptions(s):	LOT LINE ADJUSTMENT (PARCEL MAP EXEMPTION) PER, LAMC 17.50.B.3(C); PROPOSED LOT LINE ADJUSTMENT, BETWEEN 3 LOTS.

Case Number:	ENV-2015-3384-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	VESTING TENTATIVE TRACT MAP FOR A 61-UNIT SMALL-LOT SUBDIVISION, ZONE CHANGE FROM "FOOTPRINT ZONING" OR C2-1VL AND P-1VL TO C2-1VL, CONDITIONAL USE PERMIT TO PERMIT FLOOR AREA AND DENSITY AVERAGING IN A UNIFIED DEVELOPMENT, SITE PLAN TO PERMIT A TOTAL OF 139 RESIDENTIAL UNITS;

Case Number:	AFF-247-NC
Required Action(s):	NC-NONCONFORMING USE CASES
Project Descriptions(s):	Data Not Available

Case Number:	AF-17-0705240-COC
Required Action(s):	COC-CERTIFICATE OF COMPLIANCE
Project Descriptions(s):	Data Not Available

### DATA NOT AVAILABLE

- CPC-5658
- CPC-11708
- ORD-70925
- ORD-184840
- ORD-163915-SA1920
- ORD-119865
- ORD-117203
- ORD-108135
- ORD-108134
- ORD-106810
- ORD-106808
- ZA-16876
- ZA-13986
- ZA-13985
- OB-14069

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](https://zimas.lacity.org)  
 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](https://zimas.lacity.org)  
 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.



# 8350 Reseda Blvd.

Zimas

ZIMAS PUBLIC

Generalized Zoning

12/03/2024

City of Los Angeles  
Department of City Planning



Address: undefined  
APN: 2786026062  
PIN #: 192B125 991

Tract: TR 73641  
Block: None  
Lot: 62  
Arb: None

Zoning: (Q)C2-1VL  
General Plan: General Commercial



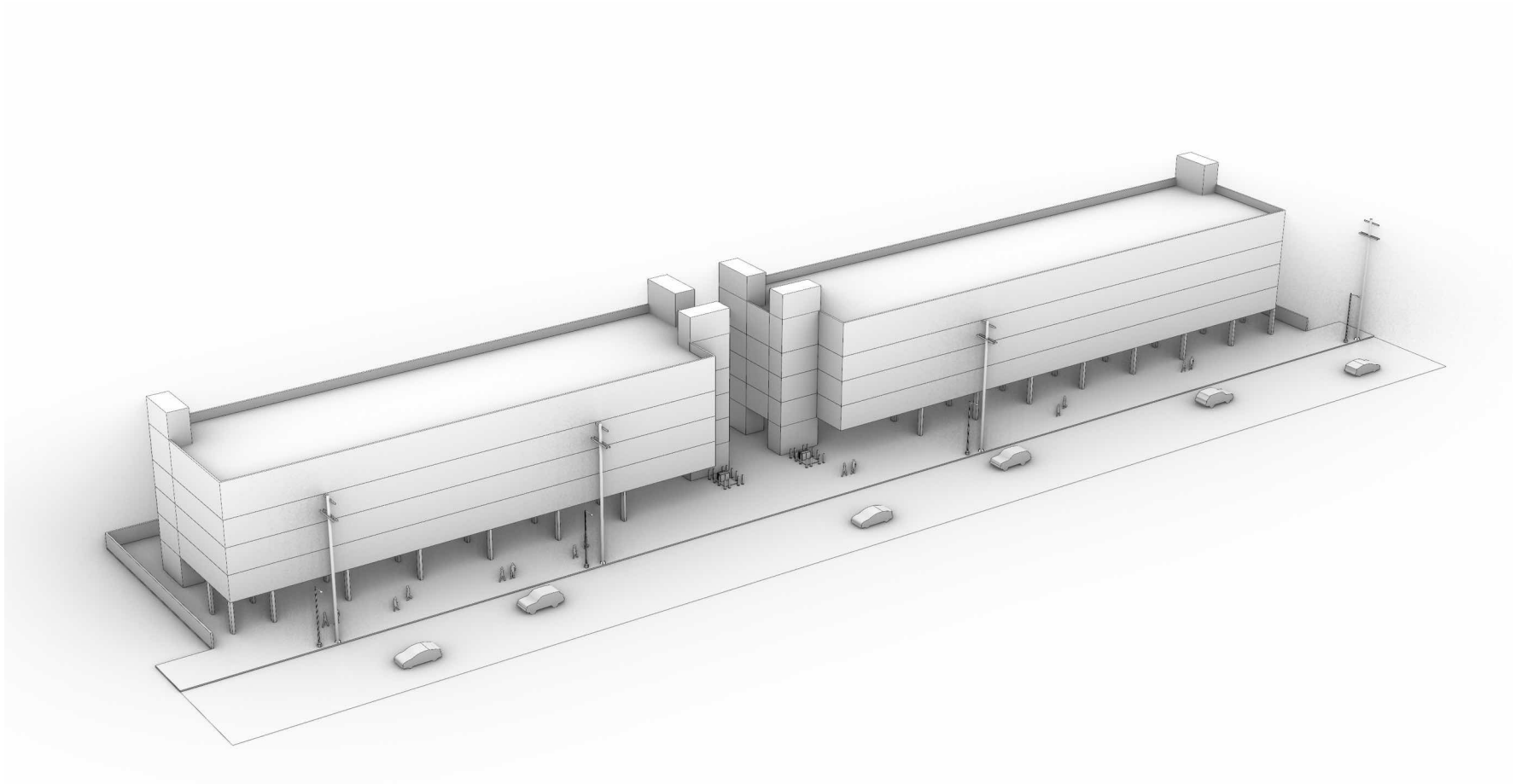
All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.





