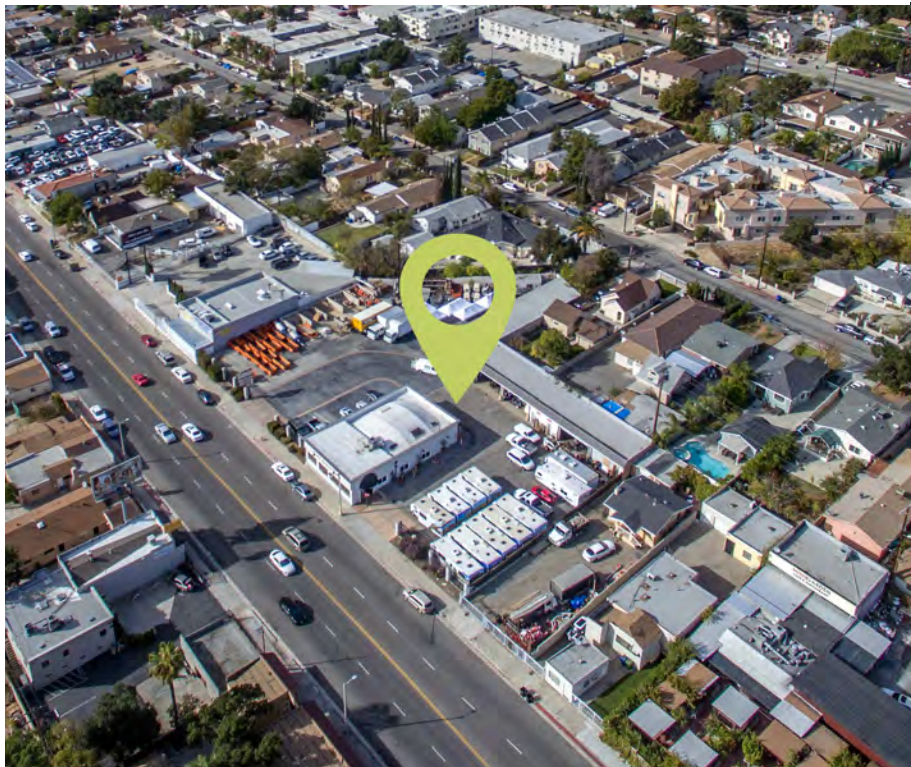




UNENTITLED LAND FOR 114 UNIT DEVELOPMENT

OFFERING MEMORANDUM
6931-6947 Foothill Boulevard
Tujunga, CA 91042





EXCLUSIVELY LISTED BY

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251 S. Lake Ave, Suite #320
Pasadena, CA 91101
Cal DRE: 01444805

An aerial photograph of a city street intersection, likely in Los Angeles. The image shows a grid of streets with various buildings, including multi-story apartment complexes and smaller commercial structures. There are several parking lots with cars parked. The overall scene is a dense urban environment. The text is overlaid in the top left corner.

6931-6947 FOOTHILL BOULEVARD

Property Description



AGGREGATE
INVESTMENT
PARTNERS

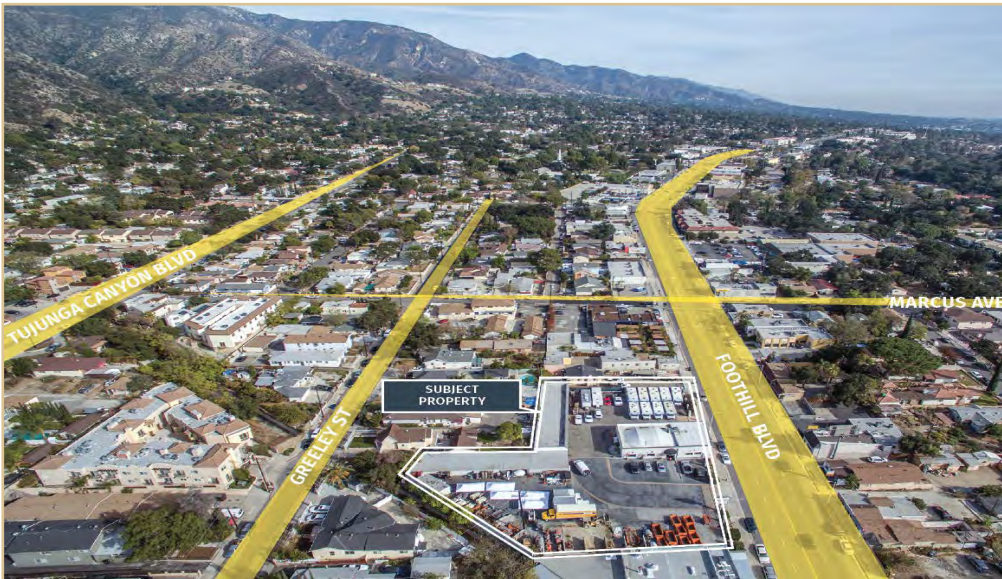
>> 6931-6947 Foothill Boulevard PROJECT DESCRIPTION

