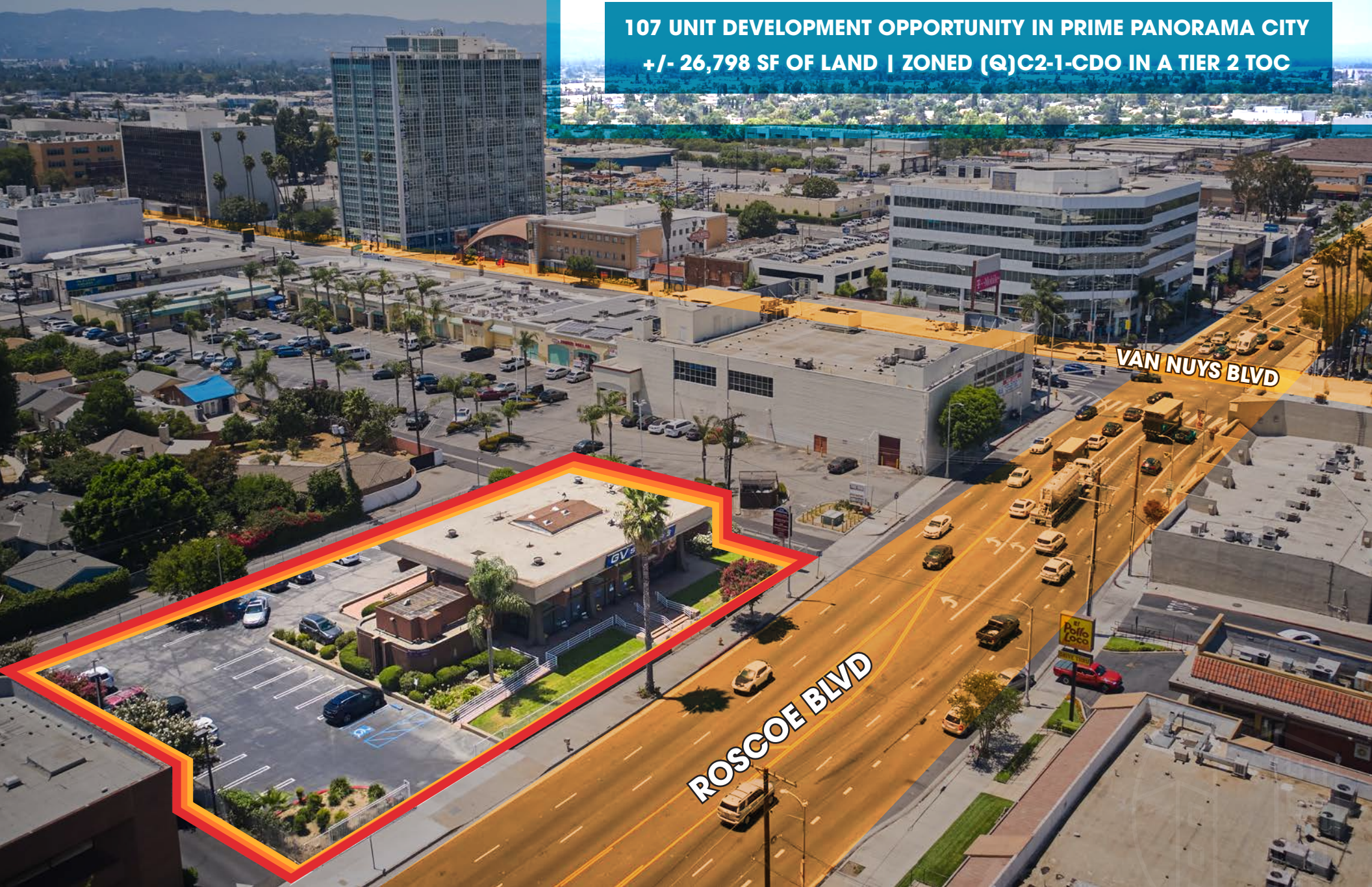


Marcus & Millichap
THE NEEMA GROUP

14400 Roscoe Boulevard Panorama City, CA 91402

107 UNIT DEVELOPMENT OPPORTUNITY IN PRIME PANORAMA CITY
+/- 26,798 SF OF LAND | ZONED (Q)C2-1-CDO IN A TIER 2 TOC



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Marcus & Millichap
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107 UNIT* DEVELOPMENT OPPORTUNITY