# 8350 Reseda Blvd.

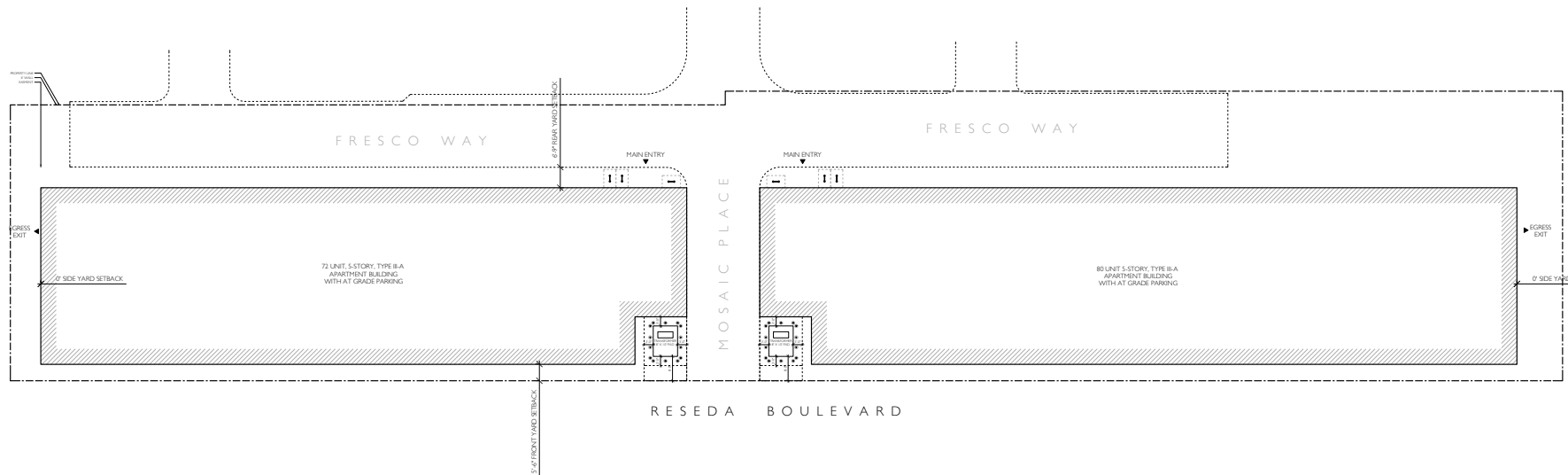
Concept - Residential - 152 Unit 100% Affordable Apartment Project



