

For Sale

Price: Submit Offers

11003 Moorpark St. North Hollywood, CA 91602



Dominant Commercial Property at Signalized Intersection with Signage Approved Project Recorded TTM of 31 Units Condominium Dev Project

Project: RTI Project of 31 Condominium Units, 4 Story Building Type V Construction on top of 2 levels of Subterranean Parking Garage. Project with No Affordable Units. Parking 48 Stalls. Unit Mix: Twenty-Two 1 Bedroom & 1 Bath + Nine 2 Bedrooms & 2 Baths. Not in Opportunity Zone Building will provide amenities such as Roof Deck, Elevator, Storage & City Views. Projected Rental Rates are at \$4.50 per sq. ft.

Lot: 13,169.3+/- sq. ft. Vacant Fenced Lot **Dimensions** 125+/- ft/ X 107+/- ft. **APN:** 2423-010-013

Zoning: C2-1VL-RIO Any Type of Commercial, Retail, Medical & Automotive Uses or Multifamily

Highlight: Signage & Visibility, Excellent Demographics, Traffic Count 50K+/-; FRWY 134, 101 & 170 Access, Diverse Possibilities for Redevelopment, No complication Vacant Dirt Lot with Reports

For More Information Contact:

Roobik Ovanesian, GC, CCIM CA DRE #00997117 818-683-4511 roobik.crc@sbcglobal.net

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Mail: P.O. Box 271 Glendale, CA 91209-0271
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California Bureau of Real Estate Corporate ID # 01338809





Based on Property Information below several Recommended Business Uses and or Development Approaches are possible for Multi Family Development

Development Issues	By Right	By Density Bonus
a. Maximum Height	45 ft.	56 ft.
b. Number of Floors	3 Stories	4 Stories+
c. FAR	1.5 to 1	2.75+ to 1
d. Maximum Density	32 Units	44+/- Units + ADUs
e. Maximum Buildable Area	19,754 sq. ft.	36,215+/- sq. ft.
f. Set Backs	Standard	20% Reduction
g. Parking Stalls	Standard	0.5 stall per Bedroom

Although Current Ownership has Project Approvals and Ready to Issue Building Permit for a 31 Unit Condominium Multifamily Complex

1. Zoning: C2-1VL-RIO
2. Location Prime NWC of Signalized Intersection
3. Visibility Daily Traffic Count in excess of 60,000+/-
4. Existing Pylon and Monument & Billboard Signage.
5. City permitted Uses based on current zoning
6. Past Business Automotive Use
7. Existing Automotive Structures
8. Property Ingress and Egress from Vineland & Moorpark
9. Close proximity to FRWY 134, 101, 170 On & Off Ramps.

Based on Current Economic and Lending policies we recommend the following Uses and or Developments for the property as consideration

1. Development of 100% Affordable Multi Family Rental Project
2. Development of Senior Multi Family Rental Project of 50+/- Units
3. Development of Market Multi Family Rental Project 44+/- Units + ADUs
4. Automotive Use
5. Development of Fast-Food Restaurant Use with Drive Through
6. Development of Car Wash Use
7. Development of Destination Orientated Retail Uses
8. Development of Medical Urgent Care Use

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Proposed Project Design Elevations 31 Condominium Units:

SOUTH ELEVATION Moorpark St.



WEST ELEVATION Vineland Ave.



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Proposed Project Design Elevations 31 Condominium Units:

NORTH ELEVATION



WEST ELEVATION



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Plat Map of Property:

2423 | 10 | 1999
SCALE 1" = 80'