AGGREGATE INVESTMENT PARTNERS is pleased to present the opportunity to acquire this development asset, located on Foothill Boulevard in Tujunga, that is best suited for a planned development for multi-family dwellings. With a combined approximate size of 40,246 (32,590 square feet of LAC2 and 7,656 square feet of LARD3) square feet from seven parcels, the lot has a slight slope and rests North of the 210 Freeway. The existing buildings consist of a main retail building along with two rear garage/storage structures. With a zoning of LAC2 and LARD3, a builder will have the by-right allowance to build a total of 81 apartment units. With the usage of the Los Angeles City density bonus program, a builder will have the opportunity to build 114 units with 18 qualifying as affordable housing. Along with the increase in unit allowance, a builder will be allowed other “on-menu” incentives that may be confirmed with the City of Los Angeles.



6931-6947 Foothill Boulevard

EXECUTIVE SUMMARY



PRICE	\$ 5,700,000
ADDRESS	6931-6947 Foothill Boulevard
CITY, STATE, ZIP	Tujunga, CA 91042
LOT SIZE	± 40,246 SF
PRICE PER UNIT	\$ 50,000
PRICE PER SF (LOT)	\$ 141.63
MAX UNITS	114 - Buyer to Verify
ZONING	LAC2-1 & LARD3-1
APN	2568-016-013-6/8 & 2586-016-057/8

INVESTMENT HIGHLIGHTS

- 32,590 SF of LAC2 and 7,656 SF of LARD3 zoning
- Within walking distance to CVS, Chase Bank, World Gym, Smart & Final, and many more local businesses
- Nearby schools include Pinewood Avenue Elementary, Mountain View Elementary, Mt Lukens High School, and Skyward Christian School
- Within proximity to Haines Canyon Park and Angeles National Golf Course
- Easy Access to 210, 118, and 2 Freeways
- Existing improvements include retail and garages used as storage with an approximate income of \$17,800 per month (Owner is responsible for property taxes and insurance)
- Potential for an 80% density bonus (Buyer to verify)

