

FOR SALE

17,961 SF RELIGIOUS FACILITY WITH 9.5:1 PARKING, OR
2.93-ACRE RESIDENTIAL DEVELOPMENT OPPORTUNITY



5520 TOPEKA DRIVE
TARZANA (CITY OF LOS ANGELES), CA 91356

DAVID KNOWLTON, SIOR, CCIM
Executive Vice President
949.468.2307
dknowlton@naicapital.com
Cal DRE Lic. 00893394

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

THE OFFERING

OPPORTUNITY OVERVIEW

Built in 1966, this 17,961 SF Single-Story Religious Facility has 168 gated parking spaces (9.48:1,000 SF). The chapel has a seating capacity of 235 persons. The connected "Cultural Hall" (Gymnasium/Performance Stage) offers significant expansion seating capacity. The building features numerous large meeting rooms, classrooms and a serving kitchen. The current use is "7100 – Institutional – Church – One Story".

Comprised of one (1) legal parcel, the site is zoned RA1-1" SUBURBAN ZONE which allows one-family dwellings. Every lot shall have a minimum width of 70' and a minimum area of 17,500 SF.

APN

2161-001-045

TOTAL SITE SIZE

2.93 Acres

STREET FRONTAGE

Topeka Dr – 330'
Wilbur Ave – 130'

CURRENT USE

7100 – Institutional – Church – One Story

IMPROVEMENTS

17,961 SF Single-Story Religious Facility built in 1966.

The roof is 34 years old. Please inspect.

Note:

If the property is developed, it will be Buyer's responsibility to demolish the existing structure at Buyer's expense following Close of Escrow.

