

FOR SALE

19,745 SF RELIGIOUS FACILITY WITH 6.8:1 PARKING, OR
2.07-ACRE RESIDENTIAL DEVELOPMENT OPPORTUNITY



BURBANK BLVD

14001 BURBANK BOULEVARD
VAN NUYS (CITY OF LOS ANGELES), CA 91602

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

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

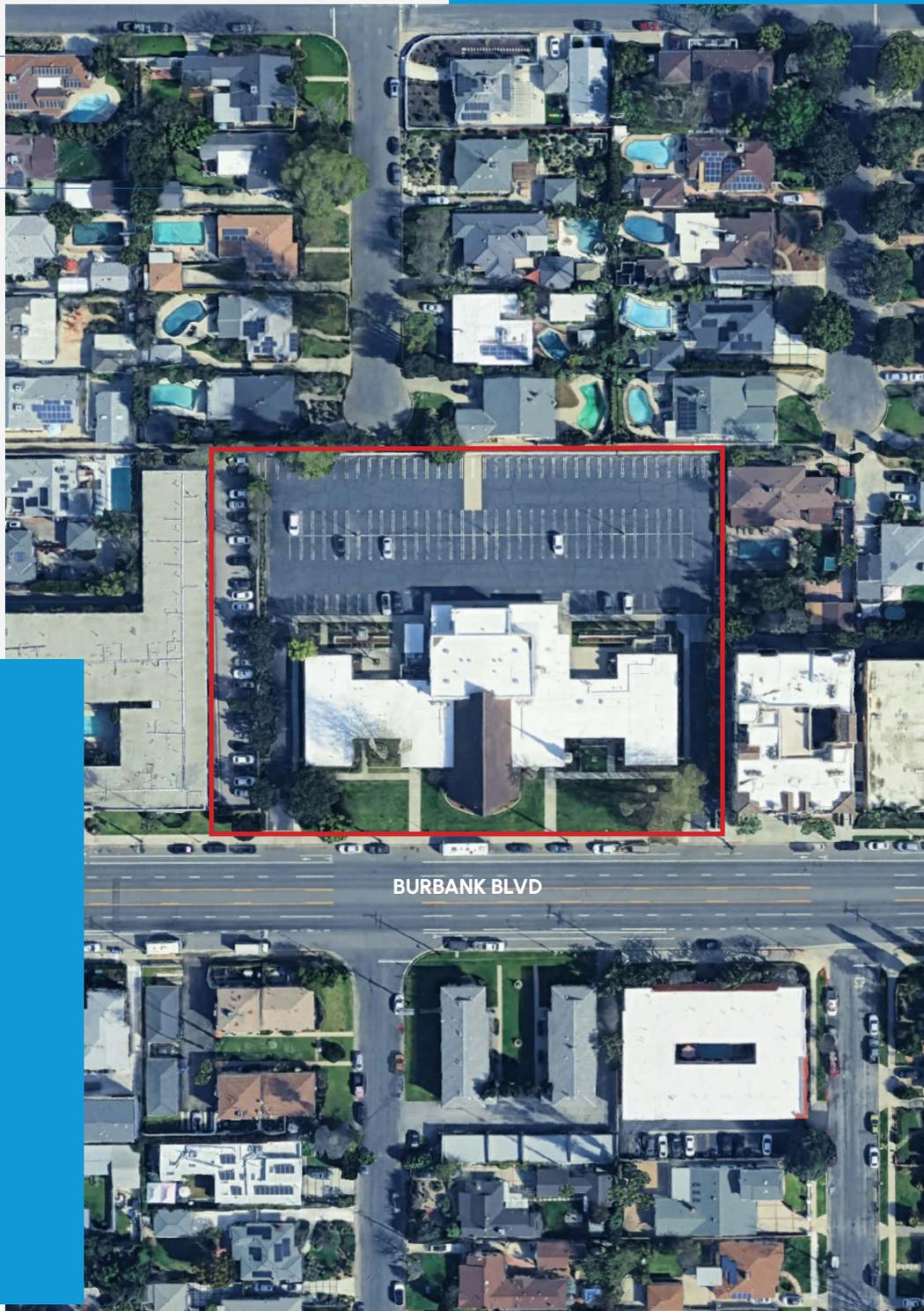
THE OFFERING

OPPORTUNITY OVERVIEW

Built in 1964, this 19,745 SF Single-Story Religious Facility has 135 gated parking spaces (6.8:1,000 SF). The chapel has a seating capacity of 181 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 south 50% of the site is zoned “R3-1” MULTIPLE DWELLING ZONE. Every lot shall have a minimum width of 50' and a minimum area of 5,000 SF. The minimum lot area per dwelling unit shall be 800 SF.

The north 50% of the site is zoned “R1-1” ONE-FAMILY ZONE. Every lot shall have a minimum width of 50' and a minimum area of 5,000 SF. The minimum lot area per dwelling unit shall also be 5,000 SF.



