Development Opportunity in Prime Tarzana – RTI Pending for 9 Small Lot Homes or Potential for 135 Affordable Units

5808 ETIWANDA AVENUE

AGGREGATE INVESTMENT PARTNERS

TARZANA, CA 91356

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EXECUTIVE SUMMARY

5808 ETIWANDA AVENUE

PROPERTY OVERVIEW

Development Opportunity in Prime Tarzana – RTI for 9 Small Lot Homes or Potential for 135 Affordable Units

5808 Etiwanda Avenue offers a rare development opportunity in the heart of Tarzana, California. Situated on a ±20,167 SF lot (±19,898 SF after street dedication) and zoned LARD1.5-1, the property is pending **Ready-To-Issue (RTI)** for **9 small lot subdivision homes (to be delivered for buyer prior to close of escrow)**. Each planned home ranges from **1,861 to 1,882 SF** and features **4 bedrooms, 3.5 bathrooms**, a **private 2-car garage**, and **individual patios and balconies**—ideal for modern living.

Importantly, if a developer chooses to **build and sell each home individually**, each individual sale would **not be subject to Measure ULA**, providing a significant financial advantage.

In addition to the shovel-ready plan, the property holds tremendous potential with the option for the land to be **re-entitled for a 100% affordable housing development** supporting up to **135 units**. Located within a **Tier 4 SAFMR Section 8 Highest Resource Area**, the site qualifies for enhanced density and public funding incentives—making it especially attractive for affordable housing developers.

Ready-To-Issue (RTI)

ACCESS PLANS ↗

The property sits in a great central location with easy access to the Orange Line Busway, Cedars Sinai Medical Center, Vons, Home Goods, CVS, TJ Maxx, LA Fitness, Gelson's, Coffee Bean and Tea Leaf, and many other retailers and restaurants. Whether pursuing a for-sale residential strategy or maximizing density through affordable housing, 5808 Etiwanda Avenue represents an exceptional opportunity in a high-demand infill location.