All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

# 8350 Reseda Blvd.

## Concept - Residential - 152 Unit 100% Affordable Apartment Project

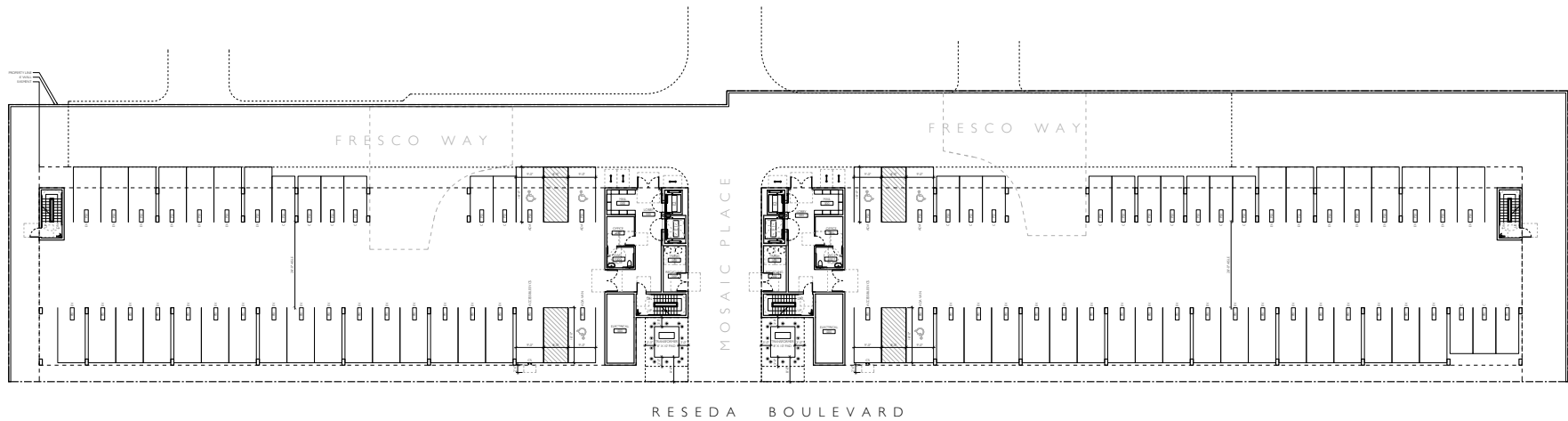


All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.



# 8350 Reseda Blvd.

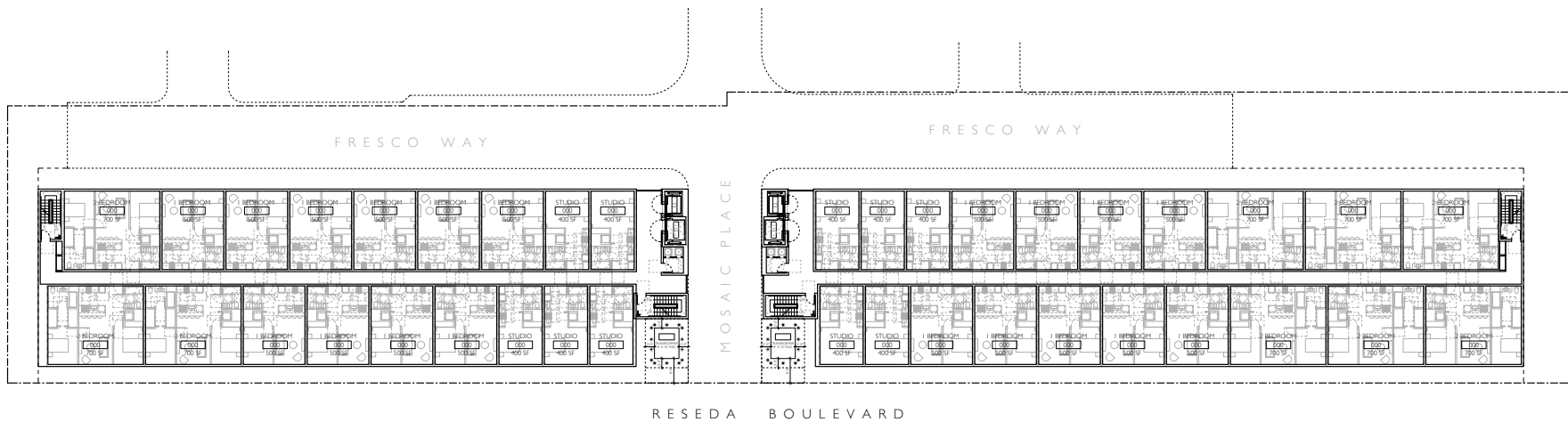
## Concept - Residential - 152 Unit 100% Affordable Apartment Project



