



12001
Magnolia Blvd
Valley Village, CA 91607

A RARE OPPORTUNITY

TO ACQUIRE A DEVELOPMENT SITE FOR 8 UNITS BY-RIGHT OR 16 UNITS WITH TIER 3 TOC



Los
ANGELES
APARTMENT
ADVISORS

Marcus & Millichap

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12001
Magnolia Blvd
Valley Village



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PROPERTY OVERVIEW

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COMPARABLES

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LOCATION OVERVIEW

12001
Magnolia Blvd
Valley Village

THE
Valley

Cupid's
HOT DOGS

PROPERTY OVERVIEW



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PROPERTY OVERVIEW

PROPERTY INFORMATION

Address	12001 Magnolia Blvd Valley Village, CA 91607
Price	\$1,195,000
TOC	Tier 3
Buildable	16 Units (Tier 3 TOC)
Price/Buildable	\$74,688
Lot Size SF	6,094
Price/SF	\$196.09
APN	2348-008-049



Rendering: NoHo West



DEVELOPMENT POTENTIAL - BY RIGHT

ZONING	R3-1
MAX FAR	3:1
MAX HEIGHT	36 FT
MAX BUILDABLE AREA (FOOTPRINT)	4,140 SQFT
MAX BUILDABLE AREA (ENVELOPE)	12,420 SQFT
BUILDABLE UNITS	8
AFFORDABLE UNITS REQUIRED	None
STORIES LIMIT	None

DENSITY CALCULATION: BY-RIGHT

DENSITY	1 Dwelling Unit / 800 SF
LOT AREA	6,094 SQFT
1/2 ALLEY AREA	560 SQFT
TOTAL LOT AREA FOR DENSITY	6,654 SQFT
TOTAL	6,654 SQFT/800 = 8 units by-right



8

Buildable Apt Units



R3-1

Zoning



3:1

Max Floor Area Ratio



16

Buildable Apt Units



Tier 3

TOC Eligibility



4.5:1

Max Floor Area Ratio

DEVELOPMENT POTENTIAL - WITH TIER 3 TOC

ZONING	R3-1
MAX FAR	4.5:1
MAX HEIGHT	58 FT
MAX BUILDABLE AREA (FOOTPRINT)	4,648 SQFT
MAX BUILDABLE AREA (ENVELOPE)	20,914 SQFT
BUILDABLE UNITS	16
TOC ELIGIBILITY	Tier 3
AFFORDABLE UNITS REQUIRED	10% for ELI or 14% for VLI or 23% for LI
PARKING REQUIREMENT	Shall not exceed 0.5 space per unit
REQUIRED OPEN SPACE	Up to 25% decrease in required open space

DENSITY CALCULATION: TIER 3 TOC

TOC	70% Tier 3 TOC Increase
TOTAL	$6,654 \text{ SQFT} / 800 = 8.3 \text{ units} = 9 \text{ units}$ $9 \text{ units} \times 1.7 = 15.3 = 16 \text{ units with TOC increase}$

Rendering: NoHo West





A RARE OPPORTUNITY

TO ACQUIRE A DEVELOPMENT SITE FOR 8 UNITS BY-RIGHT OR 16 UNITS WITH TIER 3 TOC IN PRIME VALLEY VILLAGE

The LAAA Team of Marcus and Millichap is pleased to present 12001 Magnolia Boulevard located in Valley Village, California. Current improvements consist of a 3 unit building totaling 2,154 square feet of rentable area. The Site is 6,094 square feet with an additional 1,120 square feet of an alley, zoned R3-1 with TOC Tier 3. With the relocation of tenants, a developer has the opportunity to build 8 units by-right or up to 16 units with its allowable density bonus.

Boasting a Walk Score of 87, the Offering is well located between North Hollywood to the North, Studio City to the South, Sherman Oaks and Encino to the West and Toluca Lake, Burbank and Glendale to the East. With the brand new NoHo West mega-development nearing completion, future tenants will be minutes from premier dining, shopping and entertainment. In addition, just 1.1 miles away is the trendy and revitalized NoHo Arts District. Public transportation is highly accessible to tenants as well. The North Hollywood Metro Station, the Valley's largest public transportation hub, which connects the Red Line and Orange Line, sits just 1.4 miles from the subject Property.





