



ZACUTO GROUP
COMMERCIAL REAL ESTATE

5318-5322.5 LAUREL CANYON BOULEVARD VALLEY VILLAGE

FOR SALE

2 PROPERTY MIXED USE ASSET



5318-5322.5 LAUREL CANYON BOULEVARD

VALLEY VILLAGE, CA 91607

Matthew Luchs of Zacuto Group is pleased to exclusively present 5318-5322.5 Laurel Canyon Boulevard, a ±5,775 SF mixed-use retail and office property situated on a ±4,625 SF C2-zoned lot in Valley Village, CA. Built in 1946 and recently updated, the building combines highly visible ground-floor retail storefronts with efficient ground floor and second-floor office suites, offering versatile layouts well-suited for medical, creative, boutique retail, and professional service users.



PROPERTY INFORMATION

PRICE	\$2,350,000
BUILDING SF	5,775 SF
LOT SIZE	4,625 SF
PRICE/SF (BLDG)	\$407
PRICE/SF (LAND)	\$508
YEAR BUILT	1946 & 1961
ZONING	C2
PARKING SPACES	7 Spaces (1.12 space(s) per 1000)
VEHICLES PER DAY	31,697 VPD
CROSS STREETS	Laurel Canyon Blvd & Weddington St

LISTING CONTACT



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EXECUTIVE SUMMARY

Currently 48% occupied, the property provides flexibility for both investors and owner-users. The existing rent roll is composed primarily of full-service gross leases, with six tenants operating on month-to-month commitments. This structure creates an immediate opportunity for an owner-user to occupy space while leveraging SBA financing and offsetting costs through existing income, or for an investor to pursue a straightforward re-tenanting and stabilization plan at market rents.

The asset benefits from strong fundamentals, including prime exposure along Laurel Canyon Boulevard with approximately 31,697 vehicles passing daily, a prominent rooftop sign with potential to generate recurring advertising revenue, and seven surface parking spaces that enhance tenant and customer convenience. Its location offers excellent connectivity with immediate access to the 101 and 170 freeways, as well as proximity to the Metro B Line (Red) North Hollywood Station, a major regional transit hub.



EXECUTIVE SUMMARY

The surrounding area is anchored by a dense and affluent residential base and a strong daytime population drawn from the NoHo Arts District, the NoHo West lifestyle center, and major nearby studio campuses such as Universal, Warner Bros., and CBS Radford. These drivers create consistent demand for retail, office, and service-based uses.

With its combination of visibility, income diversification, and near-term leasing upside, 5318–5322.5 Laurel Canyon Boulevard represents a rare opportunity to acquire a well-located asset in a thriving infill corridor. The property is an ideal fit for an owner-user seeking flexibility and long-term growth or for an investor looking to reposition and stabilize a proven neighborhood asset.





NOHO WEST

TRADER JOE'S

NORDSTROM rack

crumbl cookies

PARIS BAGUETTE BOULANGERE

SILVER LAKE Ramen

REGAL

LA FITNESS

ULTA BEAUTY



LAUREL CANYON BOULEVARD

CHANDLER BOULEVARD

CHANDLER BOULEVARD

5318 LAUREL CANYON BOULEVARD





INVESTMENT HIGHLIGHTS

- **Owner-user Opportunity:** Existing vacancies and month-to-month tenants allow for immediate occupancy and full control over build-out, branding, and operations
- **Value-add upside:** Current in-place rents average approximately \$2.54/SF/month, with market potential of \pm \$2.98/SF/month, creating near-term rollover opportunities for an investor to bring-to-market.
- **Recent renovations:** Move-in-ready suites reduce stabilization costs and minimize downtime between tenancies.
- **Rooftop signage income potential:** Prominent roof sign provides potential for supplemental revenue and visibility along Laurel Canyon
- **High-visibility corridor:** Storefront exposure on Laurel Canyon Boulevard with \pm 31,000 VPD
- **Transit-Oriented Accessibility:** Directly adjacent to Metro's Laurel Canyon G Line (Orange Line) station, offering rapid east-west connectivity across the San Fernando Valley and a direct link to the Metro B Line (Red) into Hollywood and Downtown Los Angeles.
- **Parking advantage:** Seven on-site spaces for a 1.12/1,000 SF ratio, rare for small office and storefront properties in this corridor
- **Freeway connectivity:** Immediate access to the 101 and 170 freeways with direct links to Studio City, Sherman Oaks, Burbank, and Hollywood.
- **SBA-financing potential:** SBA-eligible profile enables buyers to secure lower down payment requirements and long-term fixed-rate financing.