All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

# 8350 Reseda Blvd.

## Concept - Residential - 152 Unit 100% Affordable Apartment Project



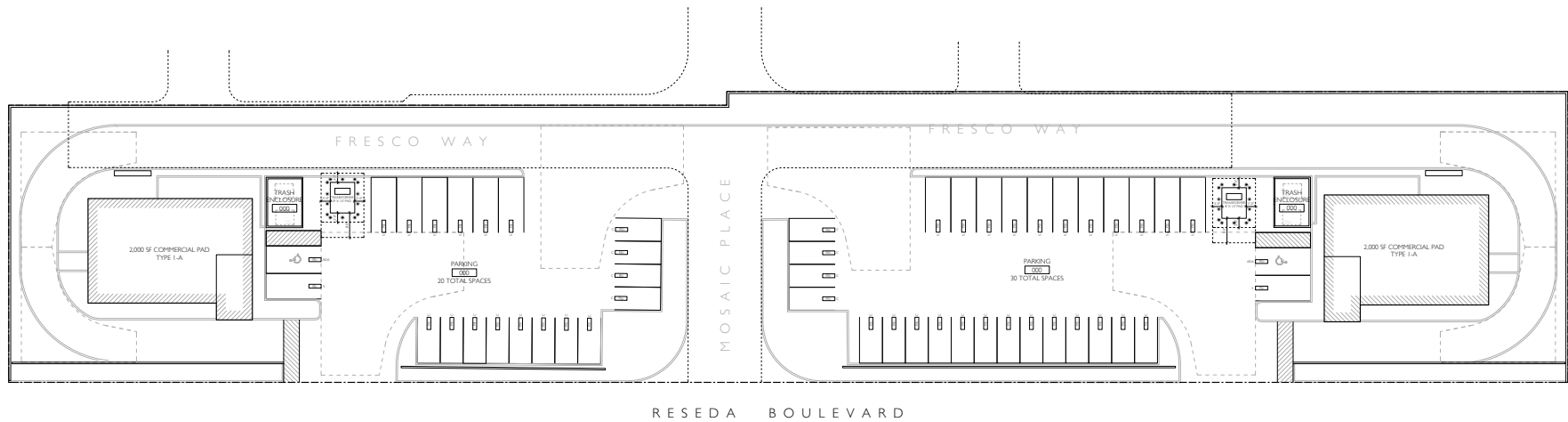
Levels 2 - 5

All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.



