



Priced at \$1,395,000

11334 Oxnard Street

North Hollywood, CA 91606

Upgraded 4-Unit Property with New ADU and TOC Redevelopment
Potential in Prime North Hollywood

PARTNERSCRE
Petito | Toomarian



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11334 Oxnard Street

The Offering

PartnersCRE is pleased to present a **rare investment opportunity** at **11334 Oxnard Street**, a stabilized four-unit property in the heart of **North Hollywood**. The site includes **three existing residential units, two 1 bedroom units and one 2 bedroom unit**, all occupied by reliable, long-term tenants, plus a **newly constructed 2-bedroom, 1-bath ADU**, completed in **2025**. The ADU features approximately **740 square feet** of high-end living space with modern finishes—ideal for **additional rental income**.

Significant upgrades have been made to the entire property, including a **new electrical panel** serving all units and **fully paid-off solar panels**, reducing **long-term operating costs**. The property also includes **six dedicated on-site parking spaces**, providing an added **convenience for tenants** and increasing overall appeal in this **competitive rental market**.

With a **strong unit mix, updated infrastructure, and excellent in-place income**, the asset is well positioned for **stable cash flow** and **long-term value**. The total **building size** is approximately **2,622 square feet**, delivering an **efficient footprint** with **desirable unit layouts**.

The property sits on a **7,043 SF lot**, zoned **RD2-1** with a Low Medium II Residential land use designation. Located within a **Tier 1 Transit Oriented Communities (TOC)** zone and a High Quality Transit Corridor, the site offers future development flexibility, including density bonuses and reduced parking requirements.

Situated just off **Tujunga Avenue** and near major corridors like **Lankershim and Laurel Canyon Boulevards**, the property benefits from **excellent walkability** and proximity to **studios, retail, restaurants, and Metro transit lines**—making this a highly desirable pocket for both **residents and investors**.

Highlights

- 4 units total, including a new 2-bed ADU built in 2025
- Upgraded electrical and solar panels included
- 6 on-site parking spaces
- Approx. 2,622 SF building with efficient layout
- 7,043 SF lot, zoned RD2-1, in Tier 1 TOC
- Walkable North Hollywood location near transit and retail

At a Glance

North Hollywood

\$1,395,000

Price

2,622 SF

Building Size

4

Units

\$362,500

Price/Unit

\$533.01

Price/SF (Building)

7,043 SF

Lot SF

\$205.88

Price/SF (Land)

2337-010-008

APN

50 FT x 141 FT

Dimension

Four residential units

Existing Use

RD2-1

Zoning

Current Rent Roll

Unit 1 (11334): 1 bed + 1 bath - \$1,780/mo (Move-in 2025)
Unit 2 (11336): 1 bed + 1 bath - \$1,094/mo (Move-in 2012)
Unit 3 (11338): 2 bed + 1 bath - \$1,625/mo (Move-in 2016)
Unit 4 (ADU): 2 bed + 1 bath - \$2,600/mo (Move-in 2025)

Expenses

Owner pays water - \$220/month
Insurance - \$2,200/year

11334 Oxnard Street

Location Highlights

NoHo Arts District

Just 1 mile north, the NoHo Arts District is a thriving cultural destination filled with theaters, art galleries, studios, and indie coffee shops. It's a hotspot for creativity, live performances, and a dynamic nightlife scene that attracts both locals and visitors.

Valley Plaza Recreation Center

Just 3 miles away from Valley Plaza Recreation Center, this offers expansive green space, sports courts, a community center, and playgrounds. It's an ideal neighborhood amenity for fitness, recreation, and family-friendly activities.

Burbank Airport (Hollywood Burbank Airport)

Located only 3 miles west, Hollywood Burbank Airport provides easy access to domestic flights and is known for its convenience compared to LAX. Perfect for frequent travelers and industry professionals commuting in and out of Los Angeles.

