FOUNDRY COMMERCIAL

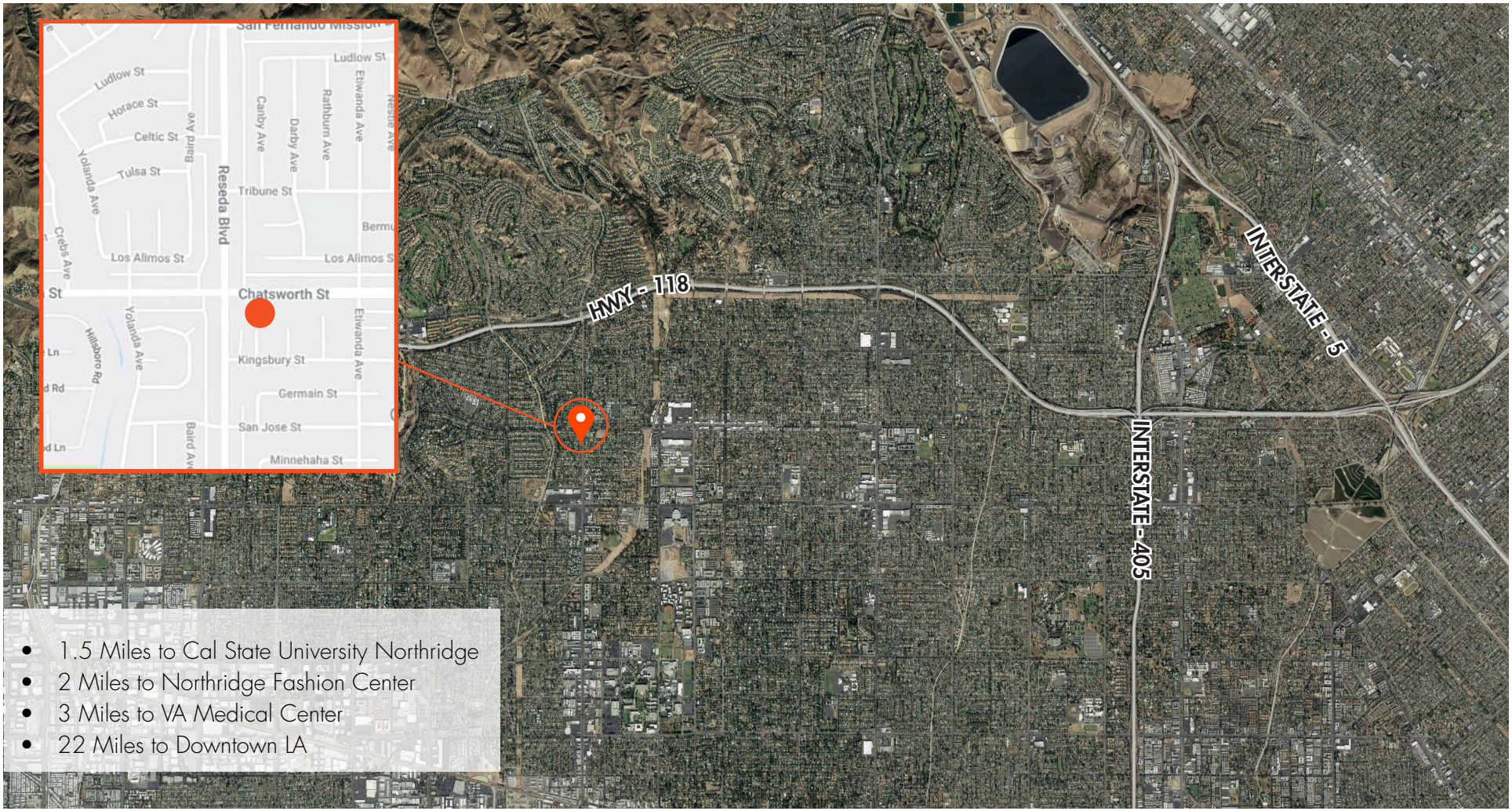
EXCESS LAND FOR SALE

10650 RESEDA BLVD | NORTHRIDGE, CA 91324

EXCESS LAND FOR SALE

1.9± TOTAL ACRES

PROXIMITY MAP



- 1.5 Miles to Cal State University Northridge
- 2 Miles to Northridge Fashion Center
- 3 Miles to VA Medical Center
- 22 Miles to Downtown LA