# 8350 Reseda Blvd.

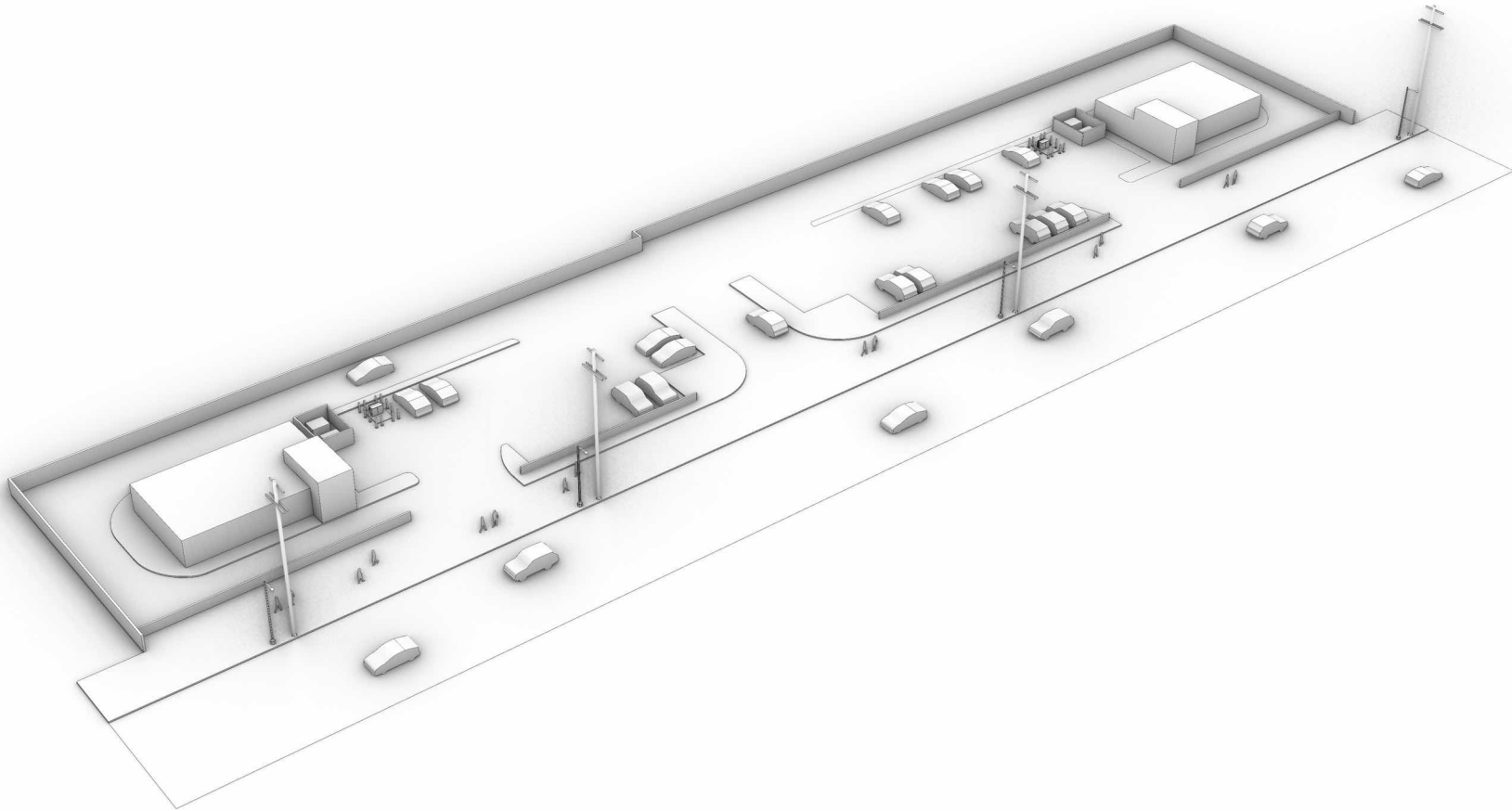
## Concept - Commercial - 2 Retail Pads



All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

# 8350 Reseda Blvd.

## Concept - Commercial - 2 Retail Pads



All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.