APN

2246-030-015

TOTAL SITE SIZE

2.07 Acres

STREET FRONTAGE

Burbank Blvd – 322'

LOT DIMENSIONS

322' x 280'

CURRENT USE

7100 – Institutional –
Church – One Story

IMPROVEMENTS

19,745 SF Single-Story
Religious Facility built in 1964

The roof is 28 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.

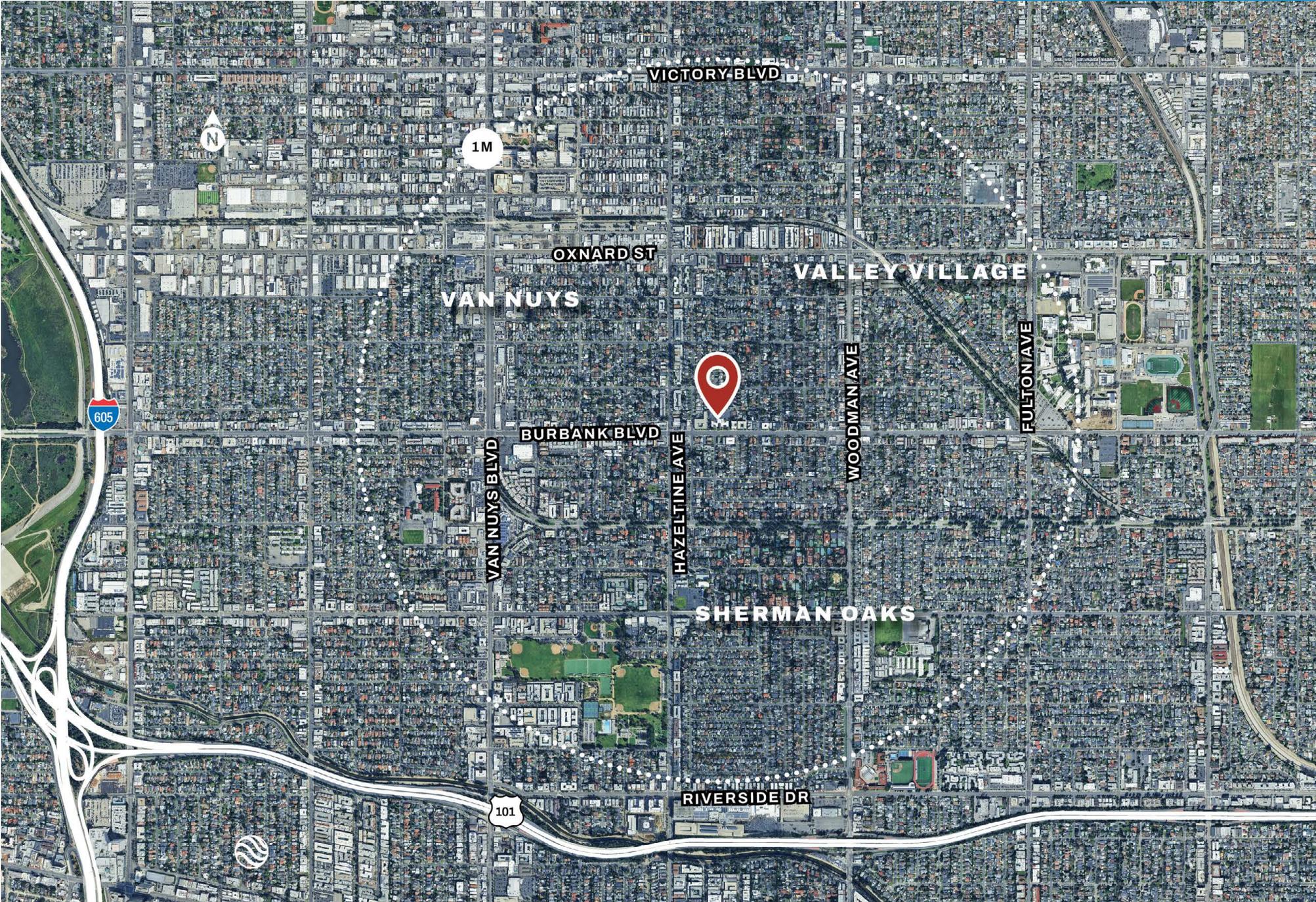
BURBANK BLVD

PROPERTY HIGHLIGHTS

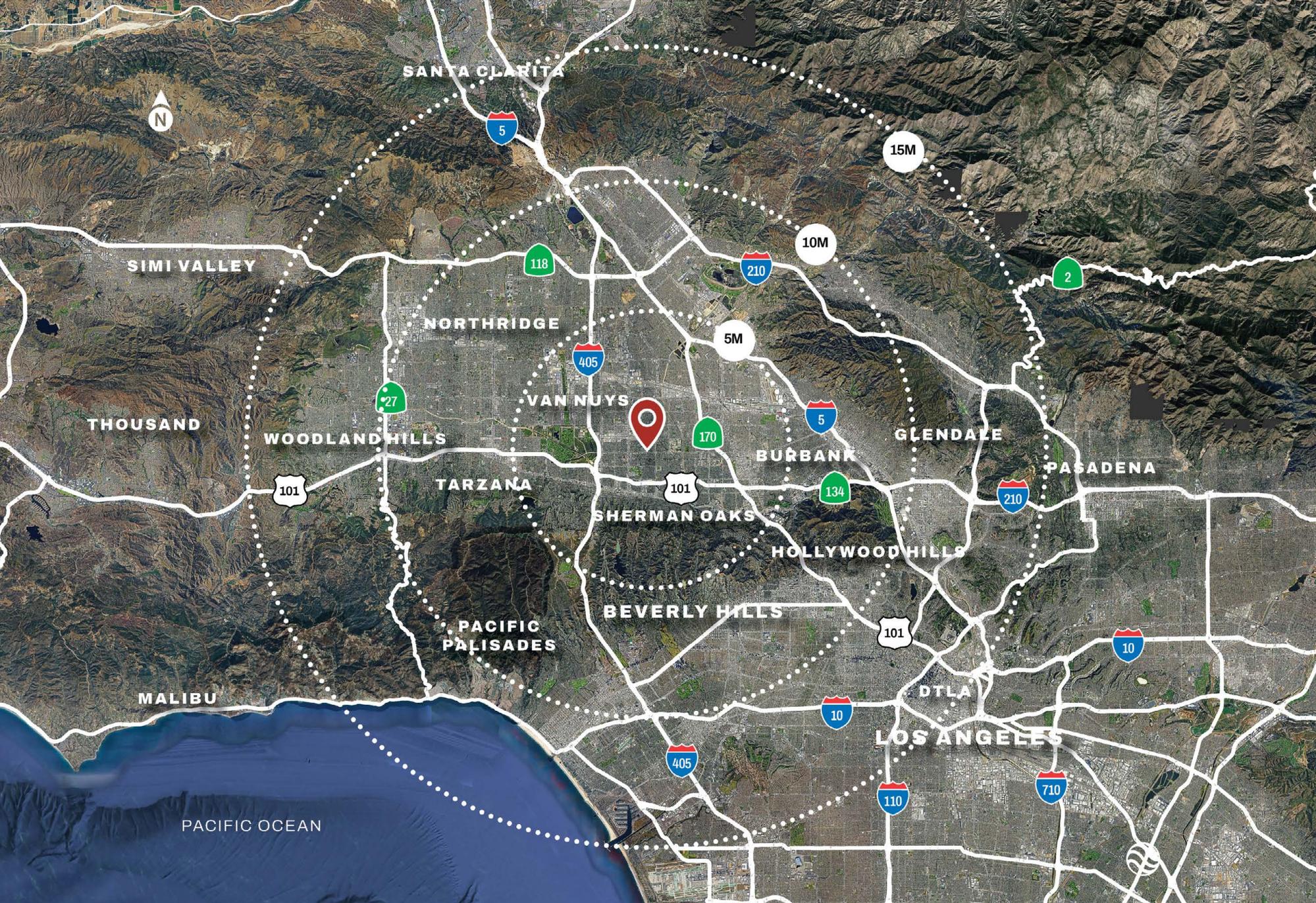
- ✓ Single-Story Religious Facility with Large Chapel (Seating Capacity – 181 persons)
- ✓ Significant Expanded Seating Capacity in Cultural Hall (Gymnasium)
- ✓ Cultural Hall Features a Basketball Court & Performance Stage
- ✓ 135 On-Site Secured Parking Spaces (6.8:1,000 SF)
- ✓ Numerous Meeting Rooms/Classrooms, a Serving Kitchen
- ✓ Built in 1964; In Good Condition
- ✓ ½ Zoned R3; ½ Zoned R1 for Residential In-Fill Development Opportunity
- ✓ Located on Main Arterial with Two (2) Access Points
- ✓ 1.3 Miles from 101 Freeway/1.7 Miles from 405 Freeway
- ✓ 2024 Avg HH Income: \$104,654 (3-mile Radius)
- ✓ Do Not Disturb Occupant - Call to Show