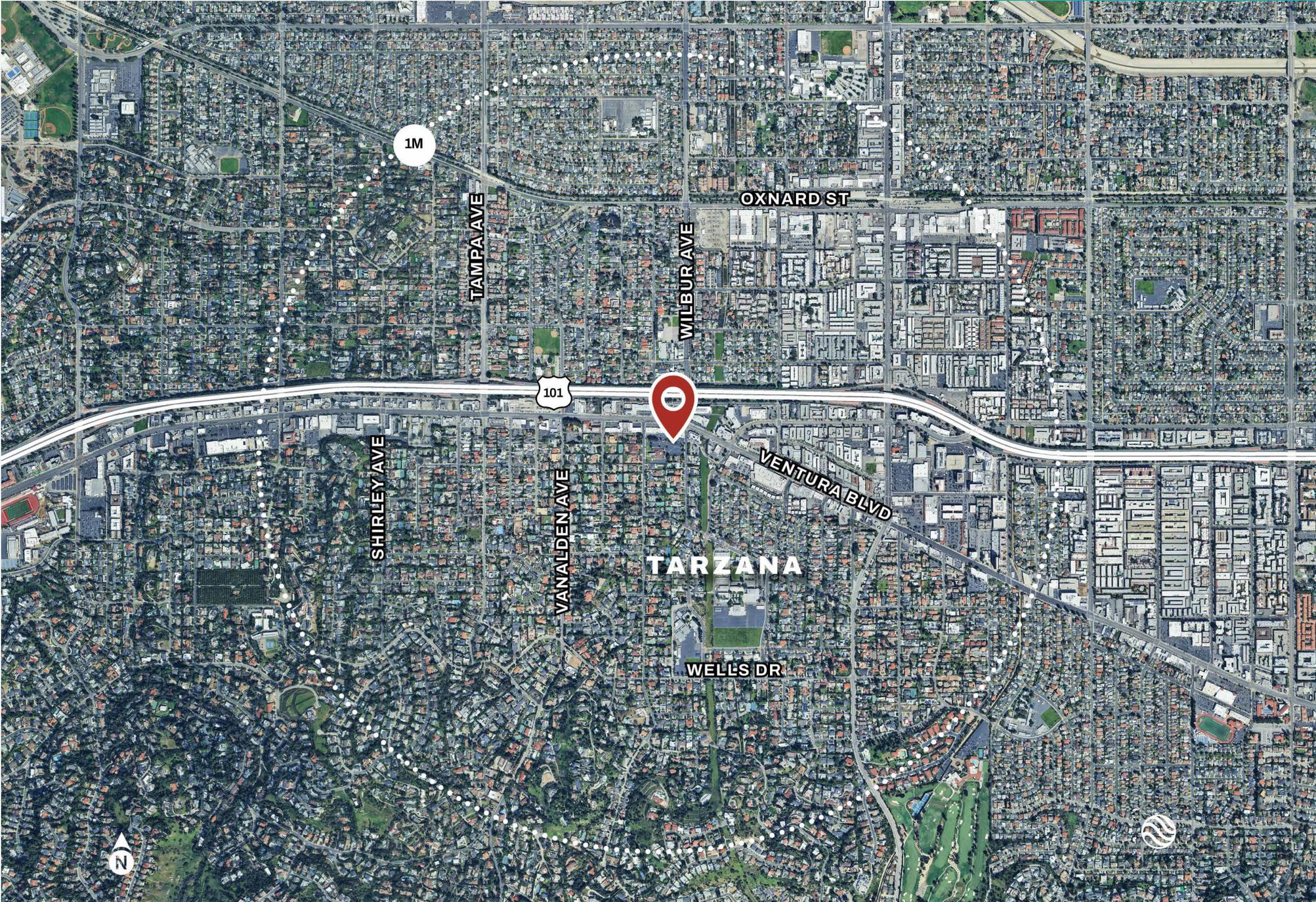


PROPERTY HIGHLIGHTS

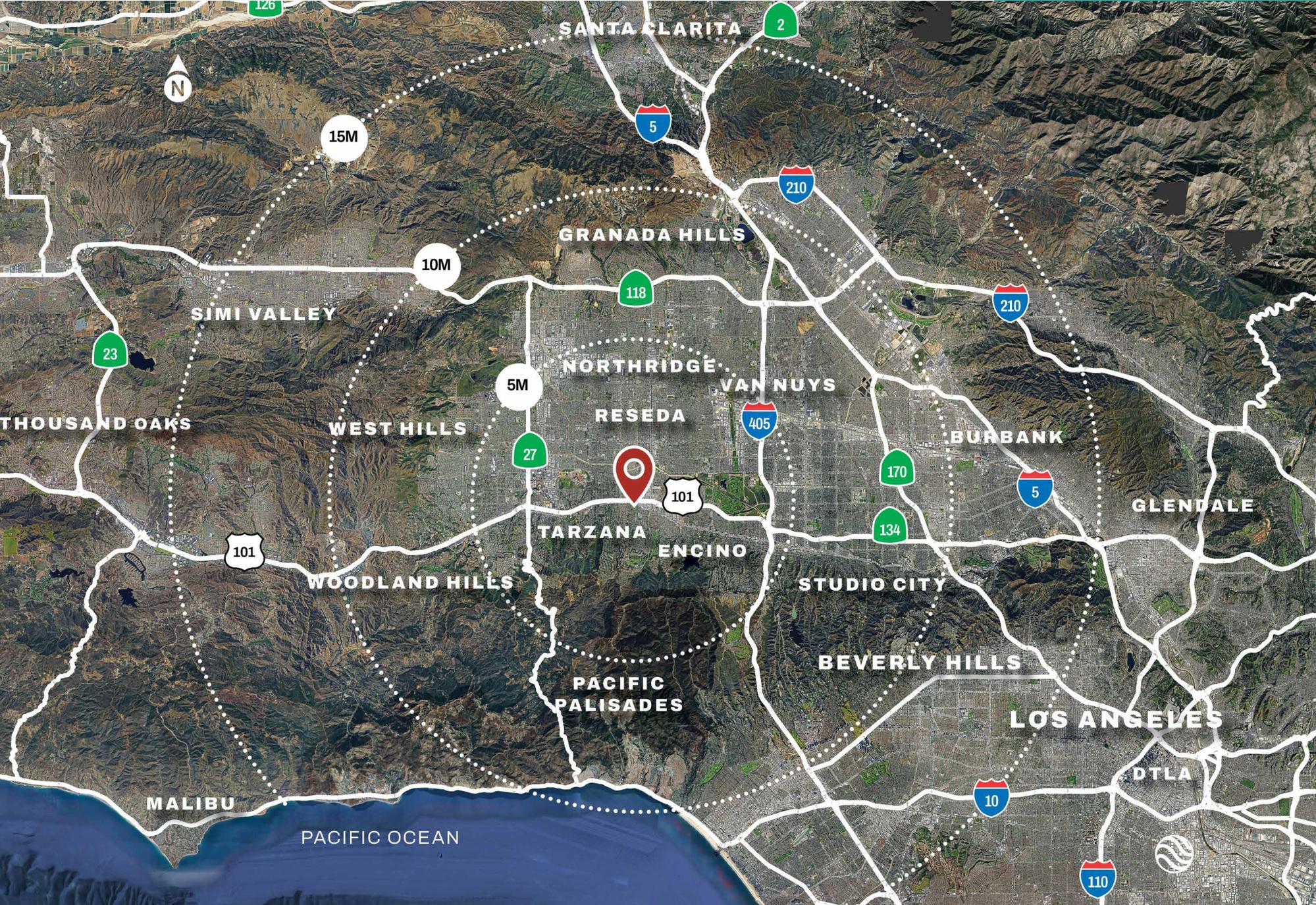
- ✓ Single-Story Religious Facility with Large Chapel (Seating Capacity — 235 persons)
- ✓ Significant Expanded Seating Capacity in Cultural Hall (Gymnasium)
- ✓ Cultural Hall Features a Basketball Court & Performance Stage
- ✓ 168 On-Site Secured Parking Spaces (9.48:1,000 SF)
- ✓ Numerous Meeting Rooms/Classrooms, a Serving Kitchen
- ✓ Built in 1966; In Good Condition
- ✓ Zoned RA-1 for Residential In-Fill Development Opportunity
- ✓ Two (2) Access Points on Topeka Dr & Two (2) Access Points on Wilbur Ave
- ✓ ½ Mile from 101 Freeway; 5 Miles from 405 Freeway
- ✓ 2024 Avg HH Income: \$111,587 (3-mile Radius)
- ✓ Do Not Disturb Occupant — Call to Show