LOCATION OVERVIEW

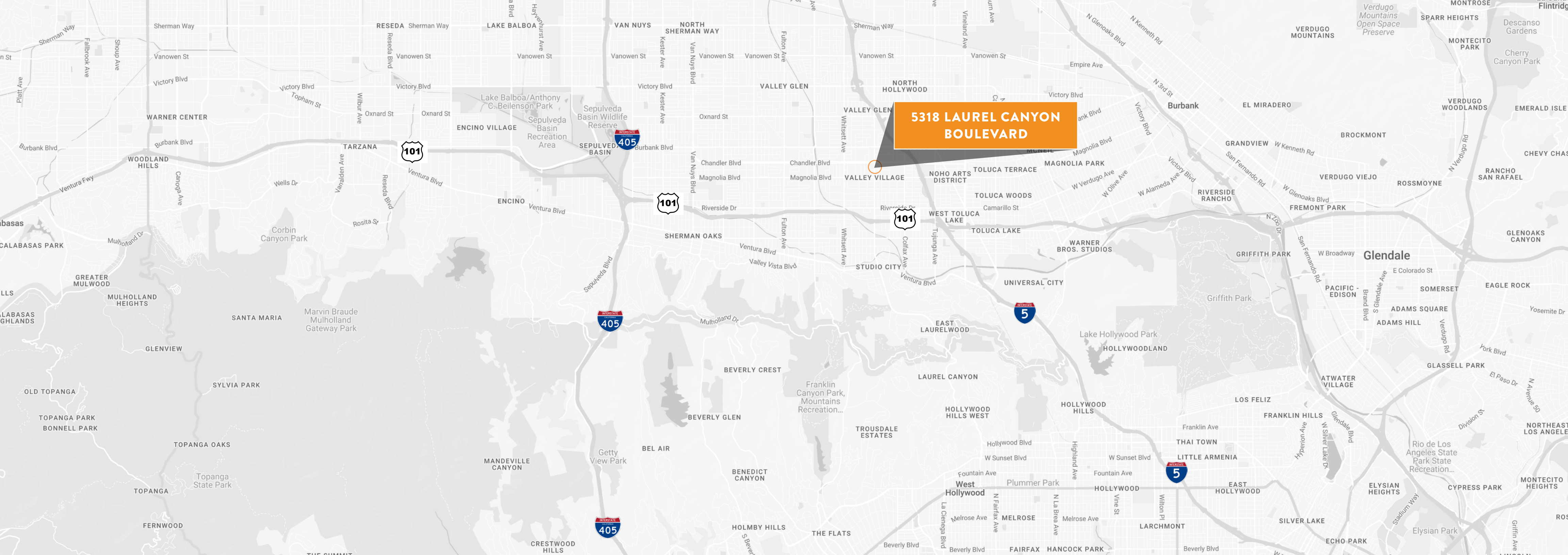
5318–5322.5 Laurel Canyon Boulevard is strategically located in Valley Village, one of Los Angeles’ most desirable infill neighborhoods. Positioned along Laurel Canyon Boulevard between Chandler Boulevard and Magnolia Boulevard, the property benefits from ±31,000 vehicles per day and immediate access to the 101 and 170 freeways, providing seamless connectivity to Studio City, Sherman Oaks, Hollywood, and Burbank.

The property also offers direct access to Metro’s Laurel Canyon G Line Station, part of the Orange Line Busway, which runs parallel to Chandler Boulevard and connects to the Metro B Line (Red) in North Hollywood. This station enhances tenant and customer accessibility across the San Fernando Valley and into Hollywood and Downtown Los Angeles, a rare transit advantage in this submarket.