LOCATION MAP



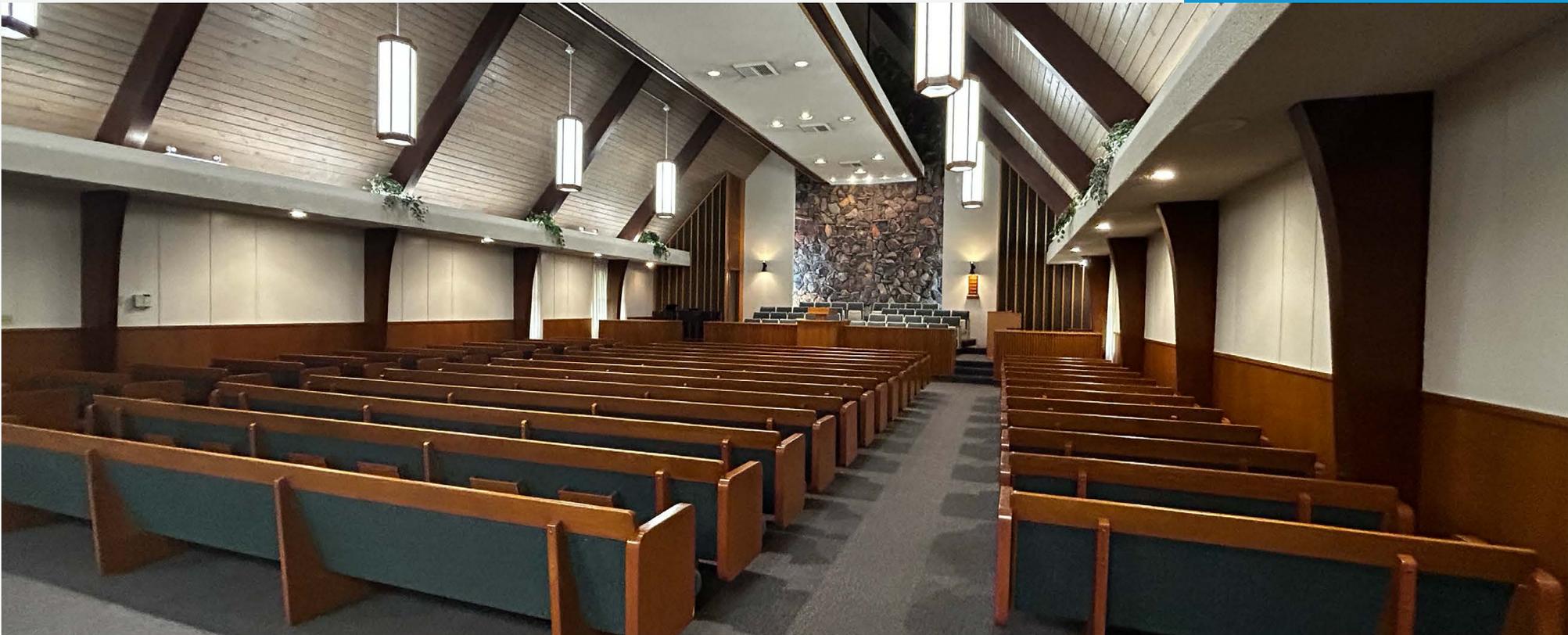
AREA MAP



RETAIL TRADE AERIAL





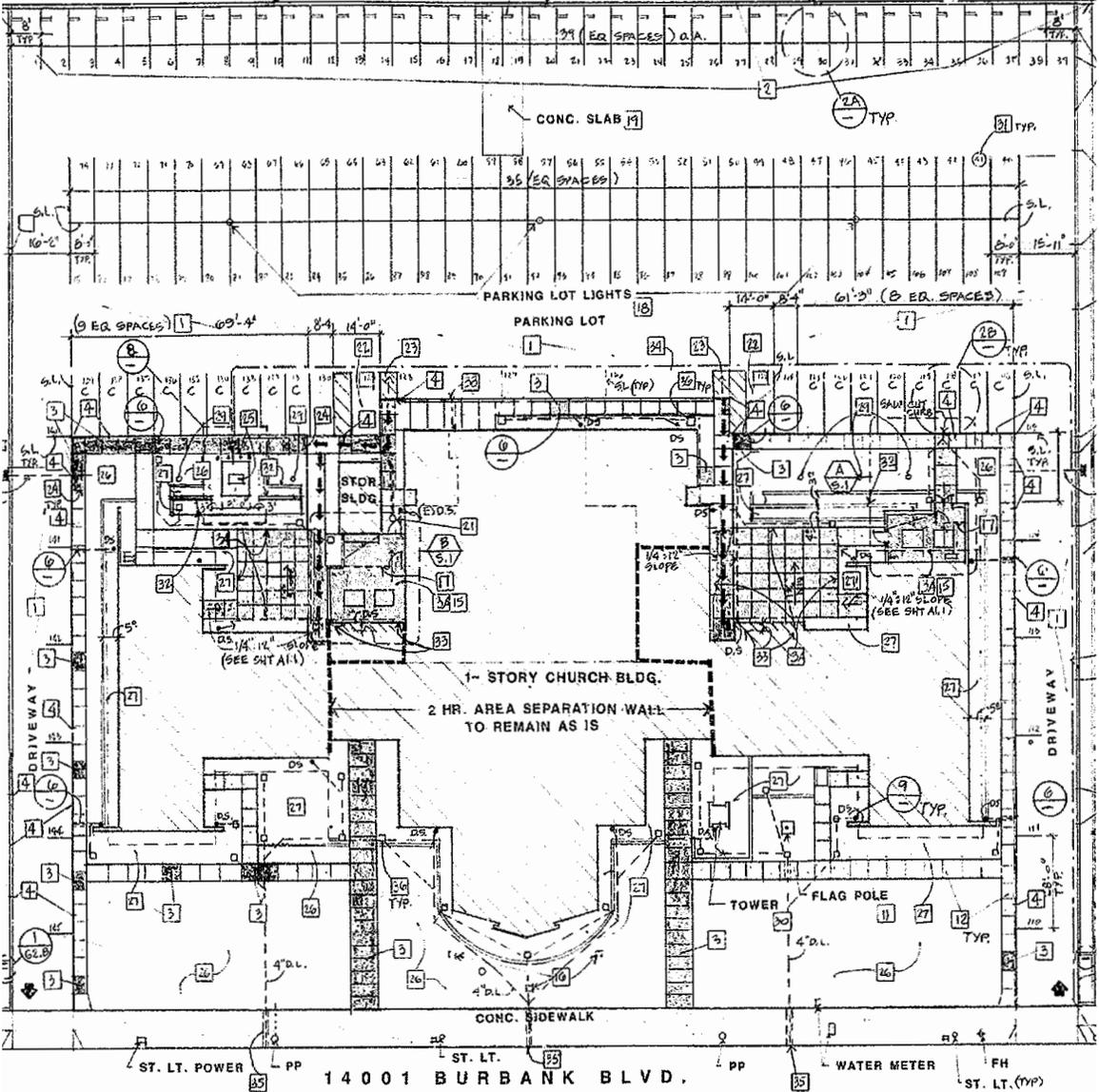




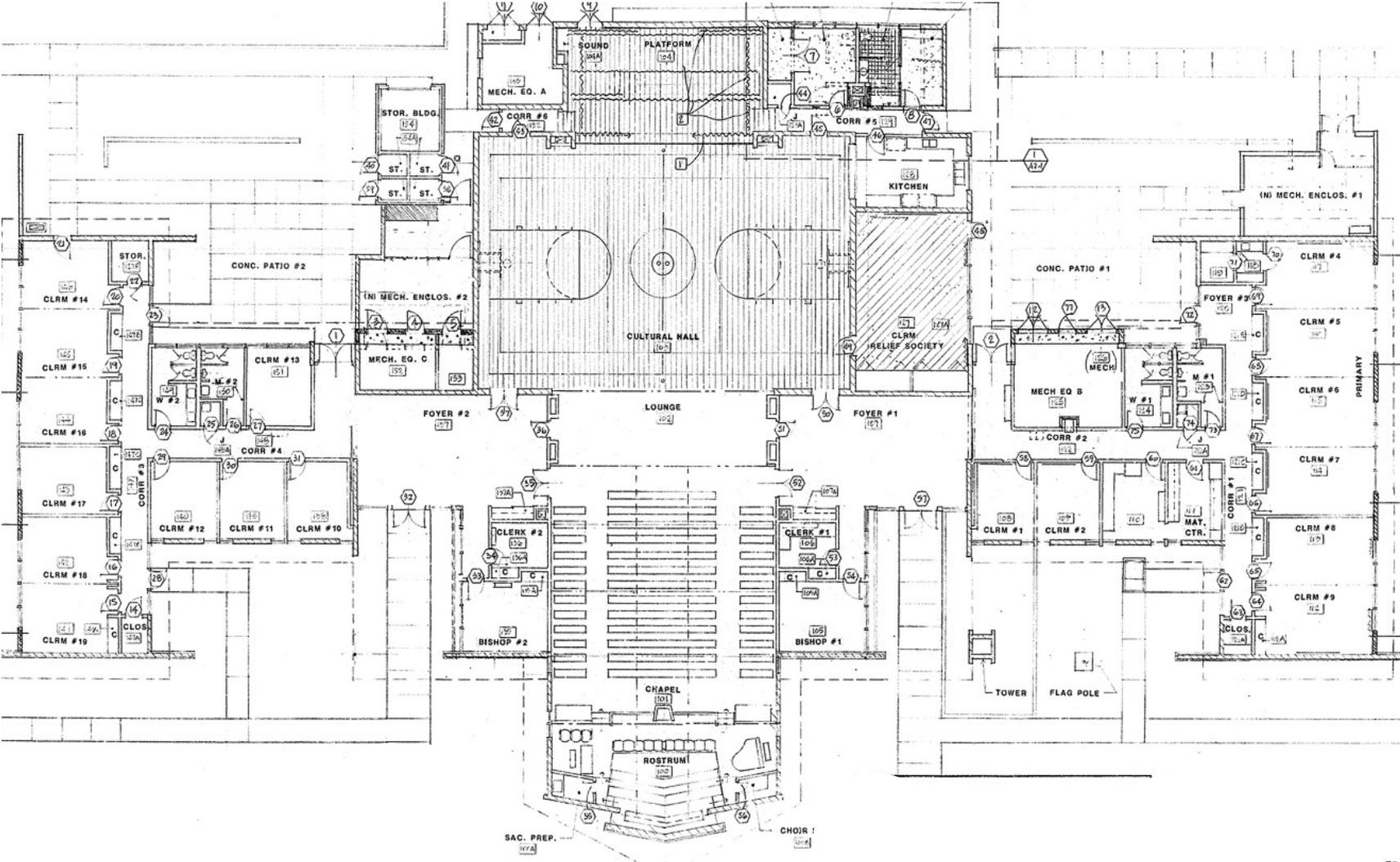


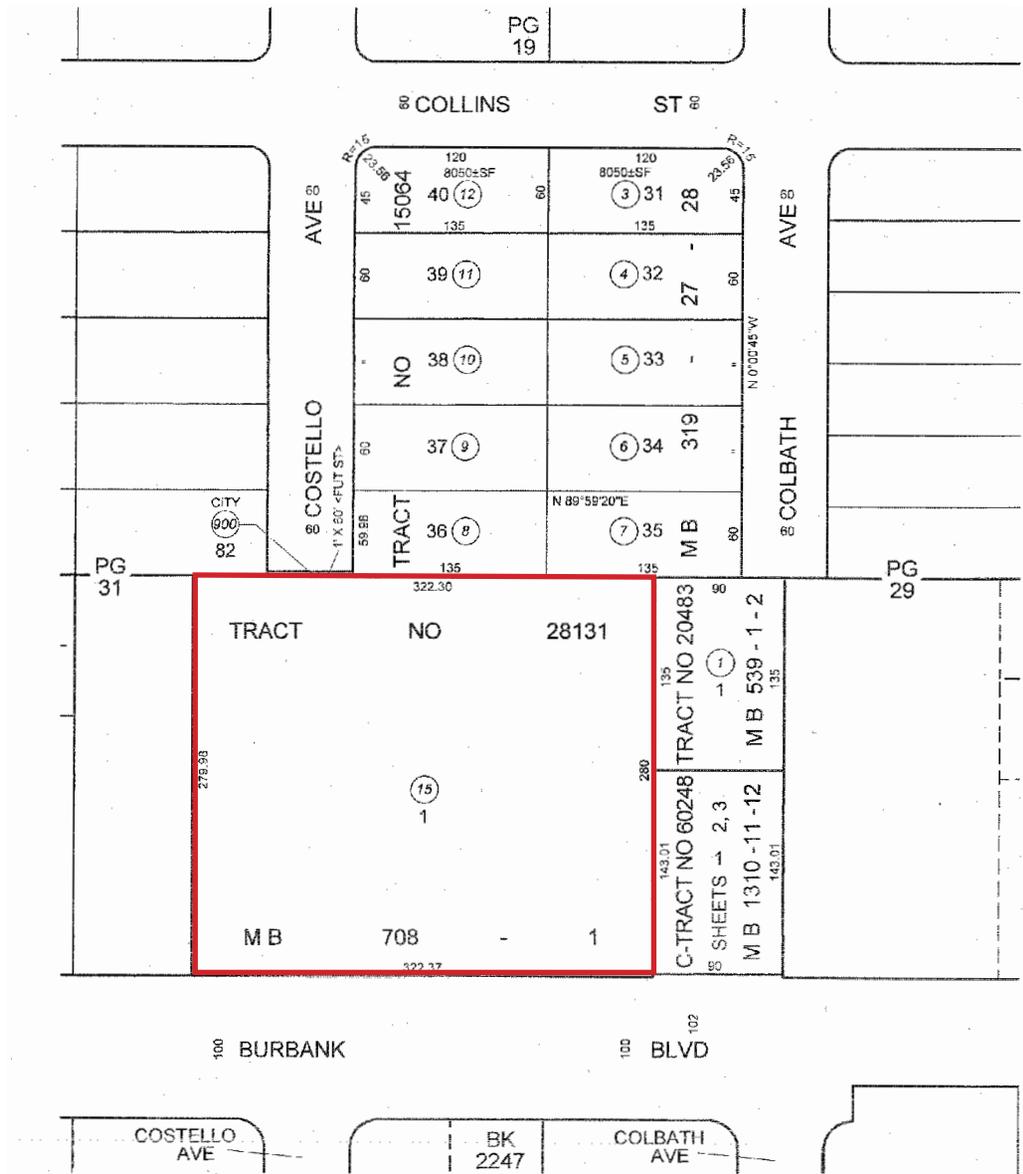


SITE PLAN



FLOOR PLAN





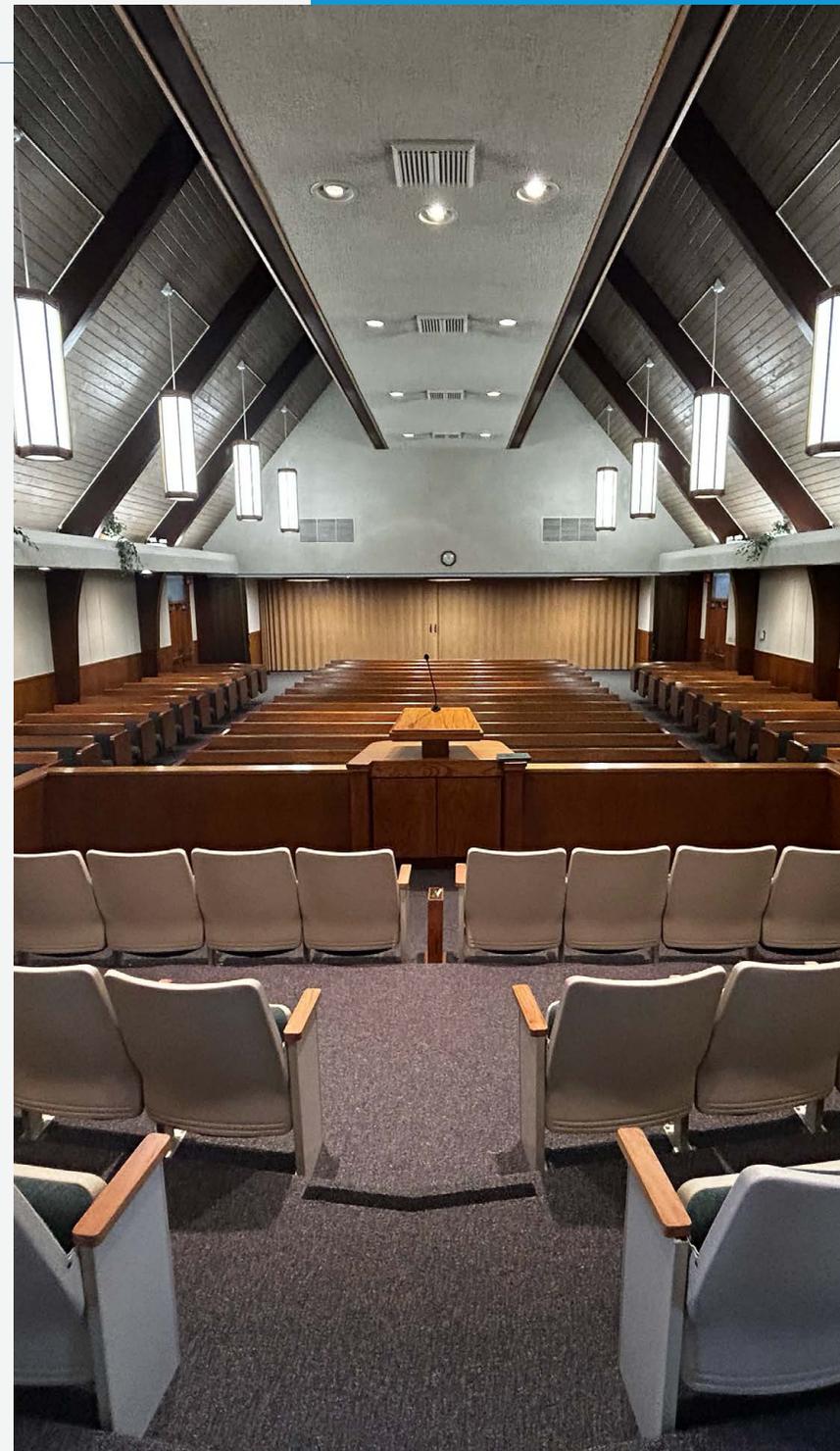
THIS SITE HAS TWO ZONING DESIGNATIONS: The south approximately 50% portion of the entire site is zoned “R3-1” MULTIPLE DWELLING ZONE. This designation allows for multifamily development whereby every lot shall have a minimum width of 50' and a minimum area of 5,000 SF. The minimum lot area per dwelling unit shall be 800 SF. The R3 designation also allows all uses permitted in the “R2” Two-family Zone and the “R1” One-family Zone. The required setbacks in this zone are:

- **Front Yard:** 15'
- **Side Yards:** 5' 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:** 15'

The north approximately 50% portion of the entire site is zoned “R1-1” ONE-FAMILY ZONE. This designation allows for single-family development whereby every lot shall have a minimum width of 50' and a minimum area of 5,000 SF. The minimum lot area per dwelling unit shall also be 5,000 SF. The required setbacks in this zone are:

- **Front Yard:** Not less than 20% of the depth of the lot, but not exceed 20'
- **Side Yards:** 5' for 2-story structures and 1' shall be added for each additional story above the 2nd story
- **Rear Yard:** 15'