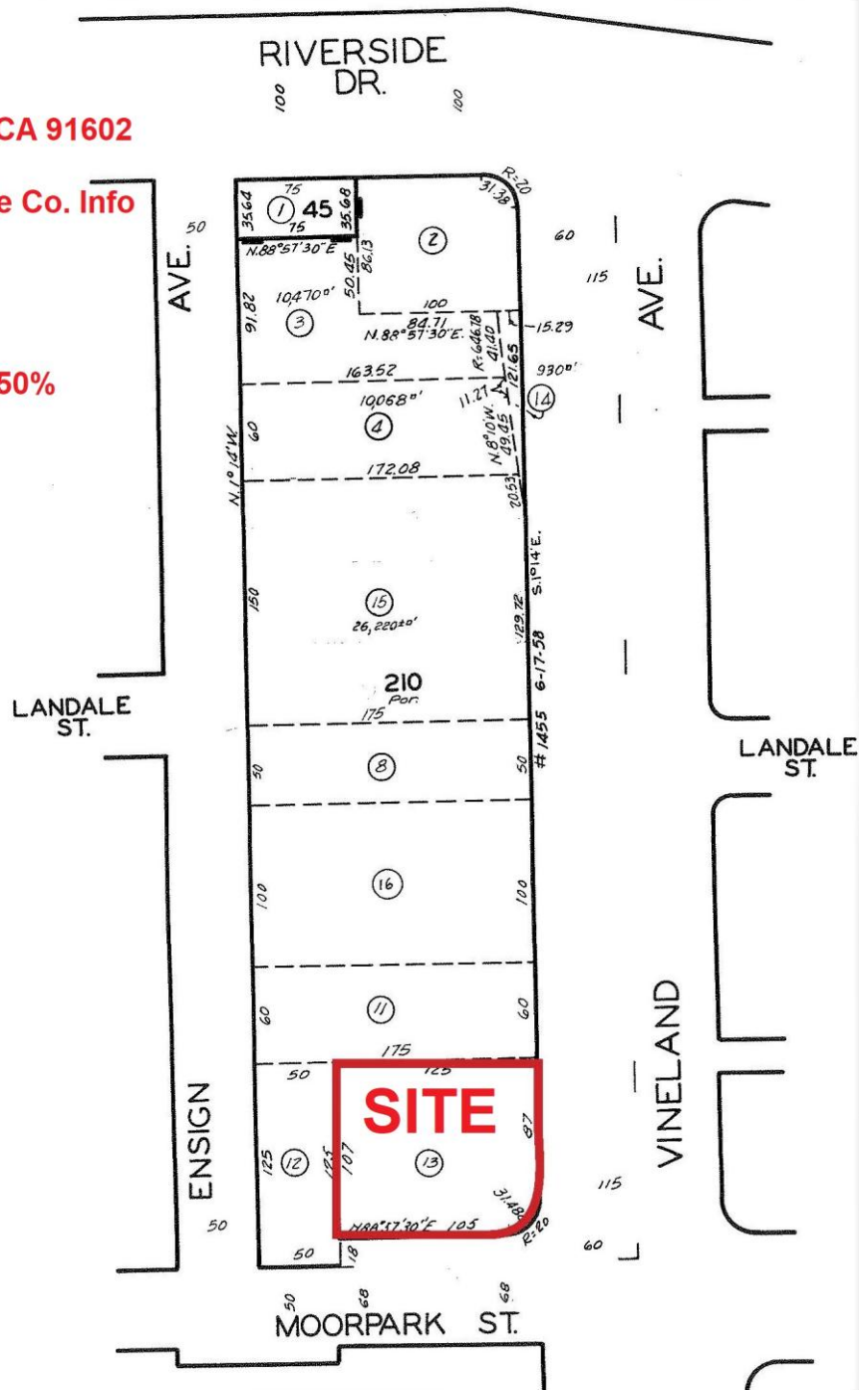
11003 Moorpark St. North Hollywood, CA 91602
APN: 2423-010-013
Lot Size: 13,307+/- sq. ft. Based on Title Co. Info
Lot Dimensions: 125+/- ft. X 107+/- ft.
Zone: C2-1VL-RIO
Opportunity Zone: No
TOC Incentives: No
Permitted State of CA Density Bonus: 50%