LOCATION MAP



AREA MAP

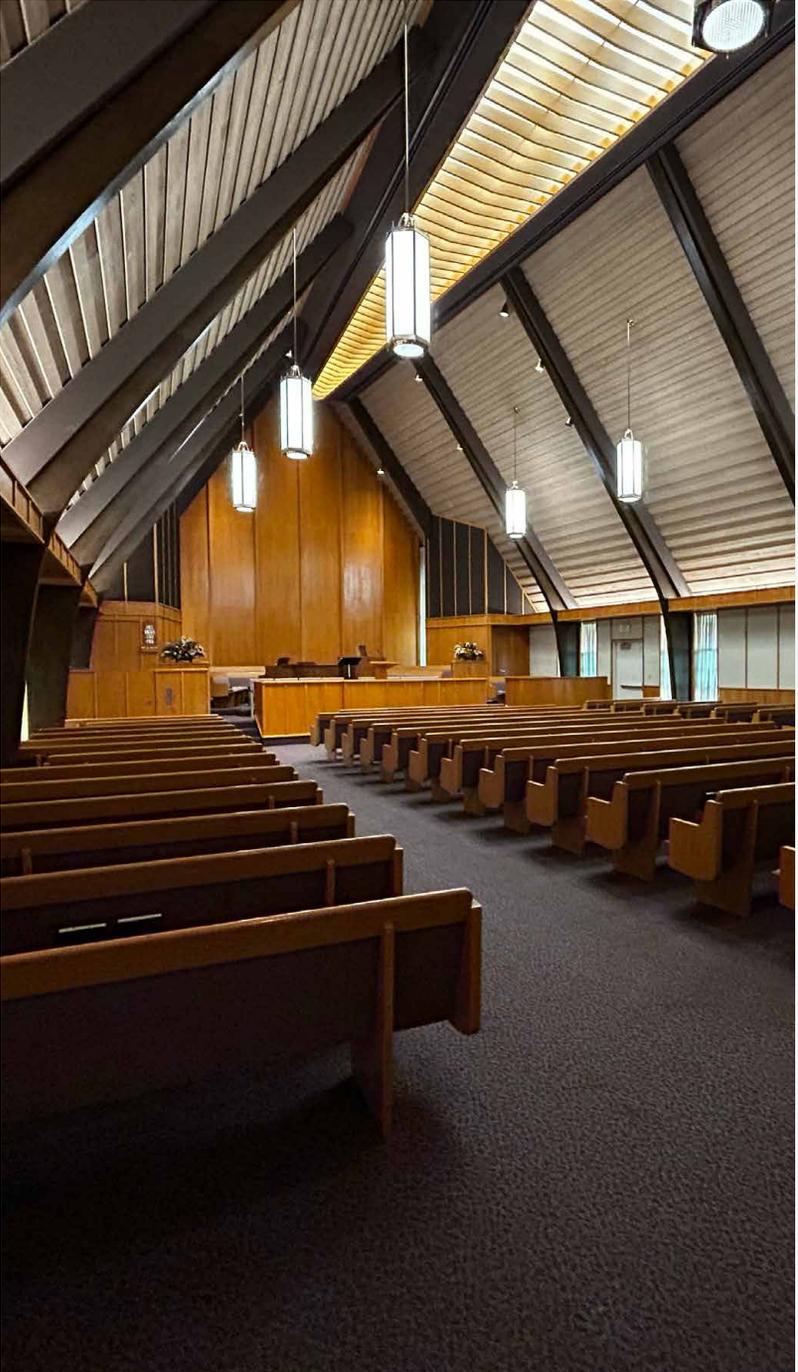


RETAIL TRADE AERIAL



PHOTOS | EXTERIOR





PHOTOS | INTERIOR



PHOTOS | INTERIOR



ZONING

COMPRISED OF ONE (1) LEGAL PARCEL, the site is zoned RA1-1" SUBURBAN ZONE which allows one-family dwellings. Every lot shall have a minimum width of 70' and a minimum area of 17,500 SF.

The required setbacks in this zone are:

- **Front Yard:** Not less than 20% of the depth of the lot, but such front yard need not exceed 25'
- **Side Yards:** 10' for 2-story structures and 1' shall be added for each additional story above the 2nd story, but in no event shall a side yard of more than 16 feet in width be required
- **Rear Yard:** Not less than 25% of the depth of the lot, but such rear yard need not exceed 25'

The current use is "7100 – Institutional – Church – One Story". Per the code, "Any lot or portion of a lot which is being lawfully used at the time the property is first classified in a zone in which the use is permitted only by conditional use, shall be deemed to be approved for the conditional use and may be continued on the lot. No conditional use may be changed to a different type of conditional use unless the new use is authorized in accordance with the procedure prescribed for the establishment of a conditional use. If a conditional use is abandoned or is discontinued for a continuous period of one year, it may not be re-established unless authorized in accordance with the procedure for the establishment of a conditional use."



DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	5 MILES
Estimated Population (2025)	22,863	87,942	443,266
Projected Population (2030)	21,531	83,443	426,553
Census Population (2020)	22,149	85,269	428,928
Projected Annual Growth (2025-2030)	-1,331	-4,500	-16,713
Estimated Population Density/SM (2025)	7,281	7,002	5,647
Trade Area Size (Sq Mi)	3.1	12.6	78.5
HOUSEHOLDS			
Estimated Households (2025)	9,017	33,441	161,468
Projected Households (2030)	8,720	32,510	159,437
Census Households (2020)	9,071	33,616	158,113
Census Households (2010)	8,868	32,319	149,009
Projected Annual Growth (2025-2030)	-297	-931	-2,031
Historical Annual Change (2010-2025)	149	1,122	12,459
AVERAGE HOUSEHOLD INCOME			
Estimated Average Household Income (2025)	\$153,818	\$147,784	\$147,243
Projected Average Household Income (2030)	\$154,681	\$148,281	\$147,174
Projected Annual Change (2025-2030)	\$863	\$497	-\$70
Historical Annual Change (2000-2025)	\$80,272	\$73,795	\$77,280



LOCATION OVERVIEW

TARZANA IS A REFINED AND PICTURESQUE, Los Angeles neighborhood where luxury living meets natural beauty. Nestled against the stunning Santa Monica Mountains, Tarzana offers residents an ideal blend of suburban tranquility, upscale amenities, and modern convenience. Known for its lush greenery, scenic hillsides, and welcoming community spirit, Tarzana is one of Los Angeles' most desirable places to call home.

Tarzana offers:

- **Premium hillside estates** with panoramic views (a magnet for high net worth buyers).
- **Desirable mid century homes** — in walkable northern neighborhoods.
- **A thriving retail corridor** along Ventura Boulevard with shops, restaurants, and high foot traffic—boosting desirability for mixed use and residential development.

This blend of luxury and convenience positions Tarzana as a durable, high performance submarket within the San Fernando Valley.

For nature lovers, Tarzana is a gateway to some of Southern California's most breathtaking outdoor experiences. The neighborhood sits steps away from:

- **Marvin Braude Mulholland Gateway Park**,
- **Topanga State Park**, one of the largest state parks within city limits, offering miles of hiking, biking, and panoramic viewpoints.

With mountain trails weaving through the scenic hills to the south and parks threading throughout the flats, residents can enjoy nature on their doorstep. From charming mid century ranch homes to grand hillside estates, Tarzana's housing market offers something special for every lifestyle:

- A peaceful retreat with quick access to Los Angeles
- Access to premier dining, shopping, and entertainment
- A community rich in character and California charm
- Proximity to nature and outdoor recreation
- Highly desirable real estate with long term value

SOUTH VALLEY AREA PLANNING COMMISSION

Address:
200 N. Spring St., Rm 272
Los Angeles, CA 90012

Phone:
(213) 978.1558

Email:
planning.redevelopment@lacity.org

ALMA SANDOVAL, COMMISSION EXECUTIVE ASSISTANT I

Phone:
(213) 978.1558

Email:
planning.redevelopment@lacity.org

PLANNING4LA CONTACT

DEVELOPMENT SERVICES CENTER (DSC), METRO COUNTER REDEVELOPMENT PLAN UNIT

Address:
201 N. Figueroa St, Suite 525
Los Angeles, CA 90012

Phone:
(213) 202.5456

Email:
planning.redevelopment@lacity.org

ENCINO - TARZANA COMMUNITY PLAN

Project Review:

LAURA FRAZIN STEELE

Phone:
(213) 978.1558

Email:
laura.frazinstelee@lacity.org

COURTNEY YELLEN

Phone:
(818) 374.5059

Email:
courtney.yellen@lacity.org

Plan Policies:

SHANE STRUNK

Phone:
(213) 675.6022

Email:
shane.strunk@lacity.org

MIGUEL HERNANDEZ

Phone:
(818) 374.5066

Email:
miguel.hernandez@lacity.org