»» 6931-6947 Foothill Boulevard Aerial Photography



6931-6947 Foothill Boulevard Aerial 





After you die,
You will meet God.
333 FIND TRUTH

Bower's Equipment Rentals

Exit Only

800-RV/RENT

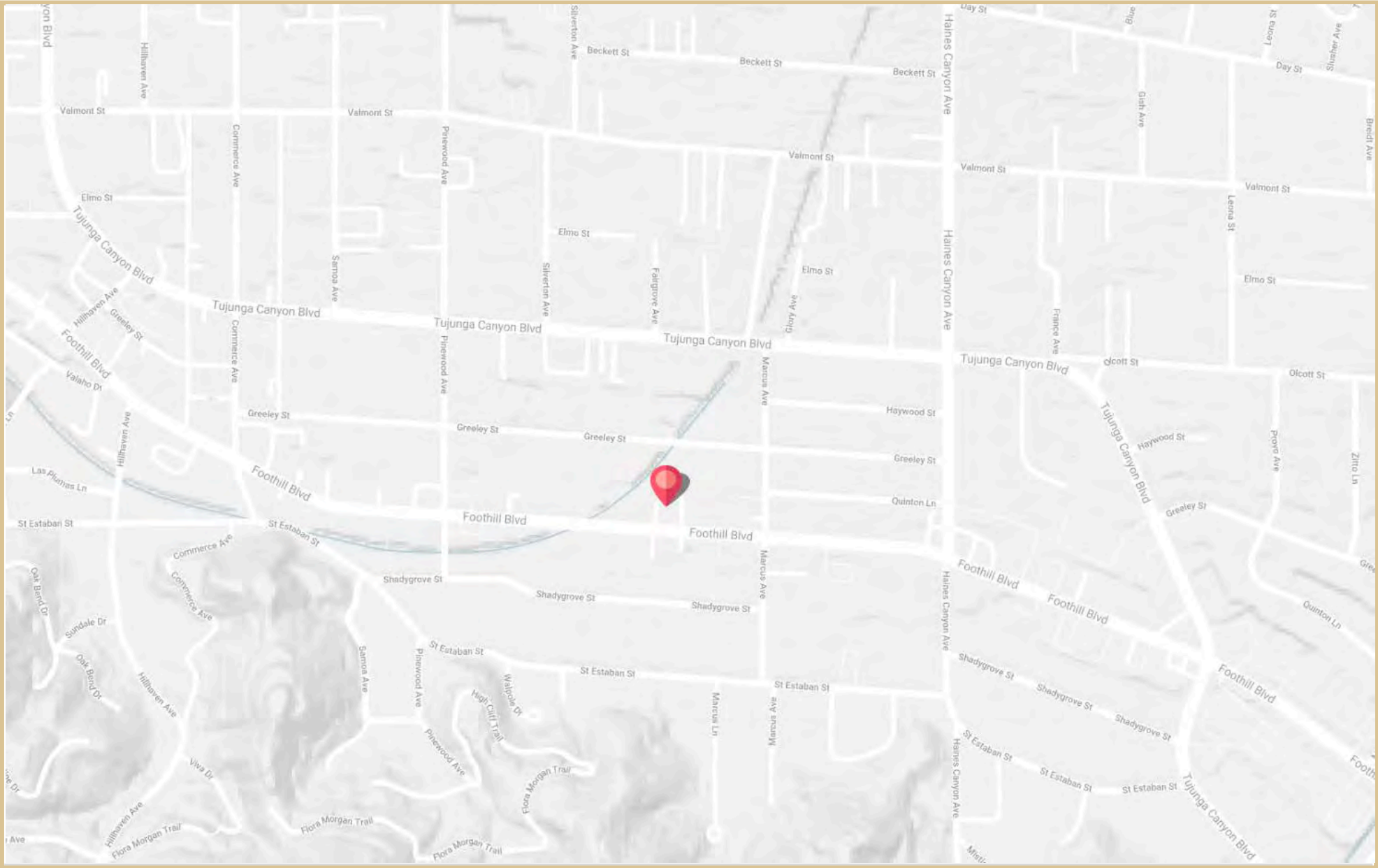
800-RV/RENT

800-RV/RENT

800-RV/RENT

800-RV/RENT

6931-6947 Foothill Boulevard Location Map



An aerial photograph of a city street intersection, likely in the San Fernando Valley. The image shows a grid of streets with various buildings, including multi-story apartment complexes and smaller commercial structures. There are several parking lots with cars parked. The overall scene is a dense urban environment. The text is overlaid on the top left of the image.

» TUJUNGA / SAN FERNANDO VALLEY OVERVIEW

6931-6947 Foothill Boulevard



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Tujunga



Tujunga is a neighborhood in the San Fernando Valley region of the city of Los Angeles located by the foothills of the San Gabriel Mountains in the Crescenta Valley. Though Tujunga and Sunland began as separate settlements, they are today linked through a single police station, branch library, neighborhood council, chamber of commerce, city council district, and high school. Tujunga lies between the Verdugo Mountains and the San Gabriel Mountains.