For more information, please contact:

CHRIS BURY
Partner
949.939.6238
chris.bury@foundrycommercial.com
Broker: 0170578

CHARLIE HOWARTH
Broker
949.542.9484
charlie.howarth@foundrycommercial.com
Broker: 02056837

FOUNDRY COMMERCIAL
26522 La Alameda Suite 280
Mission Viejo, CA 92691
foundrycommercial.com

Although all information is furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

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AERIAL

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AREA DEMOGRAPHICS

1 MILE RADIUS

- 19,127 ESTIMATED POPULATION 2019
- 42.1 MEDIAN AGE
- $678,329 MEDIAN HOME VALUE
- 10,926 TOTAL EMPLOYEES
- $128,977 AVG HOUSEHOLD INCOME

3 MILE RADIUS

- 148,704 ESTIMATED POPULATION 2019
- 40.5 MEDIAN AG
- $675,642 MEDIAN HOME VALUE
- 72,183 TOTAL EMPLOYEES
- $123,539 AVG HOUSEHOLD

5 MILE RADIUS

- 429,823 ESTIMATED POPULATION 2019
- 37.3 MEDIAN AGE
- $603,746 MEDIAN HOME
- 196,879 TOTAL EMPLOYEES
- $102,033 AVG HOUSEHOLD

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PROPERTY OVERVIEW

On Behalf of the New Life Nazarene Church, Foundry Commercial is pleased to offer this parcel totaling 4.47 AC with roughly 2.2 AC undeveloped land in the desirable San Fernando Valley submarket of Granada Hills and Porter Ranch. Zoned RE-11 with frontage on Chatsworth Ave and Reseda Blvd. The subject property is a rare piece of vacant level land in with access to major freeways and thoroughfares, as well as a variety of retail and commercial amenities.

Seller is open to all proposals, however, please confirm all uses and development criteria with the city prior to submitting. The owner has the intention of retaining the remaining portion of the property to operate as a church and preschool, therefore a potential sub-division, ground lease or other creative transaction scenario may be possible.

RARE LAND: This is an extremely unique piece of property, rarely available in this market. The site offers tremendous visibility from both Chatsworth Ave and Reseda, however, there is only an established ingress/egress via Reseda Blvd. The property is level-grade with approx. 2.2 AC of raw undeveloped land, in addition to the current church facility and parking lot. Church has not conducted any surveys or testing and would be open to creative development scenarios that would allow their continued use and parking rights.

GROWING ECONOMY: The sites immediate area demographics suggest trending growth in both average household income and median home values, with most of the workforce being white collar employees. Access to a wide variety of education, healthcare, transportation and retail options make this a prime location for new residential development.

PROPERTY FEATURES

- 1 Building
- 4.737± Acres
- Zoned LA-RE-11
- 2.2± Undeveloped Acres

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PROPERTY PHOTOS

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SUGGESTIONS

All offers submitted for the proposed sale of the excess land should be in writing and accompanied by background information on the Buyer.

The property is being offered on the basis of an all-cash closing. The Buyer should distinguish itself by addressing the following:

PRICE

Stipulate total price

Evidence of funds

DEPOSITS

A significant initial deposit will be required upon execution of the Purchase and Sale Agreement

Indicate timing and amounts of additional deposits

ESCROW CLOSING DATE

Specify for all scenarios

OFFER STRUCTURE

Investor or User

PROPOSED USE OF SITE

List proposed use

CONTINGENCIES/ CONDITIONS TO CLOSING

Indicate all buyer contingencies and length of contingency period

Specify all conditions necessary to trigger closing

If offering on an entitled basis, provide a projected entitlement timeline with major requirements

CONTACT

Contact Chris and Charlie

Do not disturb owner

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