ROSCOE BLVD

INVESTMENT HIGHLIGHTS



14400 Roscoe Boulevard

PANORAMA CITY, 91402

- 14400 Roscoe Blvd is 26,798 square foot development opportunity located in prime Panorama City nestled between established San Fernando Valley cities like Van Nuys, North Hills & North Hollywood.
- Significantly sized development site in an established, gentrifying area with numerous new developments underway nearby.
- The subject property features a total of 26,798 square foot lot with over 200 feet of frontage, zoned [Q]C2-1-CDO in a Tier 2 TOC area. The parcels feature access via alleys from the south and west sides.
- Located just 0.7 miles from the newly improved Van Nuys Metrolink Station, part of the Ventura County Line connecting the site to Ventura County to the west and Downtown LA to the east; bringing significant environmental benefits, economic development, and employment opportunities to the immediate area.
- The subject property features a high walk score of 82 with close proximity to numerous transportation options as well as major retail developments such as the new Panorama City Mall, The Icon @ Panorama City and numerous major retailers like Walmart, ALDI & Living Spaces.
- With over 360,000 people within a three-mile radius, Panorama City is a highly desirable market in the central valley with high demand low residential vacancy rates.
- The immediate location will be seeing numerous new commercial & multi-family developments such as the major expansion planned at Panorama Mall, The Icon at Panorama City (423 apartments) and Panorama Tower (194 Units).
- Property is in close proximity to the Kaiser Permanente Panorama City Medical Center.

*Buyer to conduct their own due diligence and verify accuracy

26,798 SF LOT | ZONED (Q)C2-1-CDO



PROPERTY OVERVIEW

OFFERING PRICE	\$3,750,000
ZONING	[Q] C2-1-CDO
PARCEL NUMBER	2212-004-034, 2212-004-011
LOT SIZE	26,798 SF
PRICE/ SF LAND	\$140

DEVELOPMENT SCENARIO

PRICE/BUILDABLE UNIT*
(NO DENSITY INCREASE)

\$55,970

PRICE PER BUILDABLE UNIT*
(WITH DENSITY INCREASE)

\$35,047

TOTAL LOT SIZE	26,798
MINIMUM AREA PER DWELLING UNIT	400
UNITS BY RIGHT	67*
TOC TIER 2	60%
TOTAL UNITS	107*

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REQUIREMENT BY ZONING DISTRICT

DEVELOPMENT FEATURE	[O] C2-1-CDO
Minimum Lot Area	5,000 SF
Minimum Area Per Dwelling Unit	400 SF 200 SF per guestroom
Minimum Lot Width	50 ft.

CITY OF LOS ANGELES DENSITY BONUS

UNIT TYPE	TOC TIER-2
Extremely Low Income	9%
Very Low Income	12%
Low Income	21%
Density Increase	60%
FAR (Residential Portion) Commercial Zones (including HI and CM)	45% increase At least 3.25:1
Residential Parking (allows for unbundled tandem)	0.5 per bedroom <small>*no more than one required per unit</small>

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AMENITIES MAP



- 2. The Home Depot
- 3. In-N-Out
- 4. Chipotle
- 5. Forever 21
- 6. Old Navy
- 7. Regency Theatres
- 8. Van Nuys Blvd/ Lanark St Bus Station
- 9. Mission Community Hospital: Emergency Room
- 10. Smart & final
- 11. Van Nuys Transit Station
- 12. Chase Bank
- 13. Dollar Tree
- 14. Rite Aid
- 15. 24 Hour Fitness
- 16. Bank of America

- 1. Panorama Mall
 - a. Walmart
 - b. Finish Line
 - c. Foot Locker
 - d. Wetzel's Pretzels
 - e. GNC
 - f. Dominos Pizza
 - g. T-Mobile
 - h. Sprint
 - i. Subway
 - j. Starbucks
 - k. Wendys

- 17. Panorama City Branch Library
- 18. Union Bank
- 19. Panorama Plaza Medical & Office
- 20. San Rafael Family Medical Center
- 21. Burton Elementary School
- 22. St. Genevieve Elementary School
- 23. St. Genevieve High School
- 24. Michelle Obama Elementary School
- 25. Kaiser Permanente Panorama City Medical Center
- 26. Kaiser Permanente Panorama City: Emergency Room
- 27. 7-Eleven



WALK SCORE 82

Very Walkable
Most errands can be accomplished on foot



METROLINK

Van Nuys Stop 0.8mi

PANORAMA MALL



VAN NUYS TRANSIT STATION



KAISER PERMANENTE



AREA OVERVIEW

PANORAMA CITY

Panorama City is one of the youngest communities in the San Fernando Valley and one of the best-known planned communities in Los Angeles County. In an area originally part of one of the largest dairy and sheep ranches in Southern California, Panorama City was developed in the late 1940s by developer Fritz Burns and Associates for Kaiser Homes, Inc. (owned by industrialist Henry J. Kaiser). Panorama City's master plan, by architectural firm Wurdeman and Becket, called for over 4,000 houses, setting aside thirty-one acres for commercial development and twenty-five acres for parking. The houses combined thoughtful modern designs (mostly in the Ranch and Minimal Traditional styles) with technological innovations perfected during World War II, all for under \$10,000.