TRACT NO. 6449
M. B. 76 - I

PROPERTY OF THE
LANKERSHIM RANCH
LAND & WATER CO.
M. R. 31 - 39 - 44



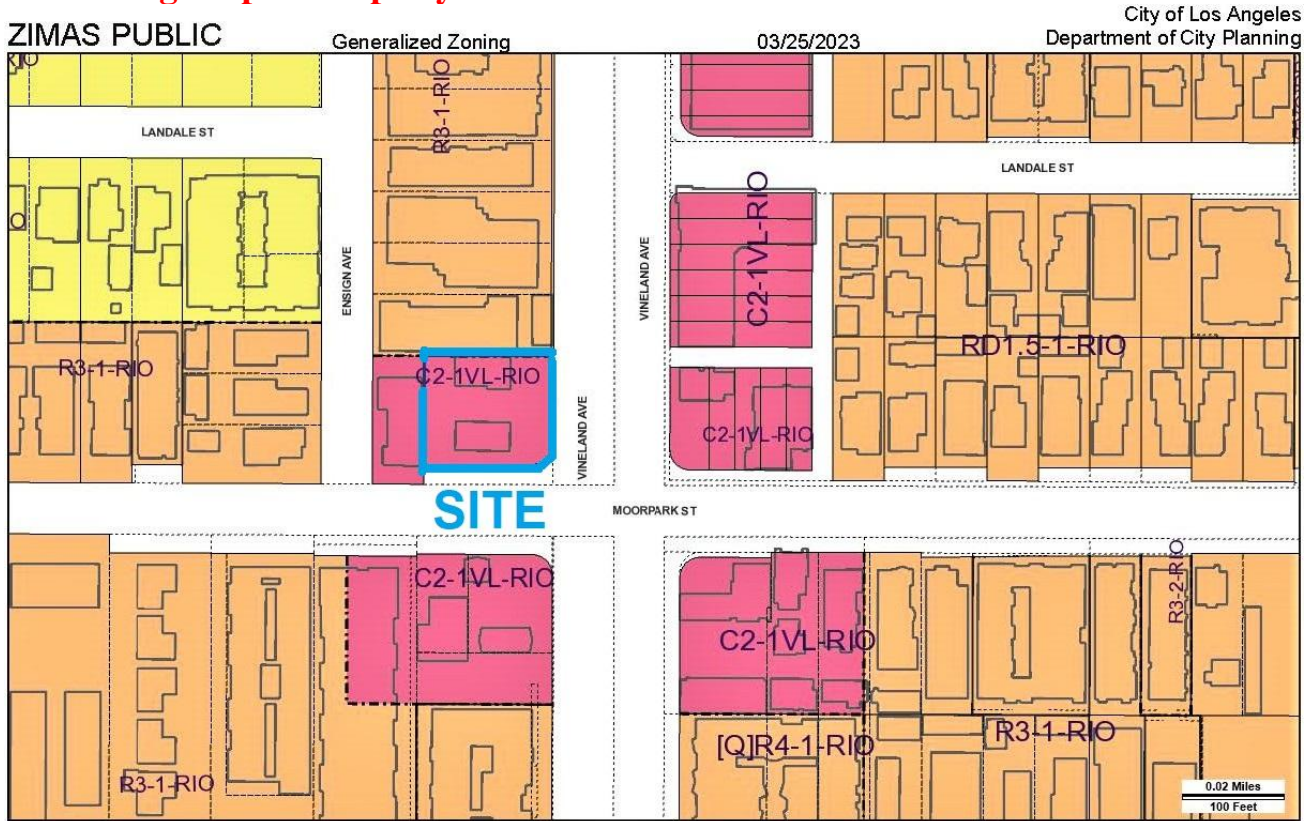
FOR PREV. ASSMT. SEE: 682 - 4



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ZIMAS Zoning Map of Property:



Address: 11003 1-31 W MOORPARK ST Tract: LANKERSHIM RANCH LAND AND WATER CO. Zoning: C2-1VL-RIO
 APN: 2423010013 Block: None General Plan: General Commercial
 PIN #: 165B173 321 Lot: PT 210
 Arb: 2



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Aerial Photos of the Project Area:



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Location North Hollywood Information:



North Hollywood is quickly becoming one of the hottest neighborhoods in Los Angeles, featuring an eclectic neighborhood with modest residential blocks and the humming NoHo Arts District. The historic El Portal Theatre and many up-and-coming playhouses share the scene with art galleries, sound studios and the Academy of TV Arts and Sciences. The subway-accessible area also features retro-inspired cocktail lounges, craft beer bars, vintage shops and casual cafes.



NOHO West is the long-awaited mixed-use urban center in the heart of North Hollywood that will redefine the region. When completed, the entertainment destination will feature a Trader Joe's grocery store along with 642 apartments, 60 restaurants and shops, a gym, and movie theater on the 25-acre site.