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

14001 BURBANK BLVD, VAN NUYS CA 91602

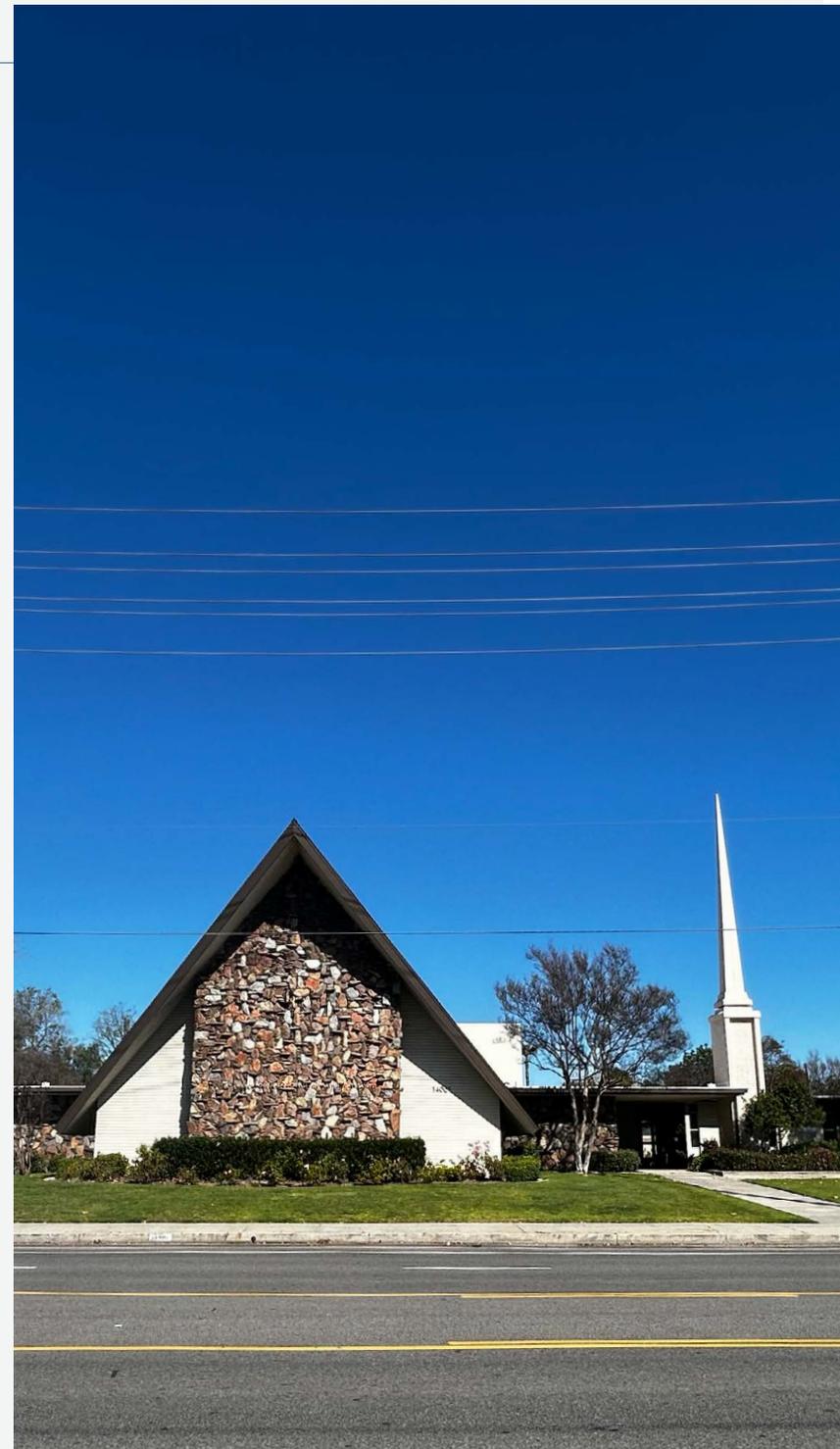
POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population (2025)	34,979	286,937	655,556
Projected Population (2030)	33,571	275,105	634,333
Census Population (2020)	33,500	279,873	653,456
Projected Annual Growth (2025-2030)	-1,409	-11,832	-21,223
Estimated Population Density (2025)	11,140	10,153	8,350
Trade Area Size (Sq Mi)	3.1	28.3	78.5

HOUSEHOLDS

Estimated Households (2025)	14,319	113,490	243,641
Projected Households (2030)	14,133	111,729	241,236
Census Households (2020)	14,093	111,887	239,574
Census Households (2010)	13,682	106,072	226,870
Projected Annual Growth (2025-2030)	-186	-1,761	-2,405
Historical Annual Change (2010-2025)	637	7,418	16,770

AVERAGE HOUSEHOLD INCOME

Estimated Average Household Income (2025)	\$130,351	\$136,995	\$139,560
Projected Average Household Income (2030)	\$130,315	\$136,597	\$138,893
Projected Annual Change (2025-2030)	-\$36	-\$399	-\$667
Historical Annual Change (2000-2025)	\$75,497	\$78,419	\$76,730



LOCATION OVERVIEW

VAN NUYS, KNOWN AS “THE HEART OF THE VALLEY,” is a centrally located neighborhood in the San Fernando Valley and one of Los Angeles’ most established and populous communities. Positioned at the center of the Valley, Van Nuys benefits from excellent regional access. Residents enjoy convenient proximity to major highways and transit corridors, with the area served by lines such as the Metro Orange Line and Metrolink Ventura Line, making commutes throughout the Valley and to Downtown Los Angeles more efficient. The neighborhood is also home to Van Nuys Airport, one of the busiest general aviation airports in the country, adding to its transportation prominence.

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. Ste 525
Los Angeles, CA 90012

Phone: (213) 978.1558

Email: planning.redevelopment@lacity.org

VAN NUYS - NORTH SHERMAN OAKS COMMUNITY PLAN

STAFF CONTACT: PROJECT REVIEW

Maren Gamboa (213) 978.1358 maren.gamboa@lacity.org	Christian Pearson (213) 978.1181 christian.pearson@lacity.org	Sasha Kassab (213) 756.1724 sasha.kassab@lacity.org
---	--	---

STAFF CONTACT: PLAN POLICIES

Amanda Kainer (213) 847.3647 amanda.kainer@lacity.org	Brian Chun (818) 374.5061 brian.chun@lacity.org	Sarah Hounsell (818) 374.9917 sarah.hounsell@lacity.org
--	---	---