PROPERTY PHOTOS





PROPERTY PHOTOS





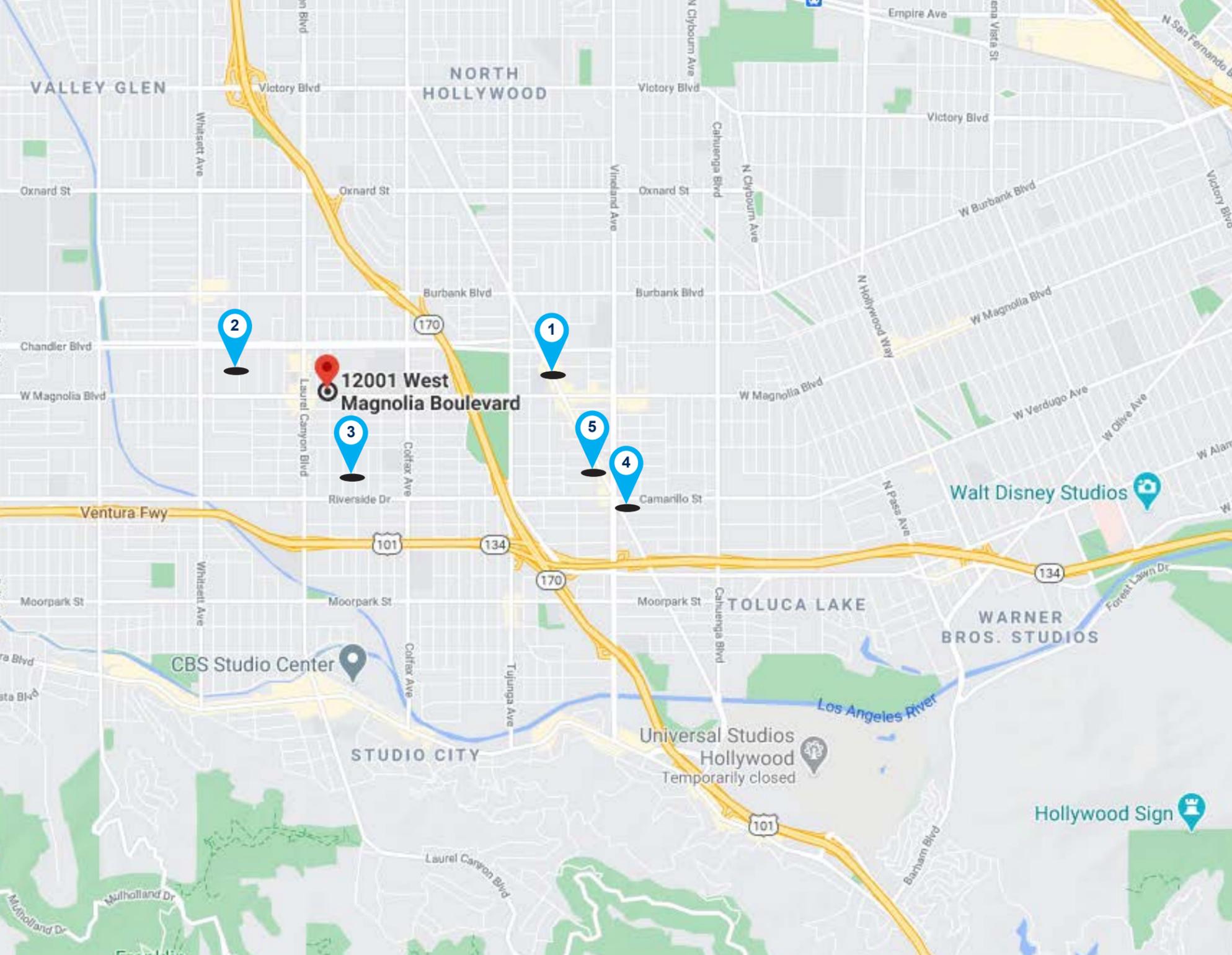
12001
Magnolia Blvd
Valley Village

COMPARABLES



Marcus & Millichap





COMPARABLE LAND SALES

Address	City	Price	Closing Date	Lot Size SF	Price/SF	Zoning
12001 Magnolia Blvd	Valley Village	\$1,195,000	-	6,091	\$196.19	R3
1. 5255 Cleon Ave	North Hollywood	\$1,120,000	02/08/2019	5,746	\$194.92	R3
2. 12300 Weddington St	Valley Village	\$7,010,000	08/30/2019	34,264	\$204.58	R3
3. 4720 Radford Ave	Valley Village	\$930,000	09/24/2018	4,975	\$186.93	R3
4. 10806 Blix St	North Hollywood	\$1,750,000	07/30/2019	10,563	\$165.67	R3
5. 10720 Moorpark St	North Hollywood	\$2,000,000	08/29/2018	9,683	\$206.55	R3
Avg.					\$191.73	





12001
Magnolia Blvd
 Valley Village

LOCATION OVERVIEW



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SAN FERNANDO VALLEY

An iconic urban experience.