Property Summary

$2,900,000	$143.80	20,167 SF
PRICE	PRICE/SF LAND	LOT SIZE

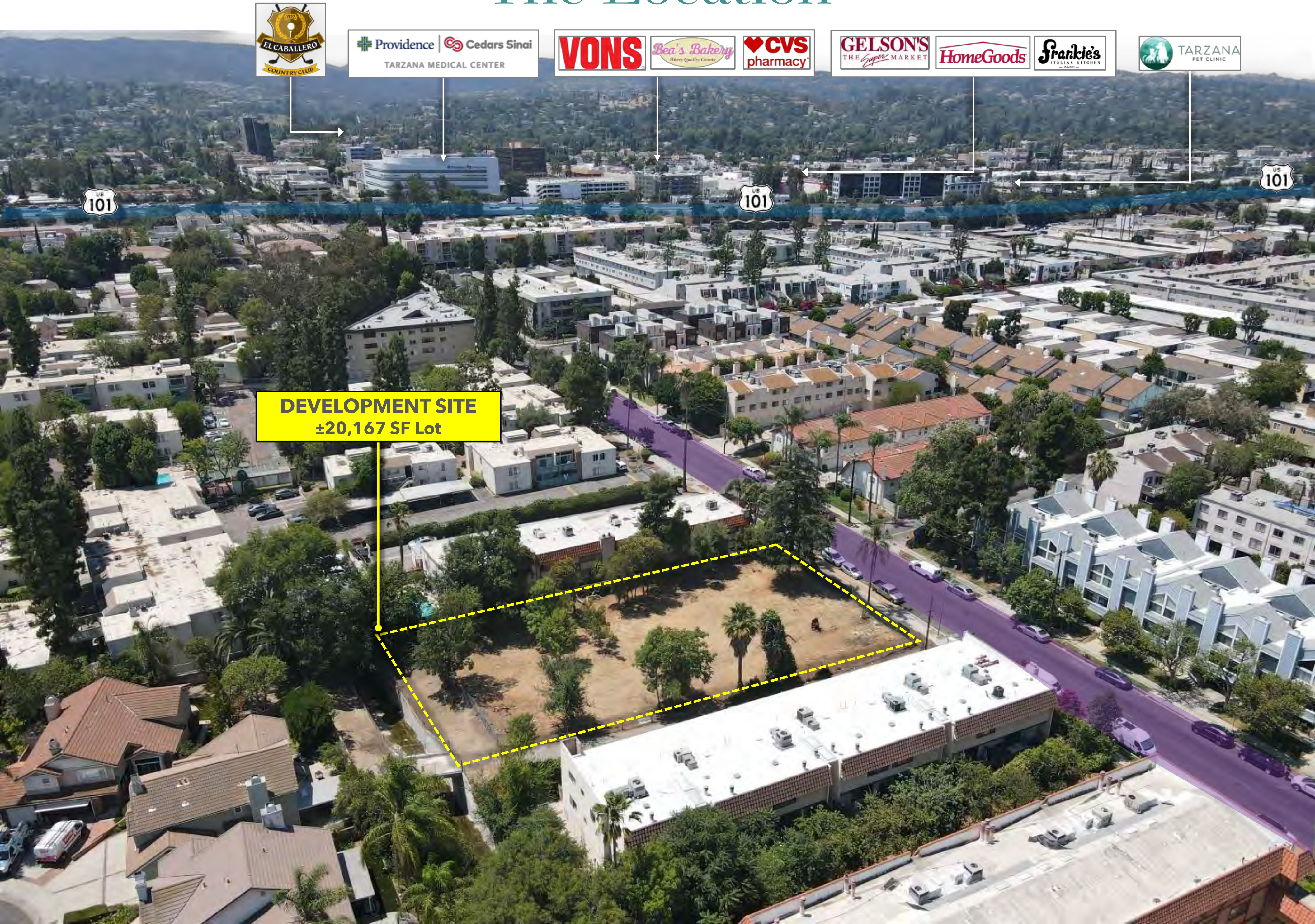
Offering Type	• Development Opportunity	**Zoning**	• LARD1.5-1
Lot Size	• ±20,167 SF (±19,898 SF post-dedication)	**RTI Status**	• RTI pending imminent approval for 9 Small Lot Homes
Home Count	• 9 Homes (Small Lot Subdivision)	**Home Size**	• 1,861–1,882 SF Each
Bedrooms/Bathrooms	• 4 Beds / 3.5 Baths per Home	**Parking**	• Private 2-Car Garage per Home
Outdoor Features	• Patios and Balconies	**ULA Exemption**	• Individual Sales Not Subject to ULA
Alternate Development	• Potential for 135 Affordable Units (100%)	**Density Bonus Zone**	• Tier 4 SAFMR / Section 8 Highest Resource Area
Funding Incentives	• Eligible for Public Subsidies	**Development Flexibility**	• For-Sale or Affordable Housing Strategy
Nearby Amenities	• Vons, Gelson's, LA Fitness, Coffee Bean, CVS, Cedars Sinai, Busway	**Submarket**	• Tarzana / San Fernando Valley

ACCESS PLANS ↗

Property Highlights

- Prime development opportunity in Tarzana, California.
- The lot offers ±20,167 SF (±19,898 SF after street dedication) that is zoned LARD1.5
- The property is pending ready-to-issue plans for nine small lot subdivision homes that can be delivered at the Close of Escrow. Each home is a 4 bed / 3.5 bath with a private 2-car garage (request plans from broker)
- Opportunity to re-entitle the property for a 100% affordable housing development site which supports up to 135 units (buyer to verify)
- The property sits in a Tier 4 SAFMR Section 8 Zone and falls under the Highest Resource Area for affordable housing developers
- Centrally located within walking distance to the Orange Line Busway with easy access to many national retailers and restaurants.
- Easy access to Highway 101 with easy access to Lake Balboa Park

