

Priced at \$2,250,000



12131 Burbank Blvd. & 5621 Vantage Avenue

Valley Village, CA 91607

Rare opportunity to acquire a fully licensed childcare campus
on two contiguous parcels in the heart of Valley Village

PARTNERSCRE
Braverman



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12131 Burbank Blvd & 5621 Vantage Avenue

The Offering

12131 Burbank Blvd. & 5621 Vantage Ave. present an exceptionally rare opportunity to acquire a fully licensed childcare campus in the heart of Valley Village. Situated on two contiguous parcels totaling approximately 11,275 square feet, the property consists of approximately 3,094 square feet of improvements and is currently licensed to accommodate up to 60 children.

Purpose-built to serve the needs of an early childhood education operator, the property offers a turnkey opportunity for an owner-user to immediately occupy a facility that would be extremely difficult and time-consuming to replicate in today's regulatory environment. Whether an established childcare provider is seeking to expand, or an investor is looking to acquire a specialized asset with strong long-term demand fundamentals, the property presents an opportunity seldom available on the open market.

Designed to foster creativity, learning, and exploration, the campus features five thoughtfully designed classrooms filled with natural light and vibrant educational finishes that create an inviting environment for students, staff, and parents alike. Outdoors, an expansive playground serves as the centerpiece of the property, complete with an oversized play yard, jungle gym, and dedicated recreation areas that are nearly impossible to replicate under today's development standards.

Whether purchased by an educational operator seeking a turnkey campus, an investor looking for a highly specialized asset, or a developer recognizing the long-term potential of two separately parceled lots, 12131 Burbank Blvd. & 5621 Vantage Ave. represent one of the most unique educational real estate opportunities currently available in Los Angeles.

Driven by a thriving business that has simply outgrown the space, the current owner is moving to a larger location. This successful track record underscores the strength of both the business model and this prime location. To ensure a seamless transition, the owners are open to securing a long-term lease with the right operator

Offered at \$2,250,000, opportunities to acquire licensed childcare facilities of this scale and location are exceedingly uncommon.

At a Glance

Valley Village

\$2,250,000

Purchase Price

3,094 SF

Building Size

11,725 SF

Lot Size

Licensed Preschool

Building Type

R1+R3

Zoning

Highlights

- **Licensed childcare facility for up to 60 children**
- Two contiguous parcels (2 APNs)
- Approximately **11,275 SF** of combined land
- Approximately **3,094 SF** of existing improvements
- Five artfully designed classrooms
- Expansive outdoor playground with jungle gym and recreation areas
- Existing operating preschool to be delivered vacant within one year
- Rare owner-user opportunity
- R3 + R1 zoning provides long-term flexibility

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.