LA CRESCENTA ADJACENT

THE BALCONY OF SOUTHERN CALIFORNIA

The secret to La Crescenta's unbeatable climate also gives rise to its motto, "The Balcony of Southern California." A deep cleft in the hills to the south opens La Crescenta to a clear view of the Pacific Ocean, a shimmering source of sea breezes that brings a welcome afternoon relief to summer heat, a relief not found in many inland cities and towns. The highest point is 2,700 feet above sea level. The mountains to the north offer winter sports and summer fun. The world-famed southland sports area is spread like a carpet at the feet of La Crescenta. La Crescenta is a residential community offering night-time rest, seclusion and quiet for families who make their living in the roar of one of America's greatest cities. It is a community that combines urban living and metropolitan convenience.

"Geographically, the Crescenta Valley extends eastward from the Los Angeles City communities of Sunland and Tujunga through a portion of the City of Glendale and the County territories of La Crescenta and Montrose to the incorporated city of La Cañada Flintridge."



26

California
Distinguished Schools



9

National Blue
Ribbon Schools



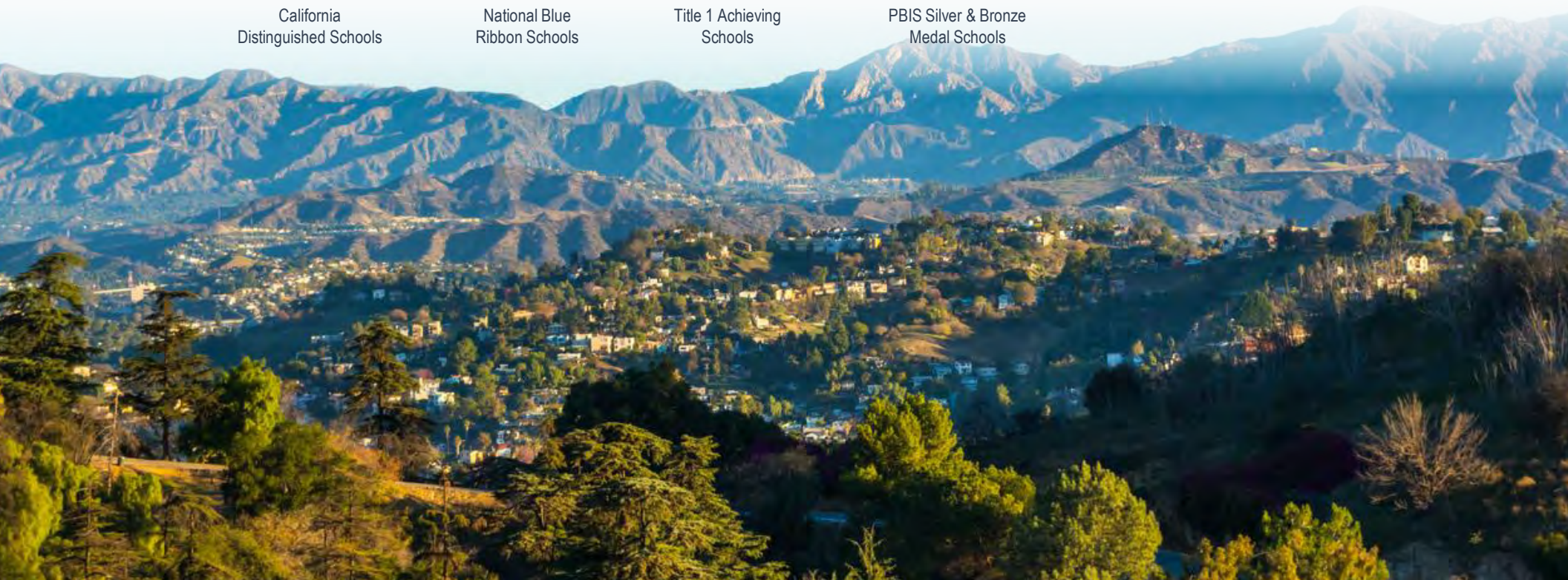
17

Title 1 Achieving
Schools



25

PBIS Silver & Bronze
Medal Schools



» CITY OF TUJUNGA

COMMUNITY OVERVIEW



The way a neighborhood looks and feels when you walk or drive around it, from its setting, its buildings, and its flavor, can make all the difference. With a nice mix of college students, safety from crime, and decent walkability, the Tujunga neighborhood rates highly as a college student friendly place to live, and one that college students and their parents may want to consider. Tujunga rates more highly for a good place for college students to live than 86 % of the neighborhoods in CA. Tujunga is as unique with regard to the transience of its populace.