The property is located in the Southwestern portion of the County of Los Angeles known as the San Fernando Valley. The San Fernando Valley is a major economic area comprising an area of approximately 250 square miles. From its easterly boundary at the Verdugo Mountains, the Valley extends west a distance of approximately 20 miles to the Ventura County line.

Along its southerly side, with Encino, Sherman Oaks, Woodland Hills, the San Fernando Valley is bounded by the Santa Monica Mountains and extends north a distance of approximately 10 miles to the Santa Susana, Verdugo and San Gabriel Mountains, which bound the north and east sides of the Valley. More than 1.8 million people live in the giant bowl known as the "Valley".

The Valley is home to numerous companies, most well-known of which work in motion pictures, music recording, and television production. The former movie ranches were branches of original studios now consisting of CBS Studio Center, NBC Universal, The Walt Disney Company (and its ABC television network), and Warner Bros.

The Valley was previously known for advances in aerospace technology and nuclear research by companies such as Lockheed, Rocketdyne and its Santa Susana Field Laboratory, Atomics International, Litton Industries, Marquardt and TRW's predecessor Thompson Ramo Woolridge.

The top financial communities, based on total business employment, include Burbank, Van Nuys, North Hollywood, Chatsworth and Canoga Park. The top retail trade communities include the cities of North Hollywood, Sherman Oaks, Northridge and Canoga Park.

The San Fernando Valley boasts a highly affluent, well-educated residential base. Many successful professionals choose this area to both live and work where homes range in price from \$500,000 to \$25,000,000. It is now a remarkably diverse region, with people from all over the world making their homes livelihoods there. Many "pocket parks" dot the hillside areas as well as the "flats". Hip restaurants serve various cuisines, making it possible to eat at a different place each night for months.





DEMOGRAPHICS - VALLEY VILLAGE

In recent years, the San Fernando Valley has shed its reputation as a sleepy LA suburb and emerged as a top destination for young professionals and white-collar commuters. Since 2009, developers have delivered more than 2,000 units and revitalized the area's famous malls and retail corridors in this Southeastern pocket of the San Fernando Valley. Residents of Valley Village enjoy its central location, access to freeways and public transit, and nearby employment hubs. Above average income and occupancy make this site an attractive investment opportunity with excellent real estate fundamentals that should sustain demand for the foreseeable future.

POPULATION

In 2018, the population in your selected geography is 640,041. The population has changed by 6.38% since 2000. It is estimated that the population in your area will be 645,032 five years from now, which represents a change of 0.78% from the current year. The current population is 49.79% male and 50.21% female. The median age of the population in your area is 36.9, compare this to the Entire US average which is 38.0. The population density in your area is 8,147.83 people per square mile.

INCOME

In 2018, the median household income for your selected geography is \$62,231, compare this to the Entire US average which is currently \$58,754. The median household income for your area has changed by 50.71% since 2000. It is estimated that the median household income in your area will be \$73,924 five years from now, which represents a change of 18.79% from the current year.



\$71,491

MEDIAN HH INCOME



48,263

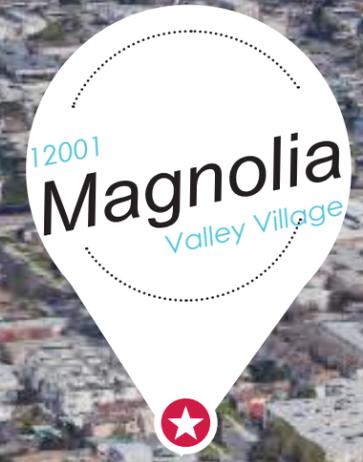
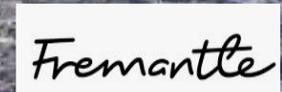
EST. 2020 POPULATION



34%

POPULATION WITH A BACHELOR'S DEGREE OR HIGHER





LAUREL CANYON BLVD

MAGNOLIA BLVD

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