

## 5310 Laurel Canyon, Valley Village, CA 91607

Listing

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VVL - Valley Village

STATUS: Active

LIST CONTRACT DATE: 11/21/25

LISTING ID: SR25264465

LIST PRICE: \$2,498,000

SELLER WILL CONSIDER  
CONCESSIONS IN OFFER:PROP TYPE: Commercial Sale  
PARCEL #: 2348016053

PROP SUB TYPE: Retail



SQFT(SRC): 3,352  
SQFT LOT: 5,502 (A)  
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 (ASR)  
SLC: Standard  
LEVELS: 1  
CURRENT USE:  
ACTUAL RENT:  
RENT MIN - MAX \$/SF/YR:  
NUMBER OF UNITS:  
ENTRY LEVEL: 1  
BUILDING STATUS: Existing  
OCCUPANCY:  
BUILDING \$/PER SQFT: \$745.23  
LAND \$/PER SQFT:  
DAYS ACTIVE IN MLS: 0  
COUNTY: Los Angeles  
PARCEL MASTER:  
INVEST?: A/C?:Yes  
FENCE?: No HEAT?:Yes

Rece11/21/2025 : NEW

## 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  
CLEARANCE:  
INDUSTRIAL TYPE:  
PROBATE AUTHORITY:

OFFICE CLASS:  
ROOFING:  
SECURITY:  
CONSTRUCTION:  
LOT: 0-1 Unit/Acre

## UTILITIES

ELECTRICITY:  
AMPERAGE:  
VOLTS:  
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:**POWER PRODUCTION**POWER PRODUCTION: **No**

GREEN VERIFICATION:

**LAND**COMMON INTEREST: **None**  
LAND USE: **Office, Retail**  
LOT SIZE DIM:  
TOPOGRAPHY:  
PARCEL #: **2348016053**  
ADDITIONAL PARCEL(s): **No**BUILDER NAME:  
ZONING:  
SURVEY TYPE:PARK NAME:  
PHASE:  
WATERFRONT:**TERMS**LEASE RENEWAL OPTION?:  
LISTING TERMS: **Cash, Cash to New Loan, Submit**  
CLOSE DATE:  
INCLUSIONS:  
EXCLUSIONS:ASSIGNABLE:  
FINANCING:MIN. DOWN AMOUNT:  
OWNERSHIP TYPE:**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:  
RESIDENT MANAGER:  
MAINTENANCE:  
SUPPLIES:  
OTHER:  
BUILDING EXPENSE:  
RESERVES:  
INVENTORY VALUE:**ANNUAL OPERATING INFORMATION**GROSS SCHEDULED INCOME:  
VACANCY ALLOWANCE:  
LAUNDRY:  
OTHER:  
EFFECTIVE GROSS:  
TOTAL EXPENSE:  
NET OPERATING INCOME:**INVESTMENT INFORMATION**ACCOUNTING TYPE:  
OPERATING EXPENSES:GROSS OPERATING INCOME:  
NET OPERATING INCOME:VACANCY ALLOWANCE RATE:  
CAP RATE:**TAXES**


TAX RATE:

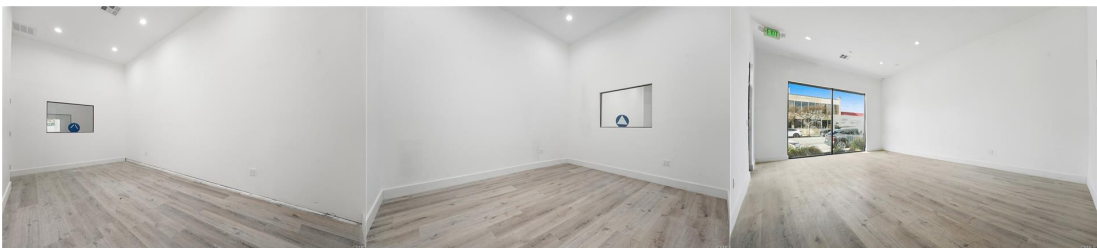
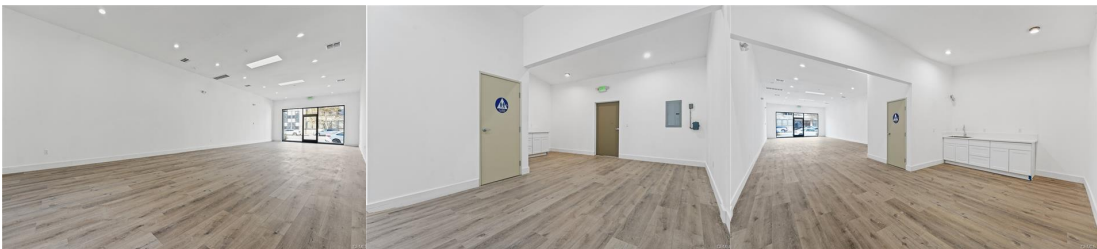
TAX ANNUAL \$:

TAX YEAR:

**AGENT**LISTING AGENT: **Verzhine "Gina" Uzunyan**  
CO-LISTING AGENT: **Edgar Koenig**LISTING AGENT STATE LICENSE: **00984953**  
CO-LISTING AGENT STATE LICENSE: **00831815**LISTING AGENT MLS ID: **F210086643**  
CO-LISTING AGENT MLS ID: **F210071186****CONTACT**1. LA CELL: **818-521-8088**  
2. CoLA CELL: **818-903-8088**  
3. LA CELL: **818-521-8088**  
4. LA CELL: **818-521-8088**  
5. LA CELL: **818-521-8088**  
6. LA CELL: **818-521-8088****OFFICE**LISTING OFFICE: **Koenig Properties**  
LISTING OFFICE PHONE: **818-755-8088Ext:0**  
CO-LISTING OFFICE: **Ed Koenig IRE**  
CO-LISTING OFFICE PHONE: **818-755-8088**LISTING OFFICE STATE LICENSE: **00984953**  
LISTING OFFICE FAX: **818-755-8096**  
CO-LISTING OFFICE STATE LICENSE: **00831815**  
CO-LISTING OFFICE FAX: **818-755-8088**LISTING OFFICE MLS ID: **F6802001**  
CO-LISTING OFFICE MLS ID: **SR0197300****MLS**BAC:  
LISTING CONTRACT DATE: **11/21/25**  
START SHOWING DATE:  
ON MARKET DATE: **11/21/25**DUAL/VARI COMP?: **Yes**  
EXPIRATION DATE: **02/20/26**  
CURRENT FINANCING:INTERNET SEND: LISTING?/PRICE? **Yes/**  
MOD TIMESTAMP: **11/21/25**  
LIST AGRMT: **Exclusive Right To Sell**  
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

BAC REMARKS:

PRIVATE REMARKS: **Please email offer to guzunyan@aol.com with proof of funds and loan pre-approval. Easy to show, need minimum 24-hour notice. Buyer and Buyers Broker to verify and investigate all MLS information.****SHOWING INFORMATION**SHOW INSTRUCTIONS: **Easy to show, contact Gina Uzunyan for an appointment, minimum 24-hour notice required.**  
DIRECTIONS: **Between Chandler Blvd and Magnolia Street****PHOTOS** Click arrow to display photos





**Owner Information**

Owner Name:	<b>5310 Laurel Canyon Llc</b>	Mail Owner Name:	<b>5310 Laurel Canyon Llc</b>
Mailing Address:	<b>26500 Agoura Rd Ste 102</b>	Tax Billing City & State:	<b>Calabasas Ca</b>
Tax Billing Zip:	<b>91302</b>	Tax Billing Zip+4:	<b>3571</b>
Owner Occupied:	<b>A</b>		

**Location Information**

Zip Code:	<b>91607</b>	Carrier Route:	<b>C002</b>
Zoning:	<b>LAC2</b>	Tract Number:	<b>8929</b>
School District:	<b>Los Angeles</b>	Comm College District Code:	<b>LOS ANGELES CITY</b>
Census Tract:	<b>1251.01</b>		