COMMUNITY SNAPSHOT

A humble, rural suburb on the Northern outskirts of neighboring downtown Los Angeles, Tujunga encapsulates a small, mountain-town feel within a large metropolis. Townhouses and modern apartment complexes currently surround both an elementary and high school for parents in need of a decent education for their growing children, and nature lovers can find solace in mountain trails just minutes away from their homes.



SAN FERNANDO VALLEY

TOP EMPLOYERS



COMPANIES HEADQUARTERED IN THE SAN FERNANDO VALLEY

- FORTUNE 500/1000 COMPANIES** (indicated by an orange square):
 - Dole
 - AMGEN
 - TELEDYNE TECHNOLOGIES
 - NORTHROP GRUMMAN
 - Tutor Perini Building Corp.
 - Public Storage
 - Health Net
 - NOUSUS
 - AVERY DENNISON
- OTHER MAJOR FIRMS** (indicated by a blue square):
 - MARVEL
 - RYLAND HOMES
 - WB
 - abc
 - THE BURBANK STUDIOS
 - ADLER REALTY INVESTMENTS
 - KAISER PERMANENTE
 - Westfield
 - Anthem
 - KEYES
 - Hines
 - Lincoln Property Company
 - Douglas Emmett

SAN FERNANDO VALLEY

C O M M U N I T Y O V E R V I E W

SAN FERNANDO VALLEY


Almost 2.5 million people reside in the San Fernando Valley, which includes the submarkets of Northridge-Northwest San Fernando Valley; Van Nuys-Northeast San Fernando Valley; Woodland Hills; Burbank-Glendale-Pasadena; as well as Sherman Oaks-VALLEY VILLAGE-Encino. The area's population is expected to increase by 1.9 percent through 2019, or by nearly 45,000 new residents.

ENTERTAINMENT INDUSTRY

Known for its entertainment industry, the Valley boasts more than 100 soundstages. Entertainment giants calling the Valley home include Walt Disney Co., Universal Studios, Warner Brothers, DreamWorks and Paramount Ranch. The entertainment industry continues to set the area's economic pulse. Local motion picture and entertainment companies employ roughly 25,000 people.

LIMITLESS OPPORTUNITIES

While the Valley has grown into the world's center for entertainment, aerospace giants Boeing and Northrop Grumman, and 21st Century Insurance also generate numerous well-paying jobs. Healthcare is also a major source of employment with providers that include Kaiser Permanente, and Providence Health & Services. As a result of its large concentration of high-salaries and successful companies, the area's median household income of \$59,300 per year has risen dramatically since 2000. Although the median home prices dipped during the recession, affordability remains a challenge for much of the local population. High home prices keep the homeownership rate near 50% in the San Fernando Valley and provide a large rental base.

DEMOGRAPHICS		1 Mi.	3 Mi.	5 Mi.
POPULATION				
	2022 Projection	35,663	220,315	651,770
	2017 Estimate	33,795	210,621	626,983
	Growth %	5.53%	4.60%	3.95%
HOUSEHOLDS				
	2022 Projection	19,044	98,338	285,055
	2017 Estimate	18,006	93,615	273,249
	Growth %	5.76%	5.04%	4.32%
INCOME				
	2017 Avg. HH Income	\$91,741	\$101,647	\$94,147
	2017 Median HH Income	\$66,984	\$65,594	\$59,492

SAN FERNANDO VALLEY COMPANY HEADQUARTERS

FORTUNE 500/1000



OTHER MAJOR FIRMS





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INVESTMENT
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