Universal Studios Hollywood

Approximately 4 miles south, Universal Studios offers world-renowned entertainment, thrilling rides, and the popular Universal CityWalk. It's both a tourist attraction and a local favorite for fun and dining.

Chandler Bikeway

About 2 miles east, Chandler Bikeway is a well-maintained walking and biking path lined with art installations and greenery. It's perfect for morning runs, weekend rides, or casual strolls in a safe, scenic setting.

NOHO West

Just 1 mile away, NOHO West is a recently developed mixed-use complex featuring shopping, restaurants, a movie theater, and luxury apartments. It brings modern convenience and entertainment to the heart of North Hollywood.



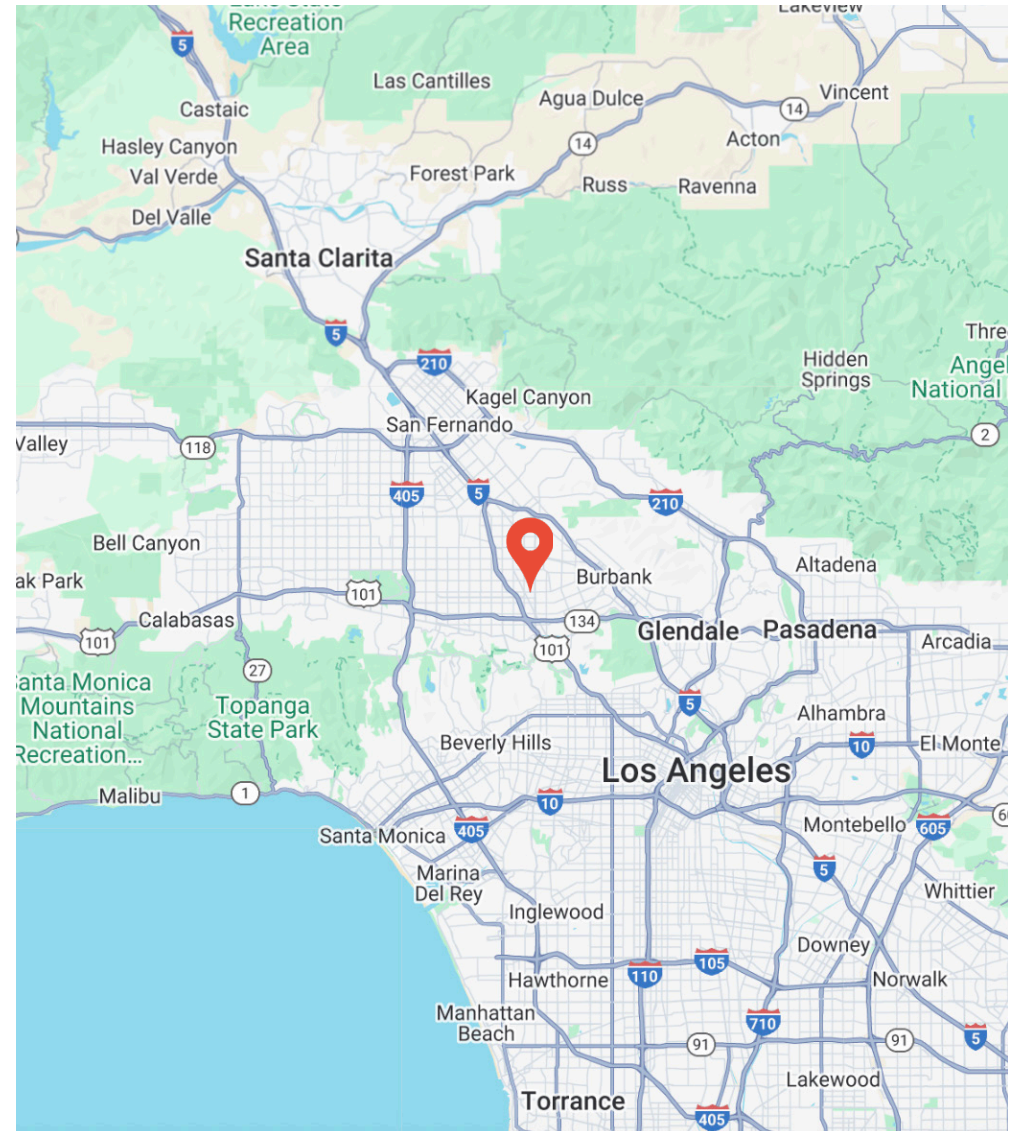
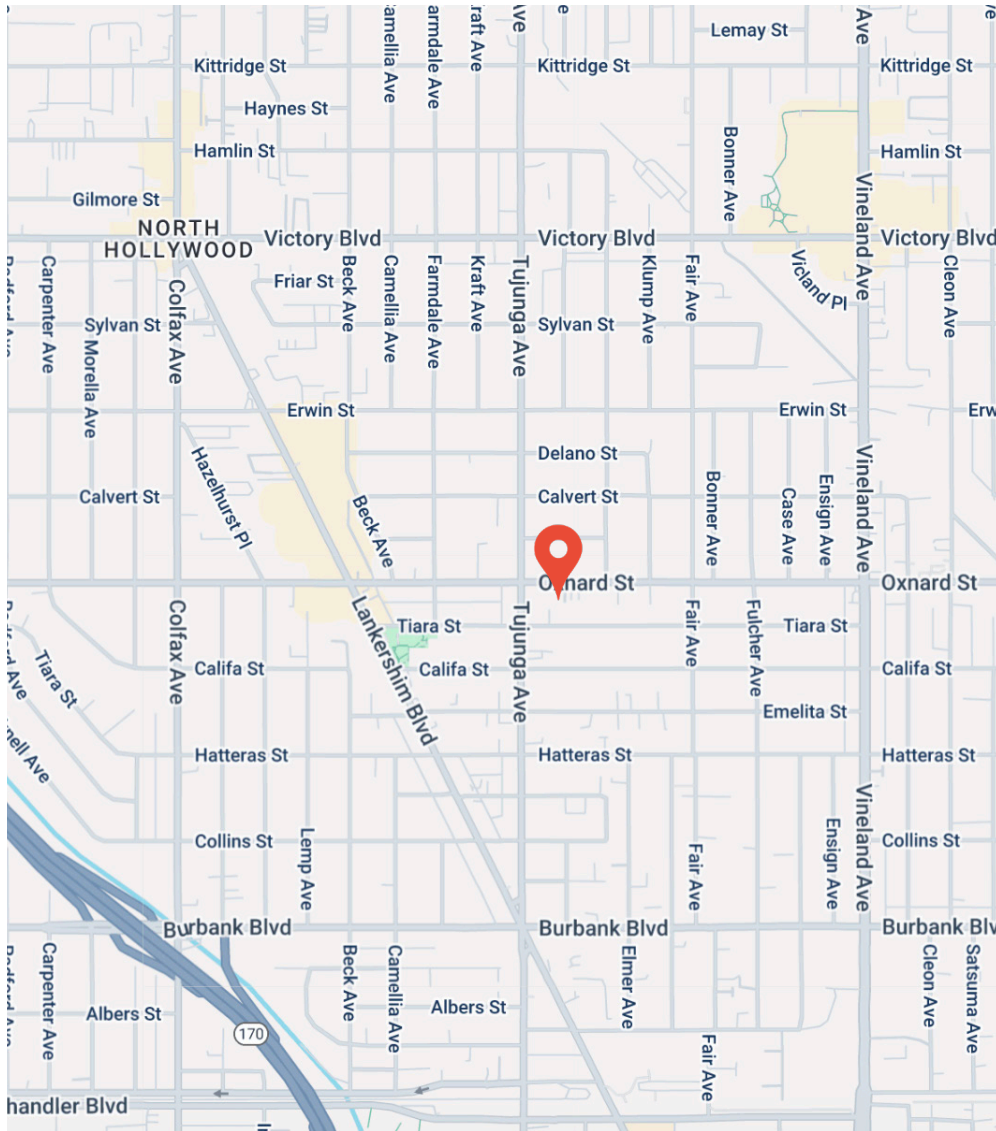
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Jordan Petito | Navid Toomarian