The Location



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LOCATION OVERVIEW

5808 ETIWANDA AVENUE

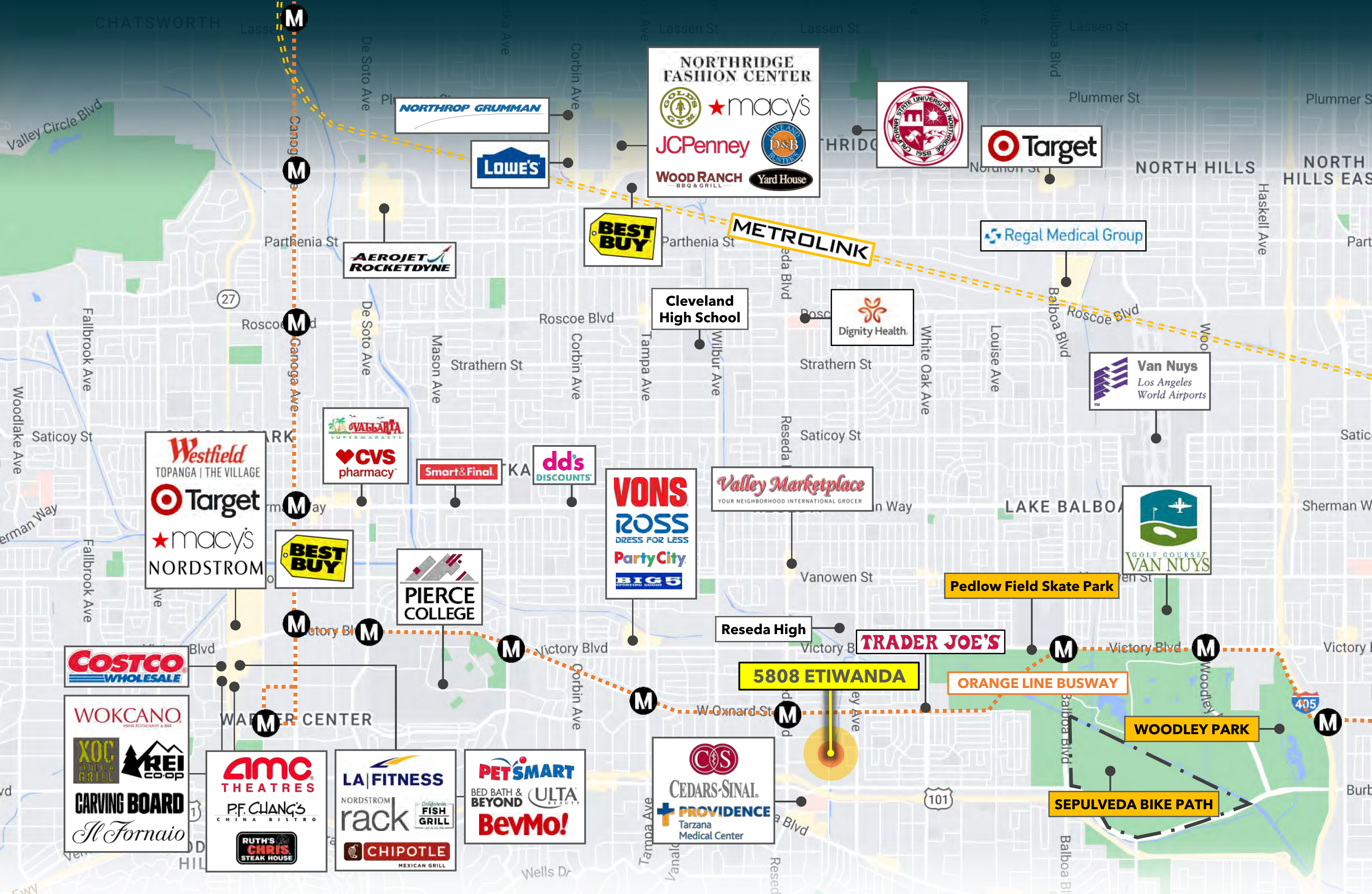
Sun Valley is a neighborhood located in the San Fernando Valley region of Los Angeles, California. It is primarily a residential and industrial area, known for its diverse community and local businesses.