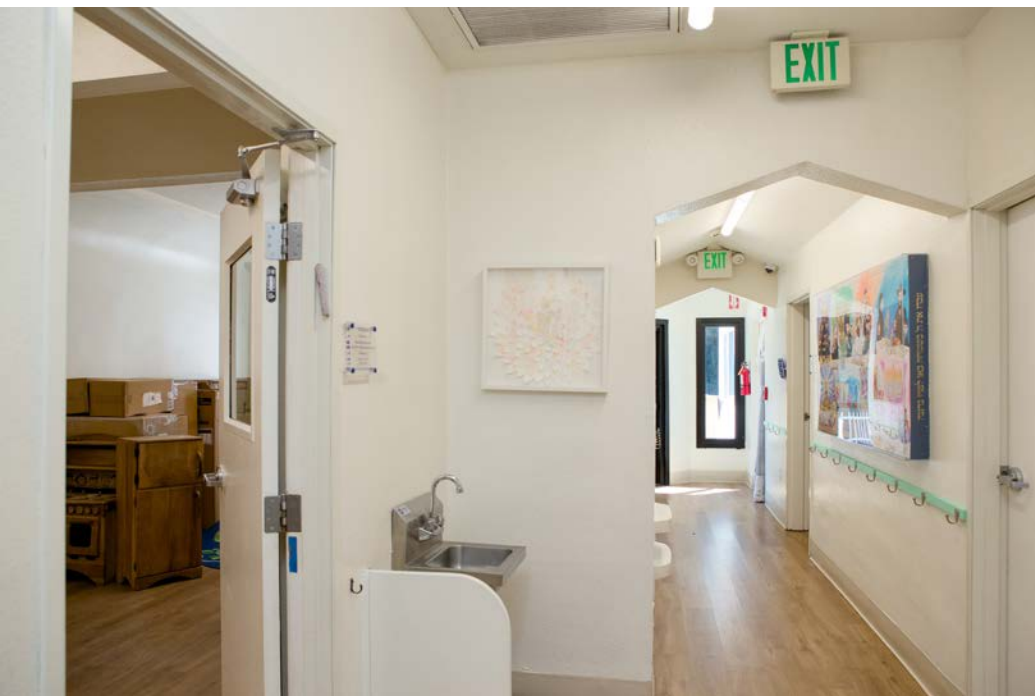
















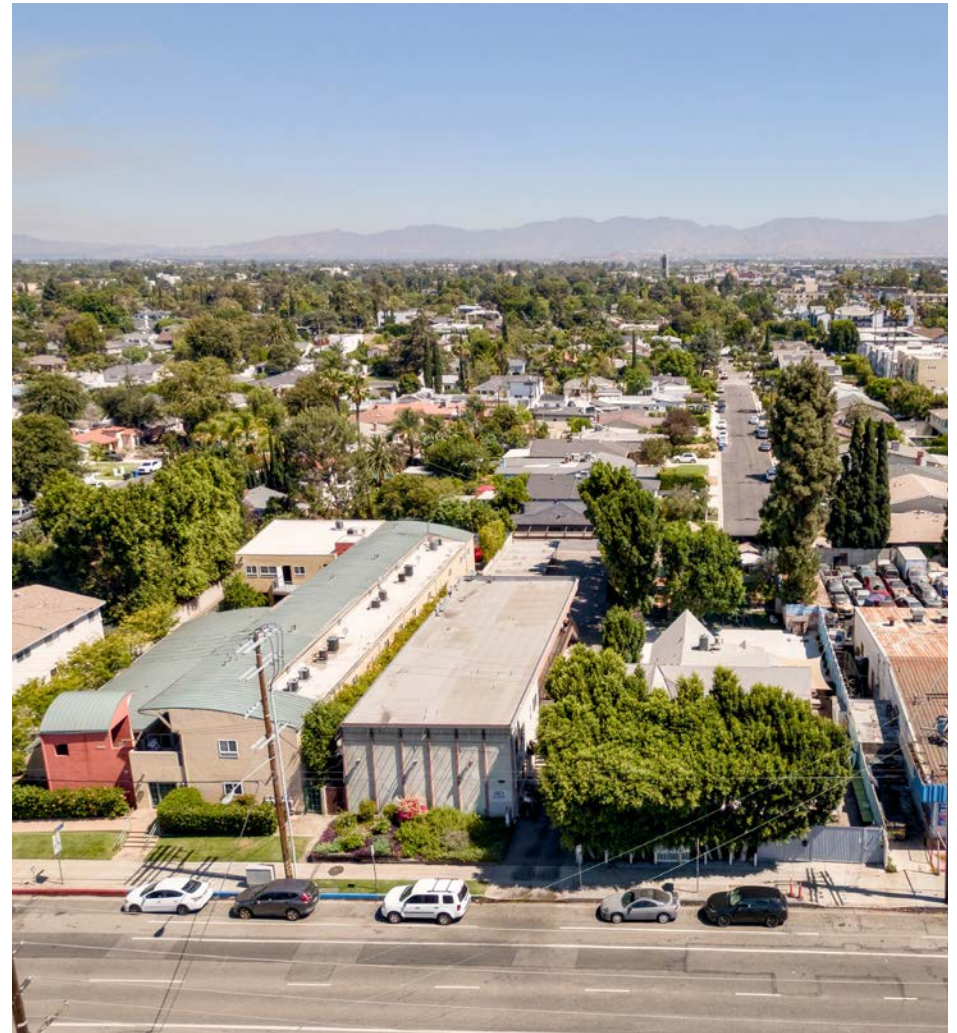
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Area Overview

VALLEY VILLAGE

Valley Village is one of the San Fernando Valley's most established and desirable residential communities, known for its tree-lined streets, charming character homes, and central location. Situated between Studio City, Sherman Oaks, Toluca Lake, and North Hollywood, the neighborhood offers exceptional accessibility to major employment centers including Universal Studios, Warner Bros., Disney, NBCUniversal, and the Burbank Media District. Valley Village is home to a highly educated and affluent residential population, creating consistent demand for family-oriented services such as childcare, education, and healthcare. With convenient access to the 101, 170, and 134 Freeways, along with nearby retail and dining destinations including Ventura Boulevard and the NoHo Arts District, Valley Village continues to attract young families and professionals seeking a balance of suburban charm and urban connectivity. Its strong demographics, limited commercial inventory, and proximity to some of Los Angeles' largest employment hubs have made Valley Village one of the Valley's most sought-after communities for both owner-users and investors.