11334 Oxnard St, North Hollywood, CA 91606 | Partners CRE • KWBH

11334 Oxnard Street

Location Map



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11334 Oxnard Street

Walk Score

Walk Score®

Walk Score
81

Very Walkable

Most errands can be accomplished on foot.

Transit Score
59

Good Transit

Many nearby public transportation options.

Bike Score
62

Bikeable

Some bike infrastructure.

About this Location

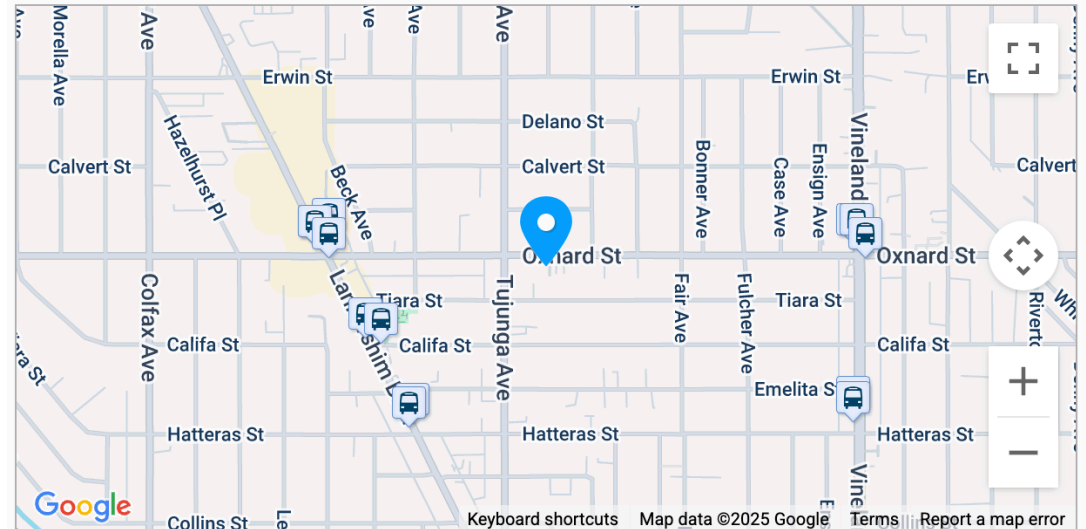
11334 Oxnard Street has a Walk Score of 81 out of 100. This location is Very Walkable so most errands can be accomplished on foot.

11334 Oxnard Street is a 16 minute walk from the Metro B Line (Red) at the North Hollywood Station stop.

This location is in the Mid-Town North Hollywood neighborhood in Los Angeles. Nearby parks include Victory-Vineland Recreation Center, North Hollywood Park and Valley Park

<https://www.walkscore.com/score/11334-oxnard-st-los-angeles-ca-91606>

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Rail lines:

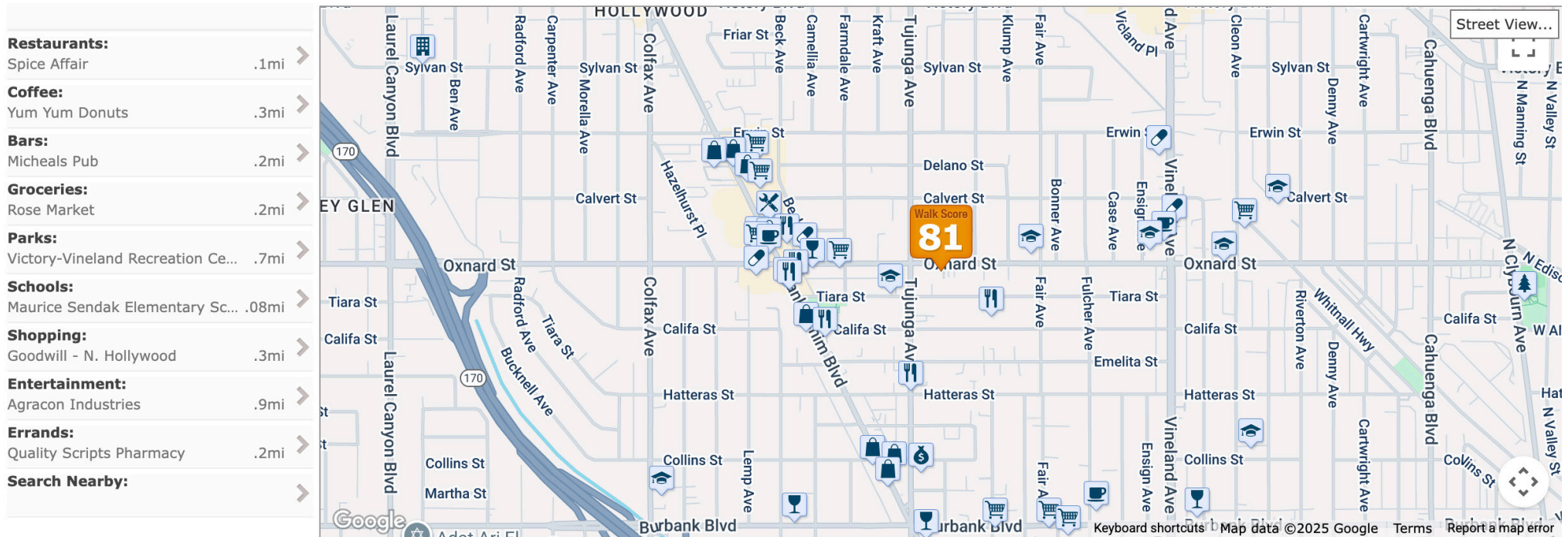
Metro B Line (Red) 0.7 mi

Bus lines:

152 Metro Local Line	0.3 mi	154 Metro Local Line	0.3 mi
224 Metro Local Line	0.3 mi	North Hollywood Countercl...	0.3 mi
North Hollywood Clockwise ...	0.3 mi	162 Metro Local Line	0.4 mi
90 Metro Local Line	0.4 mi	237 Metro Local Line	0.5 mi

11334 Oxnard Street

Walk Score



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Parcel Report



City of Los Angeles Department of City Planning

7/29/2025 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

11336 W OXNARD ST
11338 W OXNARD ST
11334 W OXNARD ST
11334 1/2 W OXNARD ST

ZIP CODES

91606

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2018-3723-GPA-ZC-CDO-BL
CPC-1986-446-GPC
ORD-97939
ORD-165108-SA3850
ENV-2018-3724-EIR
ND-84-395-ZC-HD
ROW-29602

Address/Legal Information

PIN Number 177B173 1186
Lot/Parcel Area (Calculated) 7,042.6 (sq ft)
Thomas Brothers Grid PAGE 532 - GRID J7
Assessor Parcel No. (APN) 2337010008
Tract TR 5881
Map Reference M B 63-100 (SHT 2)
Block None
Lot 8
Arb (Lot Cut Reference) None
Map Sheet 177B173

Jurisdictional Information

Community Plan Area North Hollywood - Valley Village
Area Planning Commission South Valley APC
Neighborhood Council NoHo
Council District CD 2 - Adrin Nazarian
Census Tract # 1242.03000000
LADBS District Office Van Nuys

Permitting and Zoning Compliance Information

Administrative Review None

Planning and Zoning Information

Special Notes None
Zoning RD2-1
Zoning Information (ZI)
ZI-2374 State Enterprise Zone: Los Angeles
ZI-2452 Transit Priority Area in the City of Los Angeles
ZI-2512 Housing Element Sites

