

FOR LEASE

18552 Erwin St.

Tarzana, CA 91335

1 ACRE PARADISE WITH MULTIPLE INTIMATE SPACES, BUILDINGS, GREENHOUSES, AND CARETAKER RESIDENCE/OFFICE



PROPERTY DESCRIPTION

Simply incredible appr. 1 AC lot with breathtaking cactus, Cycad and exotic specimens, 50 years of undisturbed growth making an unmatched green space complete with greenhouses, modern office, sheds, out buildings for maintenance and simply unbelievable amounts of botanical garden quality specimens. Must be seen to be believed. Former wholesale nursery, some plants still onsite that can be included. Ample parking, more will be available after maintenance is completed, just off corner of Reseda and Erwin amongst the excellent demos of Tarzana, CA.

Unparalleled opportunity for Nursery, landscape operations, landscape architects, wedding/event venue, church/healing/spiritual/religious groups, possible therapy/medical office/school/daycare uses, zoning is RE-11/RA-1, so check with City on your use and verify all information.

FOR LEASING
INQUIRIES CONTACT:

TERRY ADAMS

CABRE# 01432125 | 818.620.7232 | terryadamscre@outlook.com



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PROPERTY PHOTOS



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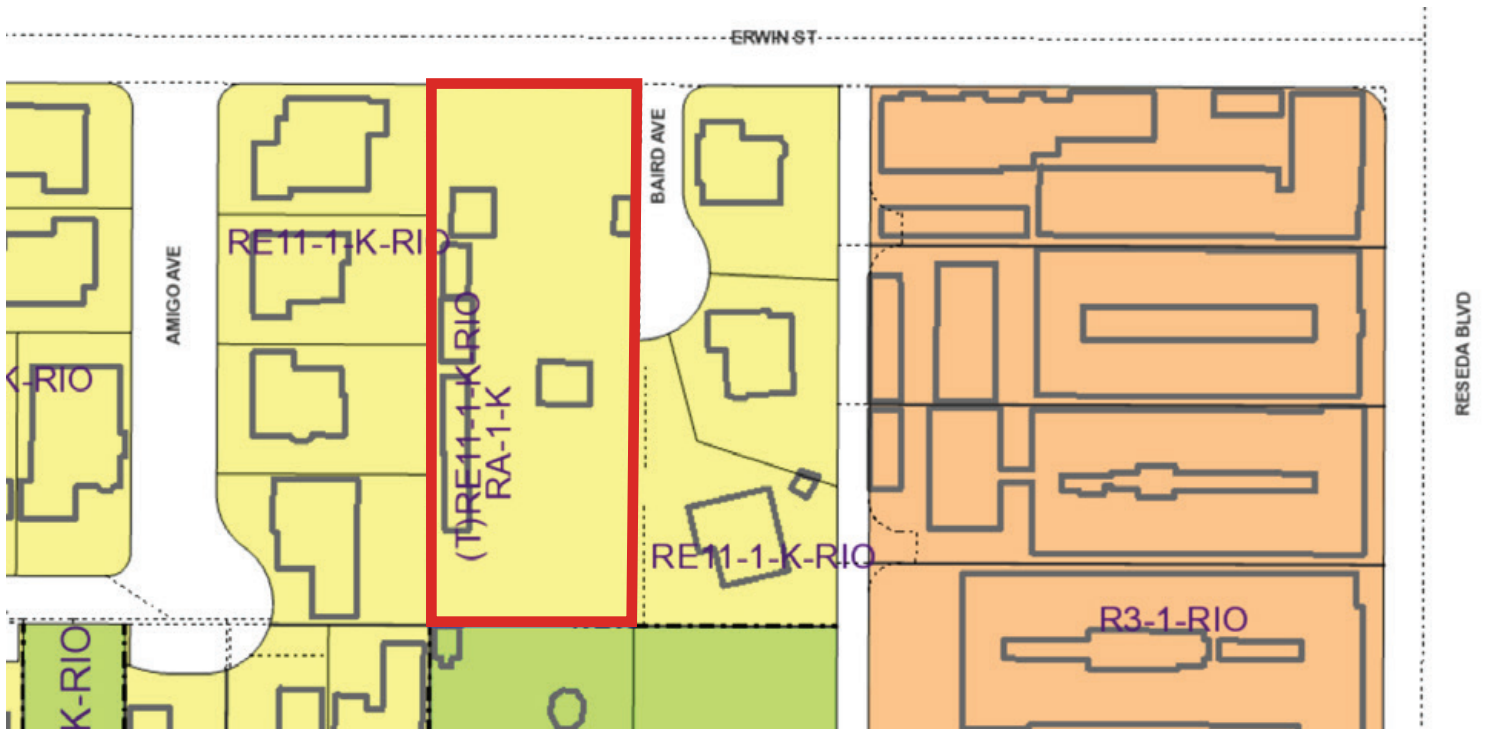
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SITE PLAN



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MARKET OVERVIEW

Tarzana, a picturesque neighborhood in the San Fernando Valley, stands out as one of Los Angeles' most attractive residential areas. Known for its serene suburban charm coupled with modern amenities, Tarzana offers a perfect balance for those seeking both tranquility and convenience.