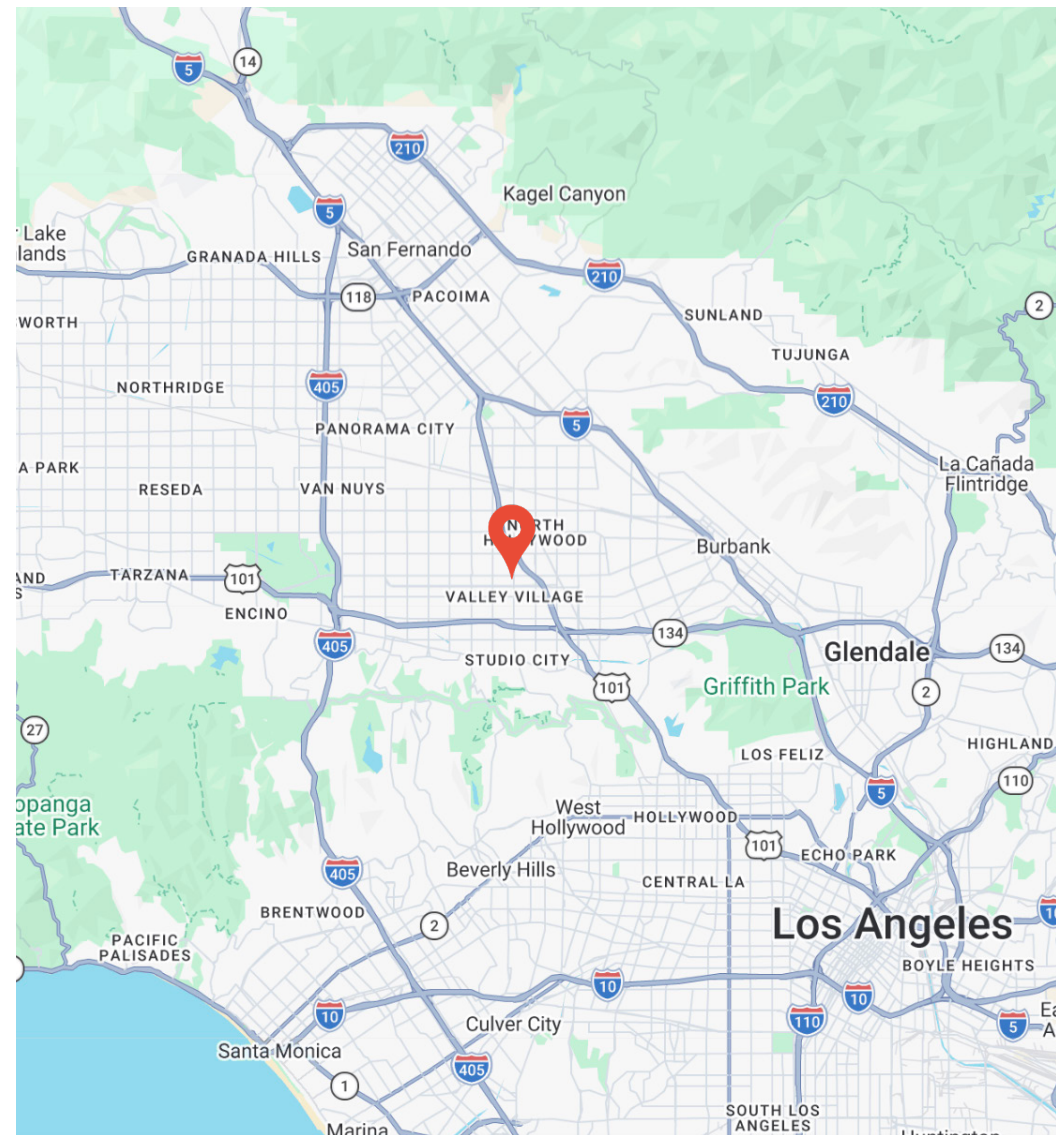
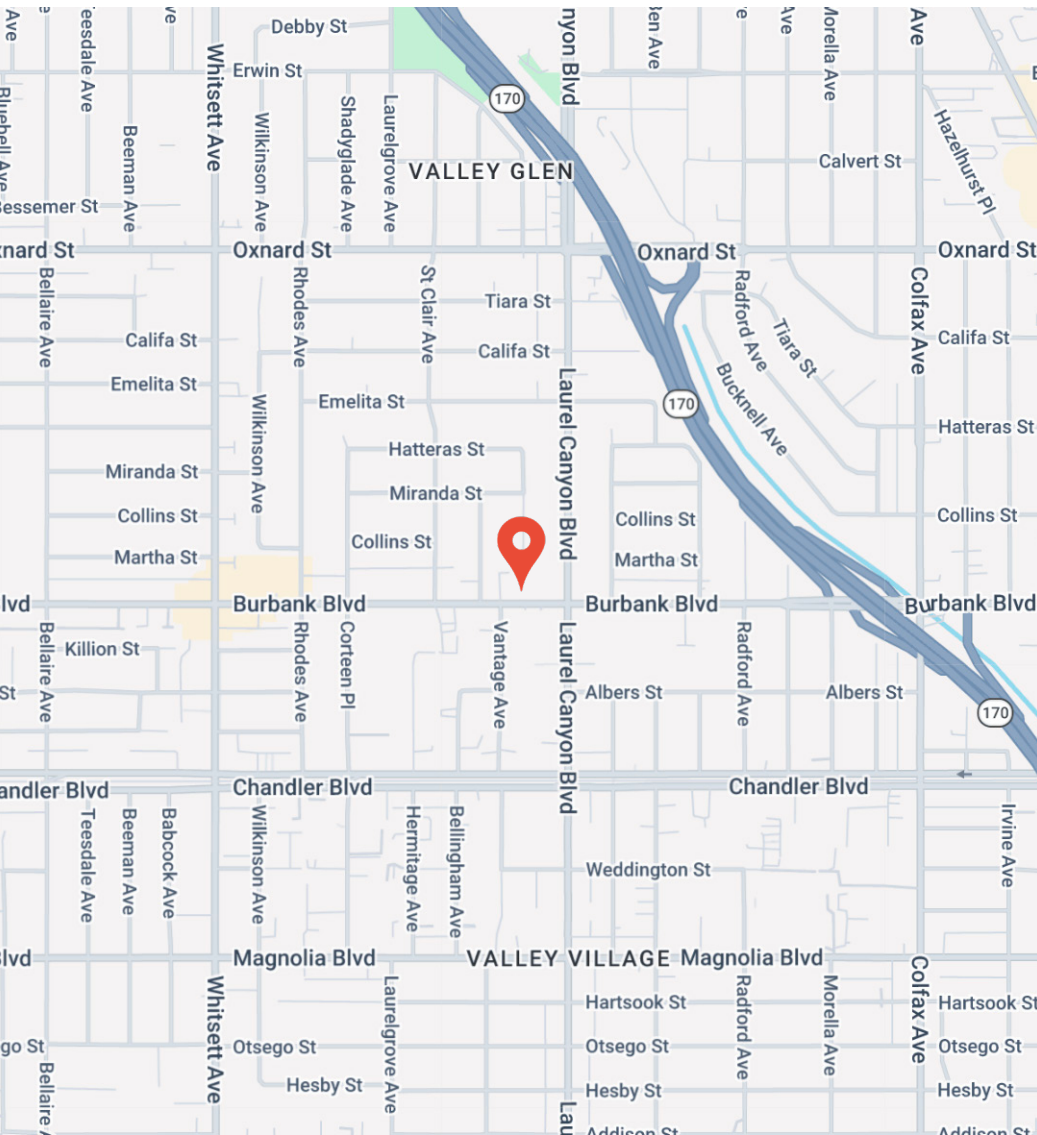
Strategically located near Studio City, Sherman Oaks, Toluca Lake, and North Hollywood, the property is surrounded by affluent residential neighborhoods with a continual need for high-quality childcare services. Its central San Fernando Valley location offers convenient access for families throughout the surrounding communities while benefiting from exceptional visibility along Burbank Boulevard.



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Location Map



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