Food4Less

PANORAMA MALL



FASHION NOVA



PANORAMA CITY ELEMENTARY



VISTA MIDDLE SCHOOL

NOBLE AVE ELEMENTARY



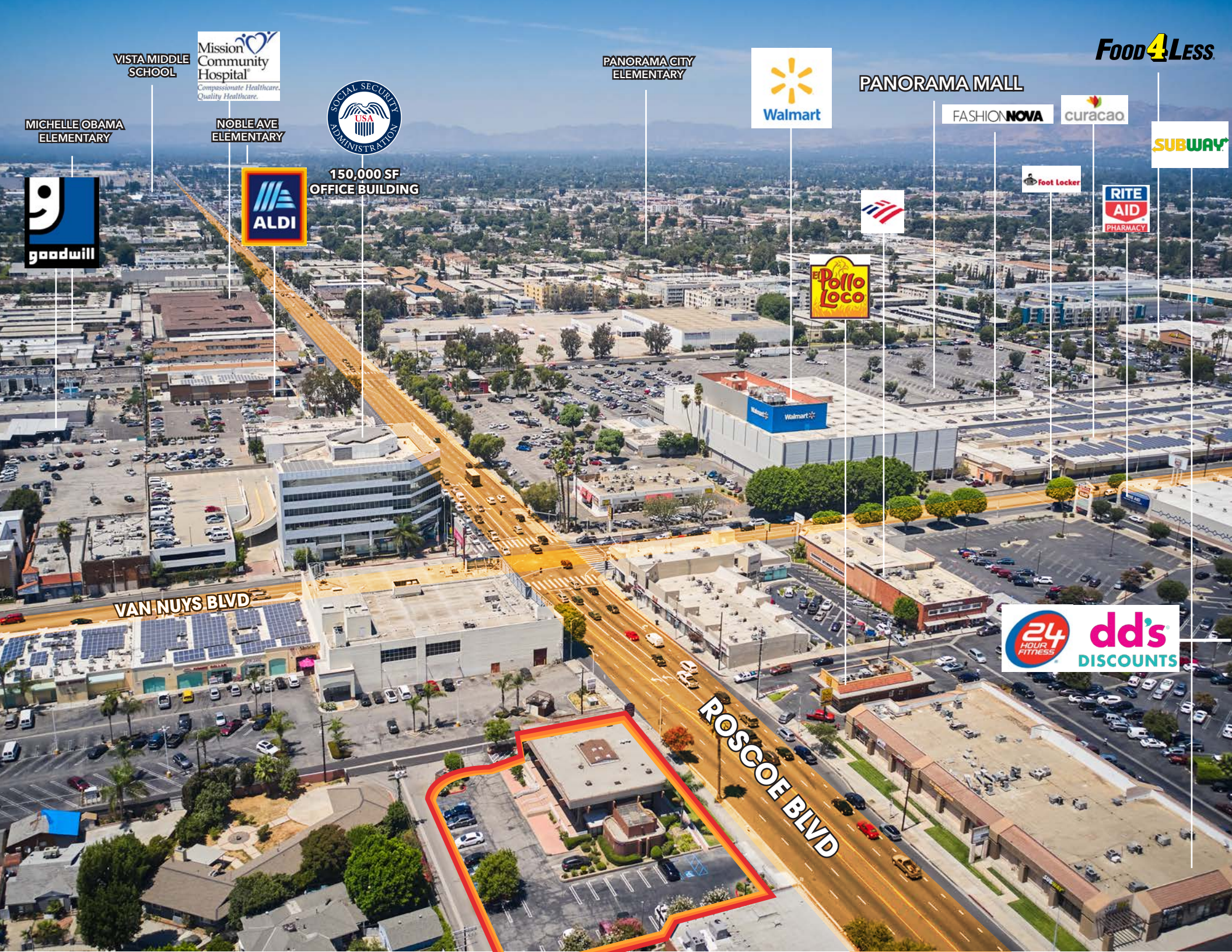
150,000 SF OFFICE BUILDING

MICHELLE OBAMA ELEMENTARY



VAN NUYS BLVD

ROSCOE BLVD





NEARBY DEVELOPMENTS

within 0.5mi of the Subject Property



1 8130-8146 N Van Nuys Boulevard

Proposed 104-Unit Apartment Project

2 Roscoewood Center - 13767-13811 Roscoe Boulevard

12,500 SF Office & Retail Development Currently Under Construction

3 The ICON at Panorama City - 14665 Roscoe Boulevard

Proposed Project by the Icon Company for 675 Residential Units and 60,000 SF of Commercial Space