Ideally situated, Tarzana provides easy access to major freeways like the 101 and 405, making commutes to downtown Los Angeles, the Westside, and other key areas straightforward and efficient. Its central location in the Valley makes it a strategic choice for professionals and families who desire connectivity without sacrificing the peace of suburban life.

The community spirit in Tarzana is palpable, with a friendly and welcoming atmosphere that makes it an appealing place to live. The area boasts top-rated schools, both public and private, contributing to its attractiveness for families with children. The strong emphasis on education and community engagement fosters a nurturing environment for residents of all ages.

Tarzana's economic outlook is positive, driven by its strong real estate market and the steady influx of residents drawn by its many advantages. The ongoing development and investment in the area continue to enhance its appeal, ensuring that Tarzana remains a vibrant and sought-after neighborhood in the San Fernando Valley.



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LOCATION MAP



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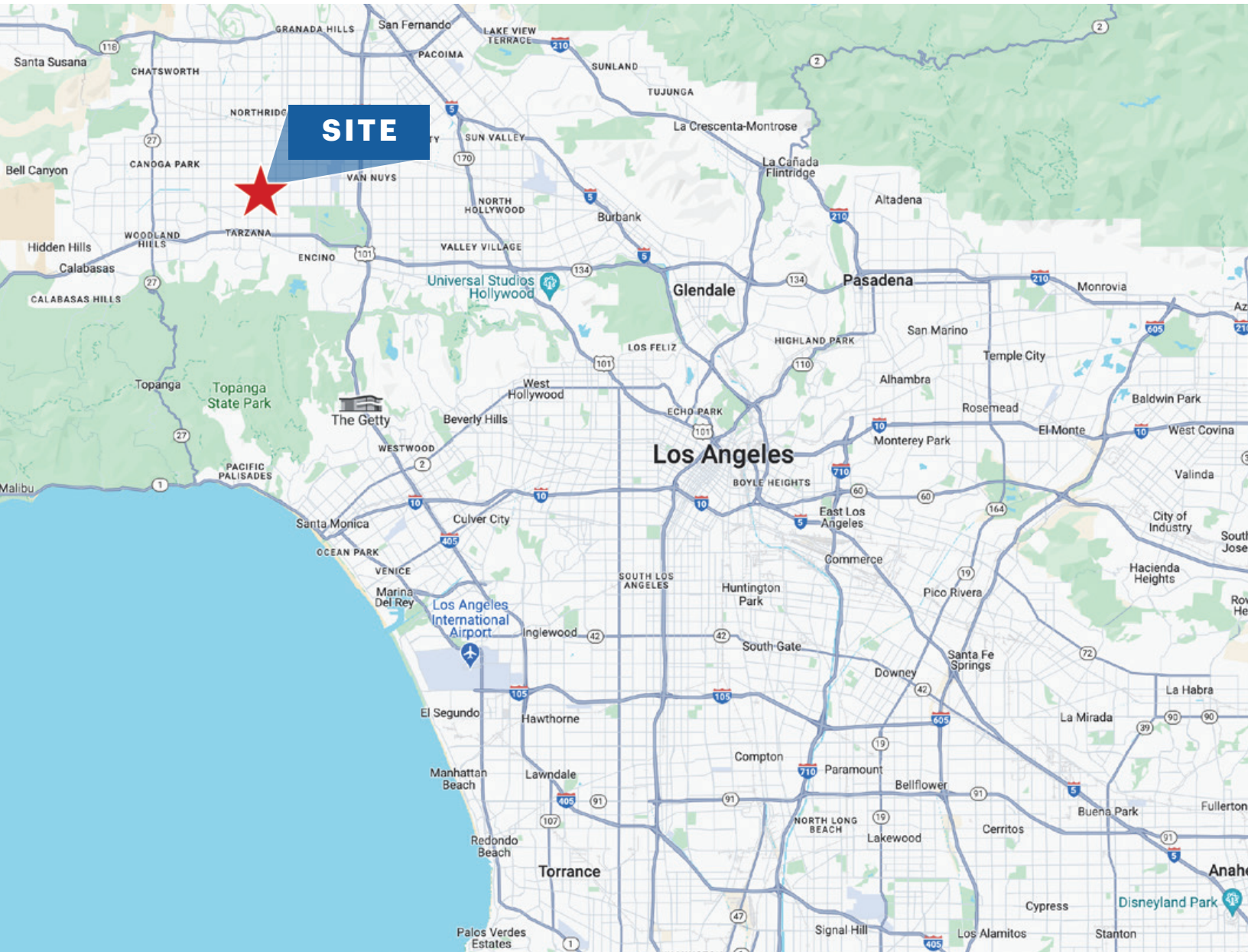
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REGIONAL MAP



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