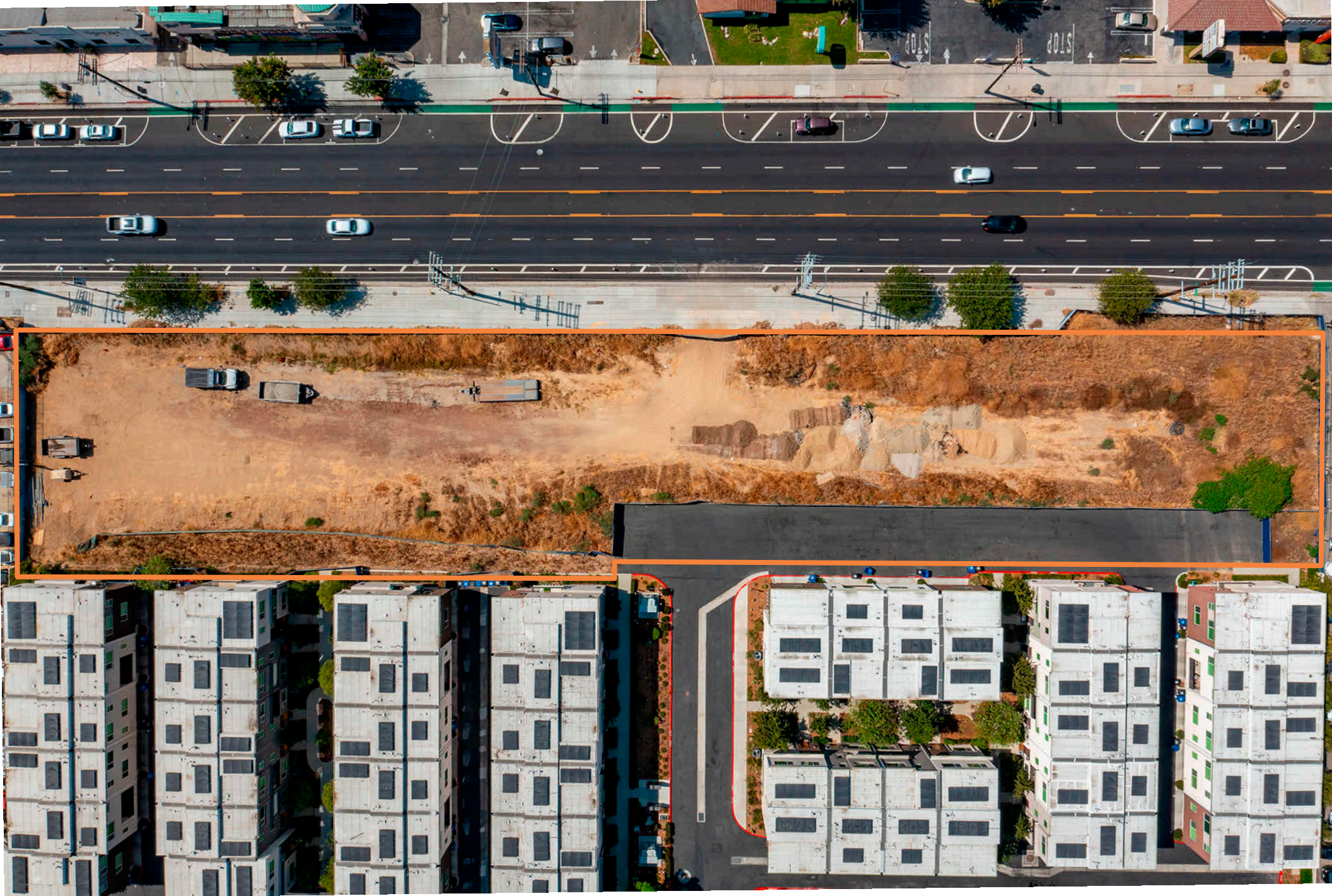














# Confidentiality & Disclaimer

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates, and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance, or lack of compliance with applicable governmental requirements, developability or suitability, the financial performance of the property, the projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

## **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/ or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Partners CRE and KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

# PARTNERSCRE

**Dario Svidler**  
Executive Vice President

424. 600. 7633  
dario@svidlercre.com  
svidlercre.com  
DRE 01884474

Keller Williams is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01428775. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to accuracy of any description. All measurements and square footage are approximate. 12/6/2024.