The surrounding trade area is both dense and affluent. Within a one-mile radius, the population exceeds 36,000 with an average household income of more than \$127,000, while the three-mile radius captures over 318,000 residents and nearly 150,000 employees. This combination of high-income households and a strong daytime workforce fuels consistent demand for retail, office, and service-oriented tenants.

In addition, the site draws from major cultural and economic anchors including the NoHo Arts District, the NoHo West lifestyle center, and nearby studio campuses such as Universal, Warner Bros., and CBS Radford. This prime infill location delivers the rare combination of visibility, affluence, and transit accessibility, positioning 5318–5322.5 Laurel Canyon Boulevard to capture long-term demand from both local residents and the region’s robust employment base.





5318 LAUREL CANYON
BOULEVARD

FINANCIAL ANALYSIS

Tenant Information															
Unit Number	Tenant	SF	Floor	%	Lease Start	Lease Expiration	Increases	Rent	Rent/SF	Time at Center	Term Remaining	Lease Type	PF Rent	PF Rent/SF	PF Lease Type
Moda 1	E&L Moda	750	1	14.87%	9/1/14	MTM	3%	\$1,500.00	\$2.00	11.05 Year(s)	0.00 Year(s)	MG	\$2,250.00	\$3.00	MG
5320	VACANT	2,200	2	43.61%	-	-	-	-	-	-	-	-	\$4,950.00	\$2.25	MG
101	VACANT	425	1	8.42%	-	-	-	\$-	\$-	-	-	-	\$1,275.00	\$3.00	MG
102	Pro Ride Inc.	200	1	3.96%	10/26/24	10/31/25	3%	\$545.00	\$2.73	0.89 Year(s)	0.13 Year(s)	FSG	\$600.00	\$3.00	MG
103	Help Nails	350	1	6.94%	1/1/16	MTM	3%	\$635.00	\$1.81	9.71 Year(s)	0.00 Year(s)	FSG	\$1,050.00	\$3.00	MG
104	Upgrade Insurance	200	1	3.96%	5/15/24	MTM	3%	\$545.00	\$2.73	1.34 Year(s)	0.00 Year(s)	FSG	\$600.00	\$3.00	MG
105	Markita McGee	150	1	2.97%	11/1/17	MTM	3%	\$395.00	\$2.63	7.88 Year(s)	0.00 Year(s)	FSG	\$450.00	\$3.00	MG
106	Help Nails	120	1	2.38%	8/1/16	MTM	3%	\$390.00	\$3.25	9.13 Year(s)	0.00 Year(s)	FSG	\$360.00	\$3.00	MG
107	VACANT	50	1	0.99%	-	-	-	\$-	\$-	-	-	-	\$175.00	\$3.50	MG
5322	Yana Kazariantz	600	1	11.89%	5/15/20	MTM	3%	\$1,575.00	\$2.63	5.34 Year(s)	0.00 Year(s)	MG	\$1,800.00	\$3.00	MG
		5045		100.00%				\$5,585.00	\$2.54	6.48 Year(s)	0.02 Year(s)		\$13,510.00	\$2.98	

Occupancy	48%
Vacancy	53.02%
# of Units	10
Occupied Units	7
Occupied SF	4,620
Vacant SF	425
Average Unit SF	505
Load Factor (SF)	730
Load Factor (%)	12.64%

Operating Data	Current	Pro-Forma
Monthly Rent:	\$5,585	\$13,510
Annual Rent:	\$67,020	\$162,120
Scheduled Lease Income:	\$67,020	\$162,120
CAM Reimbursement:	\$7,740	\$12,312
Additional Income:	\$0	\$6,000
Effective Gross Income:	\$74,760	\$180,432
Vacancy:	5%\$3,738	5%\$9,022
Expenses:	\$47,687	\$47,687
Net Operating Income:	\$23,335	\$123,723

Operating Expenses	Per Year	Per SF
Property Taxes @ 1.25%	\$29,375	\$5.09/SF
Insurance	\$4,500	\$0.78/SF
Utilities	\$8,400	\$1.45/SF
Trash	\$3,912	\$0.68/SF
Repairs & Maintenance	\$1,500	\$0.26/SF
% of PF Gross Rent	71.2%	
Total Expenses	\$47,687	\$8.26
Expenses/SF/Month		\$0.69

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