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Area Amenities, Retailers, Restaurants, Employment Centers within 1/2-mile Radius

Chevron Gas Station

Medical Buildings and Practitioners

Arco Gas Station

McDonalds

76 Gas Station

Mobile Gas station & Car Wash

Vendome Wine & Liquor

Chase Bank

Coffee Bean & Tea

Wells Fargo Bank

Starbucks Coffee

City National Bank

Pizza Man

Zankou Chicken

Aroma Coffee

7-Eleven

Ernie's Mexican

Car Dealership Mini Universal City

Car Dealership Toyota of North Hollywood

Car Dealership BMW Century West

Garland Hotel

Universal Studios & Theme Park

CBS Studios

Fire Dept Station 86

St. Charles Borromeo School & Church

Woodbridge Park & Recreational Facility

Waddington Recreation Area, Indoor Gym & Park

Lakeside Country Club & Golf Course

North Hollywood Art District

North Hollywood Metro Station

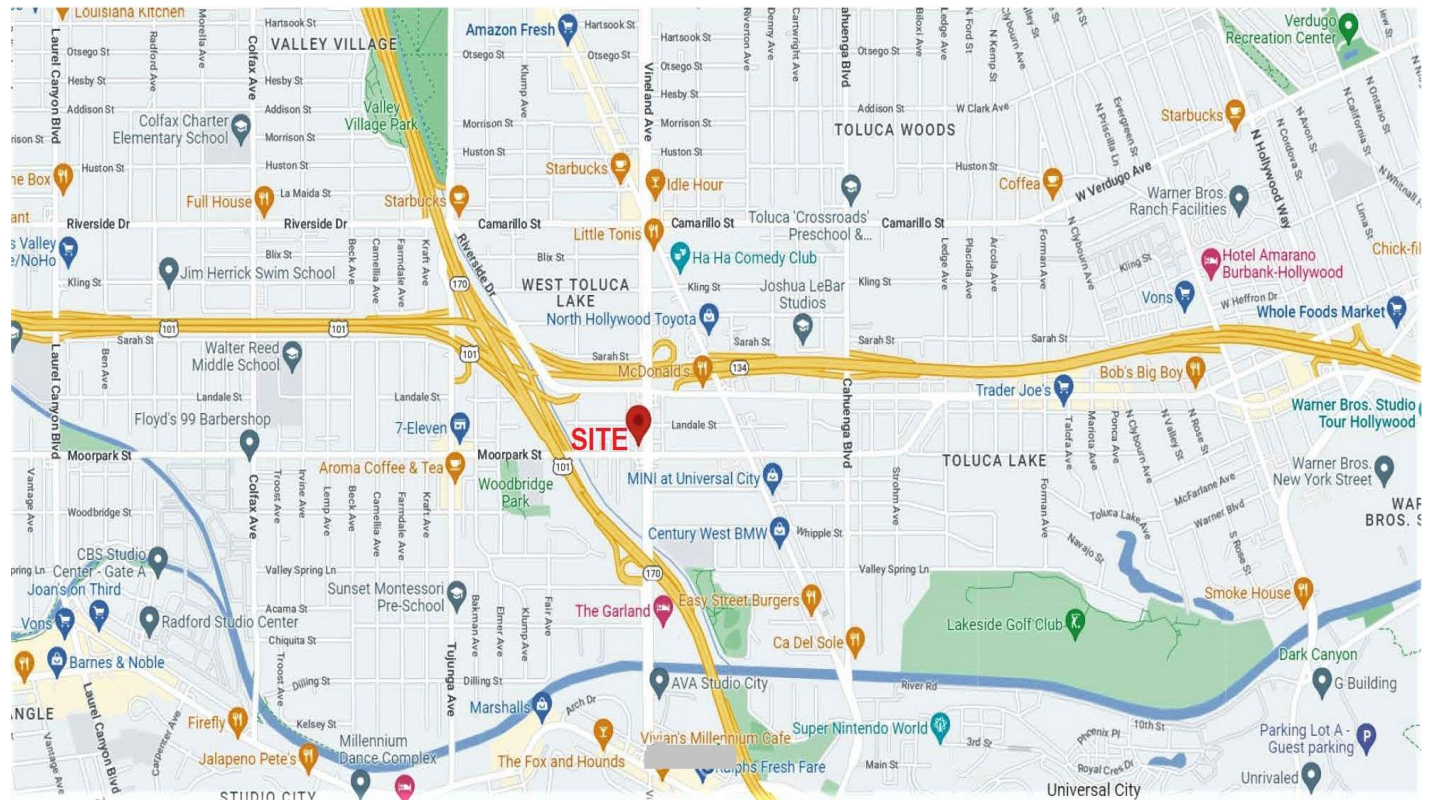
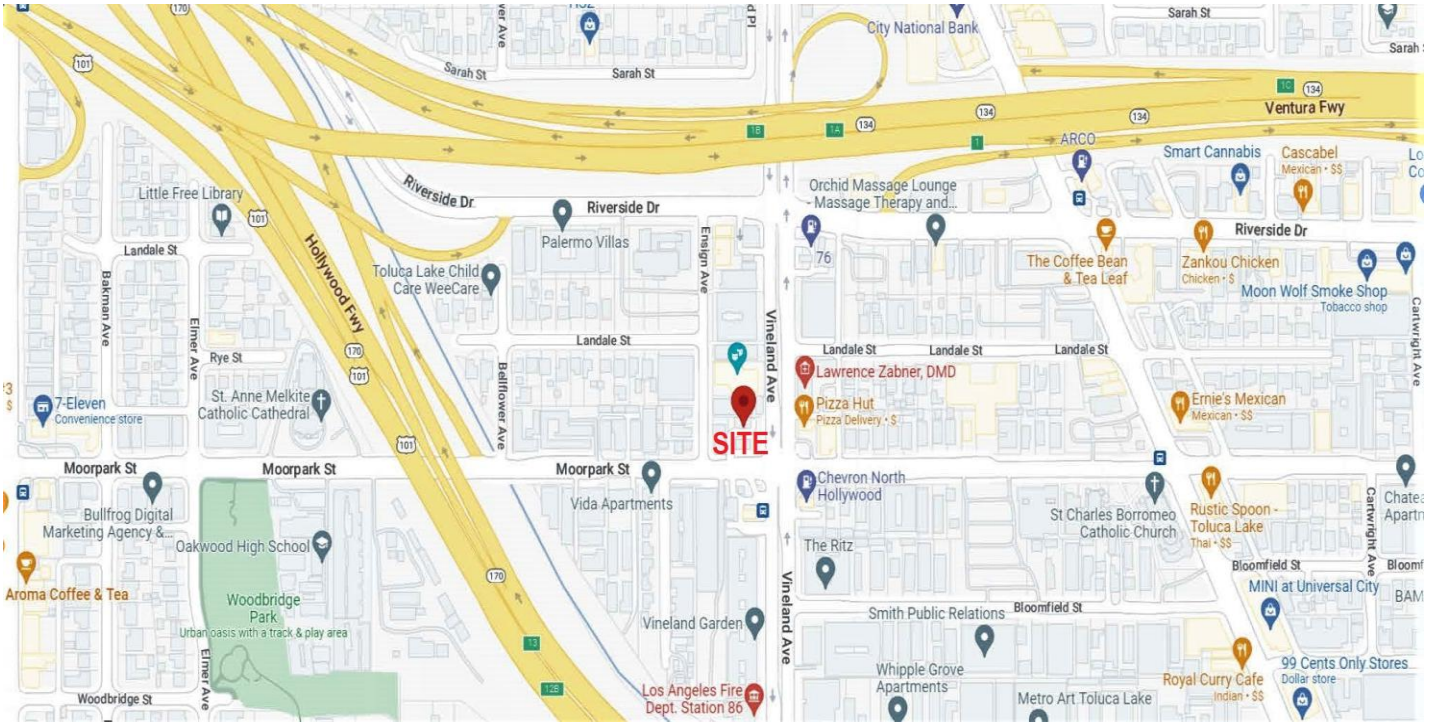
FRWY 101, 134 & 170 On & Off Ramps in all directions

Excellent Demographics & High Disposable Income

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