General Plan Land Use Low Medium II Residential
General Plan Note(s) Yes
Minimum Density Requirement No
Hillside Area (Zoning Code) No
Specific Plan Area None
Subarea None
Special Land Use / Zoning None
Historic Preservation Review No
HistoricPlacesLA No
Historic Preservation Overlay Zone None
Other Historic Designations None
Mills Act Contract None
CDO: Community Design Overlay None
CPIO: Community Plan Imp. Overlay None
Subarea None
CPIO Historic Preservation Review No
CUGU: Clean Up-Green Up None
HCR: Hillside Construction Regulation No
NSO: Neighborhood Stabilization Overlay No
POD: Pedestrian Oriented Districts None
RBP: Restaurant Beverage Program Eligible Area None

ASP: Alcohol Sales Program No
RFA: Residential Floor Area District None
RIO: River Implementation Overlay No
SN: Sign District No
AB 2334: Low Vehicle Travel Area Yes
AB 2097: Within a half mile of a Major Transit Stop Yes
Streetscape No
Adaptive Reuse Incentive Area None
Affordable Housing Linkage Fee
Residential Market Area Medium
Non-Residential Market Area Medium
Inclusionary Housing No
Local Affordable Housing Incentive No
Targeted Planting No
Special Lot Line No
Transit Oriented Communities (TOC) Tier 1
Mixed Income Incentive Programs
Transit Oriented Incentive Area (TOIA) 1
Opportunity Corridors Incentive Area Not Eligible
Corridor Transition Incentive Area Not Eligible
TCAC Opportunity Area Moderate
High Quality Transit Corridor (within 1/2 mile) Yes
ED 1 Eligibility Review Eligibility
RPA: Redevelopment Project Area None
Central City Parking No
Downtown Parking No
Building Line 32
500 Ft School Zone Active: Maurice Sendak Elementary
Active: Maurice Sendak Elementary Arts, Communication, and Technology Magnet
500 Ft Park Zone None
Zanja System 1 Mile Buffer No

Assessor Information

Assessor Parcel No. (APN) 2337010008
APN Area (Co. Public Works)* 0.162 (ac)
Use Code 0300 - Residential - Three Units (Any Combination) - 4 Stories or Less
Assessed Land Val. \$267,287
Assessed Improvement Val. \$299,832
Last Owner Change 06/04/2021
Last Sale Amount \$777,000
Tax Rate Area 13
Deed Ref No. (City Clerk) 947610
869417
83379
8-311
1881886
1541134
15302
1426112
1155589
1123526
0891058
0254853
0254852

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(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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Parcel Report

Building 1	
Year Built	1952
Building Class	D5
Number of Units	3
Number of Bedrooms	4
Number of Bathrooms	3
Building Square Footage	1,882.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	Yes [APN: 2337010008]

Additional Information

Airport Hazard	None
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No

Environmental

Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No
300-Foot Habitat Buffer	No
County-Designated SEAs and CRAs	No
USFWS-designated CHAs	No
Wildland Urban Interface (WUI)	No
Criterion 1 Protected Areas for Wildlife (PAWs)	No

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	4.8746664
Nearest Fault (Name)	Verdugo
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	0.50000000
Slip Geometry	Reverse
Slip Type	Unconstrained
Down Dip Width (km)	18.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	45.00000000
Maximum Magnitude	6.90000000
Alquist-Priolo Fault Zone	No

Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE

Housing

Rent Stabilization Ordinance (RSO)	Yes [APN: 2337010008]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	0.32 Units, Moderate
Housing Use within Prior 5 Years	Yes

Public Safety

Police Information	
Bureau	Valley
Division / Station	North Hollywood
Reporting District	1538
Fire Information	
Bureau	Valley
Battalion	14
District / Fire Station	60
Red Flag Restricted Parking	No