TARZANA, CA

Tarzana is an affluent neighborhood in the southern region of the San Fernando Valley, which is moments from major employment hubs including the Warner Center, and the new Providence Cedars Sinai Tarzana Medical Center which is poised to bring 1,100 new jobs to the immediate area. Other accessible business districts of Los Angeles, including the Media District, Hollywood, West Los Angeles, Downtown Los Angeles, Universal City, and the Tri-Cities areas. Neighborhood residents in Tarzana have convenient options to numerous restaurants and nightlife, shopping centers, retail shops, grocery stores, pharmacies, schools, open spaces, parks, sports fields, and walking trails within minutes of their homes.

40,148	**$1,600,000**	**$92,241**
POPULATION	MED. HOME PRICE	AVG HH INCOME

5808 Etiwanda Avenue offers a prime infill location with excellent connectivity, strong demographics, and proximity to major retail, healthcare, and transit amenities. The property is just minutes from the Orange Line Busway, providing convenient public transit access across the San Fernando Valley and into key employment hubs.



Residents and future homeowners will benefit from immediate access to an array of national and neighborhood retailers, including Vons, Gelson's, CVS, TJ Maxx, LA Fitness, HomeGoods, and The Coffee Bean & Tea Leaf—all within walking or short driving distance. The site is also located near Cedars Sinai Medical Center – Tarzana, one of the region's top healthcare providers, adding long-term stability and demand to the area.

COMMUNITY PROFILE

Within the boundaries of Tarzana is Wilbur Avenue Elementary, which scored 914 out of 1,000 in the Academic Performance Index. Sherman Oaks Center of Enriched Studies scored 891; Nestle Avenue Elementary scored 886; and Gaspar De Portola Middle had a score of 866. Vanalden Avenue Elementary and Tarzana Elementary scored 850 and 794, respectively.

Location Snapshot

- Orange Line Is Within a short Distance.
- 4 Miles Away From The Booming Warner Center Area.
- 36 holes of hilltop golf: Tarzana's two country clubs – one of which sits on a portion of Burroughs' old estate – offer plenty of tee time opportunities.
- Average incomes top $100,000/year in the swanky residential areas in the Santa Monica Mountains but are closer to $50,000/year in the San Fernando Valley, where multifamily supply is concentrated.
- Ventura Boulevard is the main commercial artery and home to some trendy boutiques and restaurants. Residents have relatively quick access to nearby employment hubs in Woodland Hills and Century City.

EL CABALLERO COUNTRY CLUB

WARNER CENTER

CSUN – Cal State Northridge

Employment Hubs

MAJOR INDUSTRIES 5Mi. RADIUS

- DEFENSE INDUSTRY
- FINANCIAL SERVICES
- HEALTHCARE
- HOSPITALITY & TOURISM
- INTERNATIONAL TRADE
- ENTERTAINMENT MEDIA
- REAL ESTATE
- TECHNOLOGY