**Tax Information**

APN:	<b>2348-016-053</b>	% Improved:	<b>48</b>
Tax Area:	<b>13</b>	Lot:	<b>9</b>
Water Tax Dist:	<b>SOUTHERN CALIFORNIA</b>		
Legal Description:	<b>TRACT NO 8929 LOT 9</b>		

**Assessment & Taxes**

Assessment Year	2025	2024	2023
Assessed Value - Total	<b>\$1,041,109</b>	<b>\$1,020,696</b>	<b>\$1,000,683</b>
Assessed Value - Land	<b>\$540,466</b>	<b>\$529,869</b>	<b>\$519,480</b>
Assessed Value - Improved	<b>\$500,643</b>	<b>\$490,827</b>	<b>\$481,203</b>
YOY Assessed Change (\$)	<b>\$20,413</b>	<b>\$20,013</b>	
YOY Assessed Change (%)	<b>2%</b>	<b>2%</b>	

Tax Year	<b>2024</b>	<b>2023</b>	<b>2022</b>
Total Tax	<b>\$12,942.88</b>	<b>\$12,699.84</b>	<b>\$12,124.21</b>
Change (\$)	<b>\$243</b>	<b>\$576</b>	
Change (%)	<b>2%</b>	<b>5%</b>	

Jurisdiction	Tax Type	Tax Amount	Tax Rate
Safe Clean Water83	<b>Actual</b>	<b>\$137</b>	
Flood Control 62	<b>Actual</b>	<b>\$52</b>	
Laco Vectr Cntrl80	<b>Actual</b>	<b>\$19</b>	
Lacity Park Dist21	<b>Actual</b>	<b>\$20</b>	
La Stormwater 21	<b>Actual</b>	<b>\$41</b>	
RpOSD Measure A 83	<b>Actual</b>	<b>\$61</b>	
City Lt Maint 21	<b>Actual</b>	<b>\$200</b>	
Trauma/Emerg Srv86	<b>Actual</b>	<b>\$168</b>	
Total Of Special Assessments	<b>Actual</b>	<b>\$698</b>	

**Characteristics**

County Land Use:	<b>Stores</b>	Universal Land Use:	<b>Store Building</b>
Lot Acres:	<b>0.126</b>	Lot Area:	<b>5,502</b>
Building Sq Ft:	<b>3,352</b>	Gross Area:	<b>3,352</b>
Cooling Type:	<b>None</b>	Year Built:	<b>1946</b>
Effective Year Built:	<b>1946</b>	# of Buildings:	<b>1</b>

**Last Market Sale**

Recording Date:	<b>09/05/2017</b>	Sale Date:	<b>08/22/2017</b>
Sale Price:	<b>\$915,000</b>	Owner Name:	<b>5310 Laurel Canyon Llc</b>
Seller:	<b>Ackerman Warren Trust</b>		





History

Listing Id	Address	List Agent	Current Price	Old Value	New Value	System Entry TStamp	Chg By	Member Id
<a href="#">SR25264465</a>	5310 Laurel Canyon	F210086643	2,498,000		A	11/21/25 11:07:00		F210086643

Sale History from Public Records

Rec. Date	Sale Date	Sale Price	Nom.	Buyer Name(s)	Seller Name(s)	Document Type	Document #	Book-Page
09/05/17	08/22/17	\$915,000		5310 Laurel Canyon Llc	Ackerman Warren Trust	Grant Deed	1002715	1002715
09/05/17	08/22/17		Y	Ackerman Warren Trust	Ackerman Warren F Trust	Grant Deed	1002714	1002714
09/05/17	08/14/17		Y	Hartzheim Craig	Ackerman Warren F	Affidavit	1002713	1002713
02/22/12	11/04/11		Y	Ackerman Warren F	Ackerman Warren F	Grant Deed	282111	282111
				Trust				
11/01/11	09/21/11		Y	Ackerman Warren F	Ackerman Warren F	Grant Deed	1476597	1476597
				Trust				
06/18/79				Ackerman Warren F &		Deed (Reg)	659469	659469
				Ackerman Anne				
01/31/69						Deed (Reg)		

Parcel Map