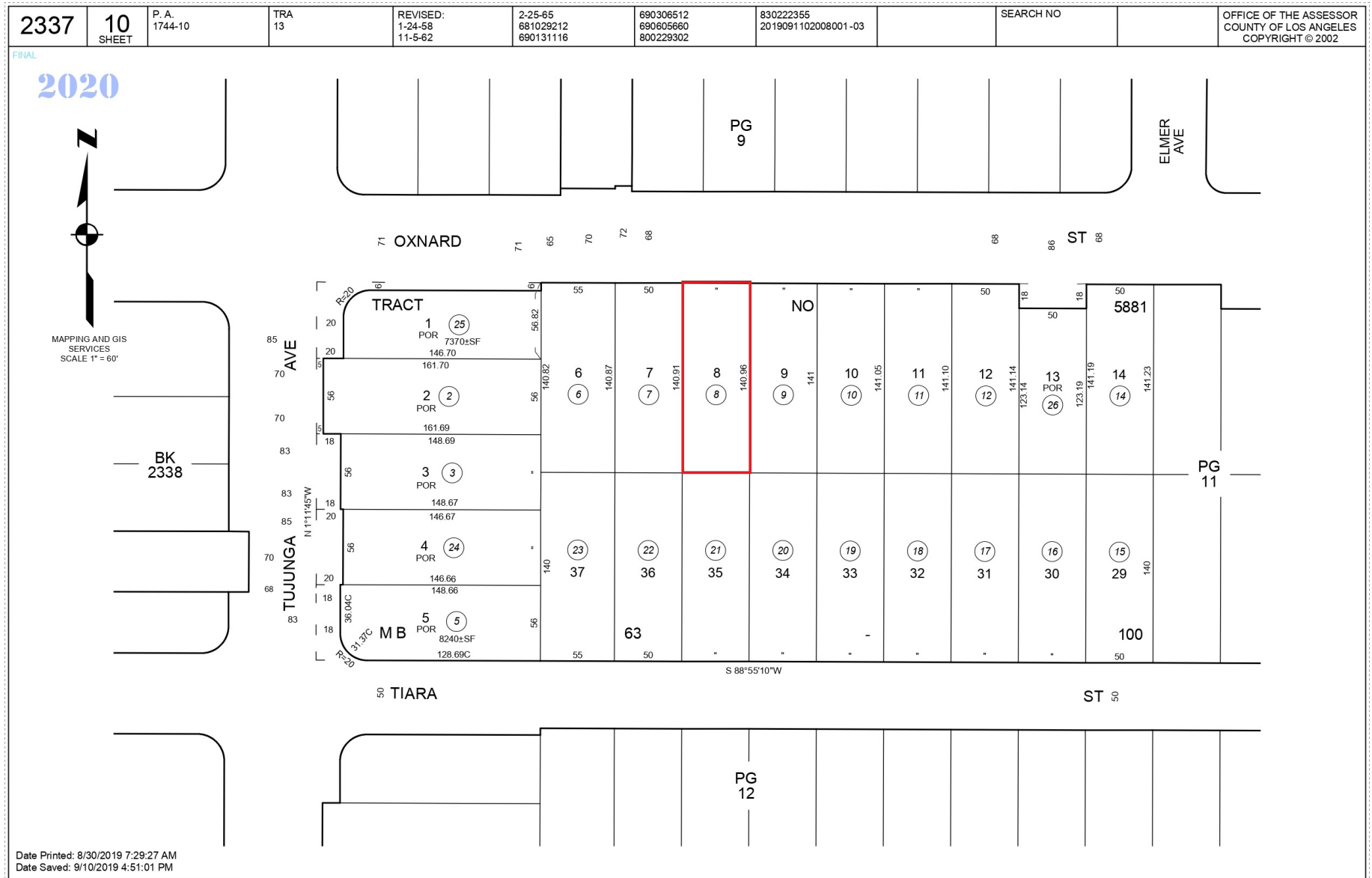
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Assessor Map



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