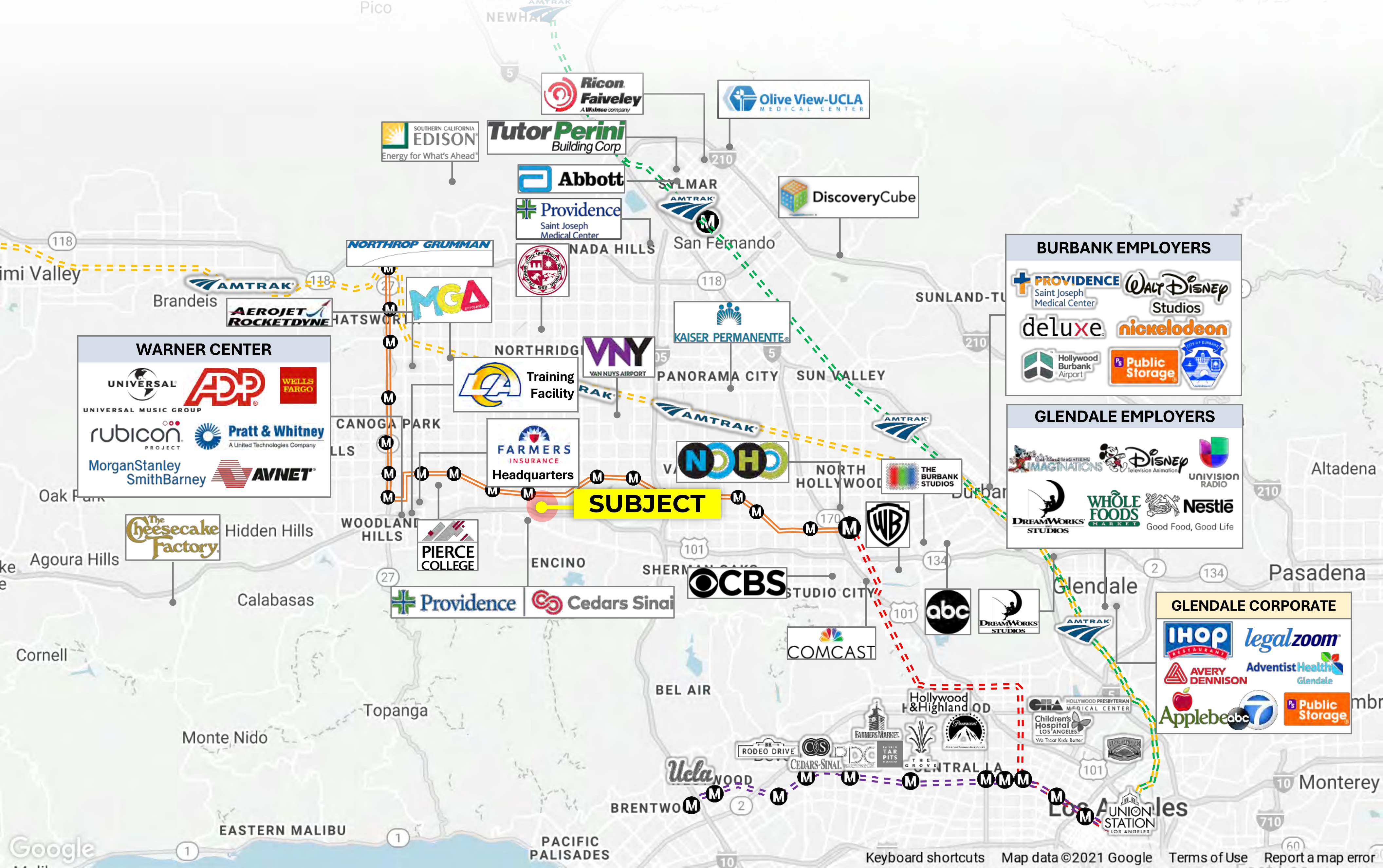
SFV EMPLOYMENT SECTORS

Aerospace Defense	▪ Northrop Grumman (Northridge, Woodland Hills), Lockheed Martin, Pratt & Whitney
Entertainment	▪ Warner Bros., Disney, DreamWorks, Universal, Netflix, Respawn Entertainment
Healthcare Biotech	▪ Providence Burbank, Valley Presbyterian, Kaiser Permanente, Amgen, Advanced Bionics
Technology & IT	▪ BlackLine, Medtronic, HRL Labs, Teradata, Square Enix
Manufacturing Logistics	▪ Avery Dennison, Natel Engineering, AMS Fulfillment, Amazon

SFV

TOP EMPLOYERS & CONNECTIVITY

The region boasts a diverse and robust economy driven by key sectors such as financial services, information technology, entertainment, healthcare, and advanced manufacturing. Compared to other major U.S. markets, it offers relatively affordable commercial real estate, making it an attractive destination for businesses of all sizes. Healthcare remains a significant employment engine, with major providers including Kaiser Permanente and Providence Health & Services. Thanks to a high concentration of well-paying jobs and successful companies, the area's median household income has seen substantial growth over the past two decades, now reaching $71,543 annually.



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