4 7644 Van Nuys Boulevard

Proposed Apartment Development Totaling 124 Units

5 7662-7700 Woodman Ave

Proposed Apartment Development Totaling 124 Units

6 8811 N Sepulveda Boulevard

Metro Investments Proposed Project of 364 Residential Units

7 8025 Sepulveda Boulevard

Proposed 67-Unit Apartment Development

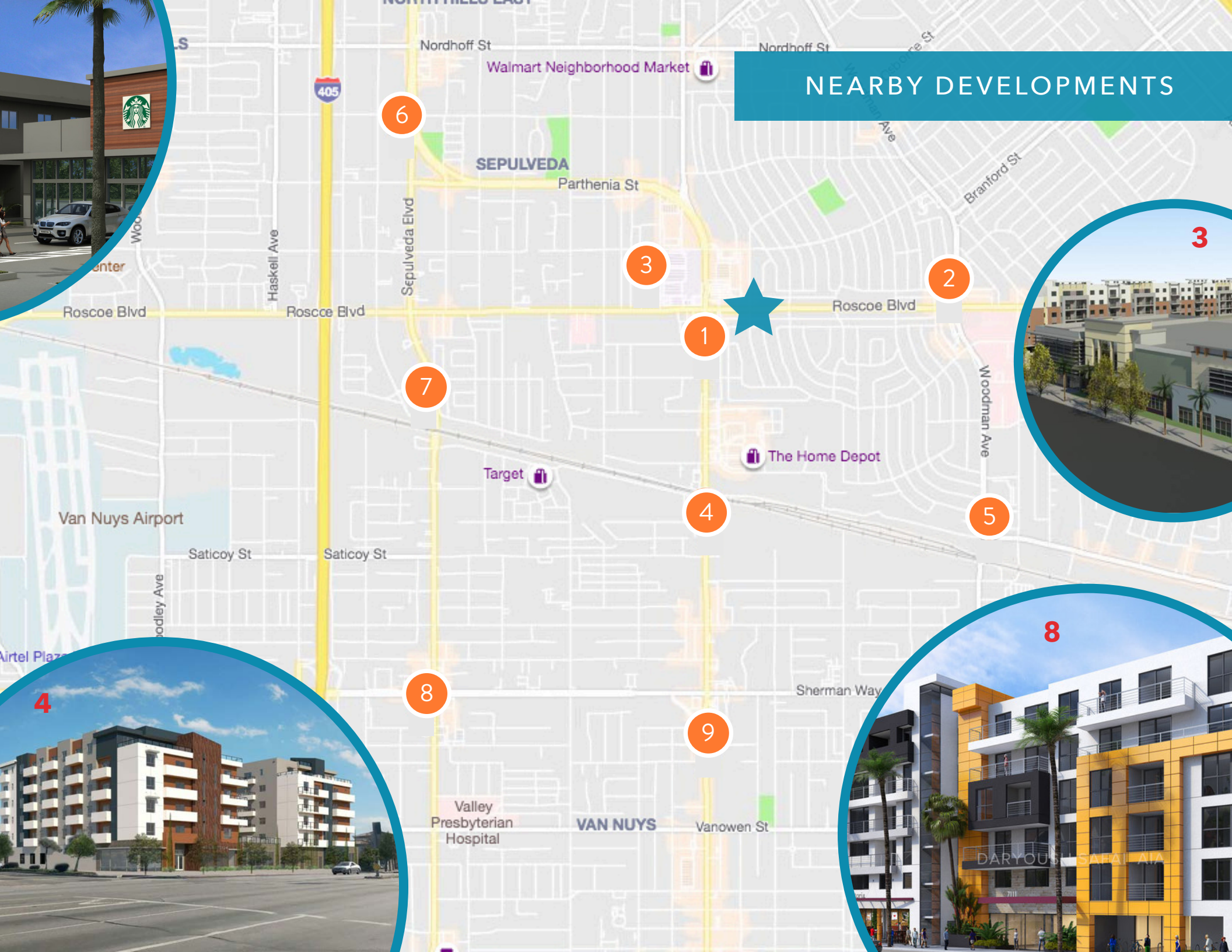
8 7111 Sepulveda Boulevard

Proposed Project by FMB Development for 180 Units and 4,750 SF of Retail Space

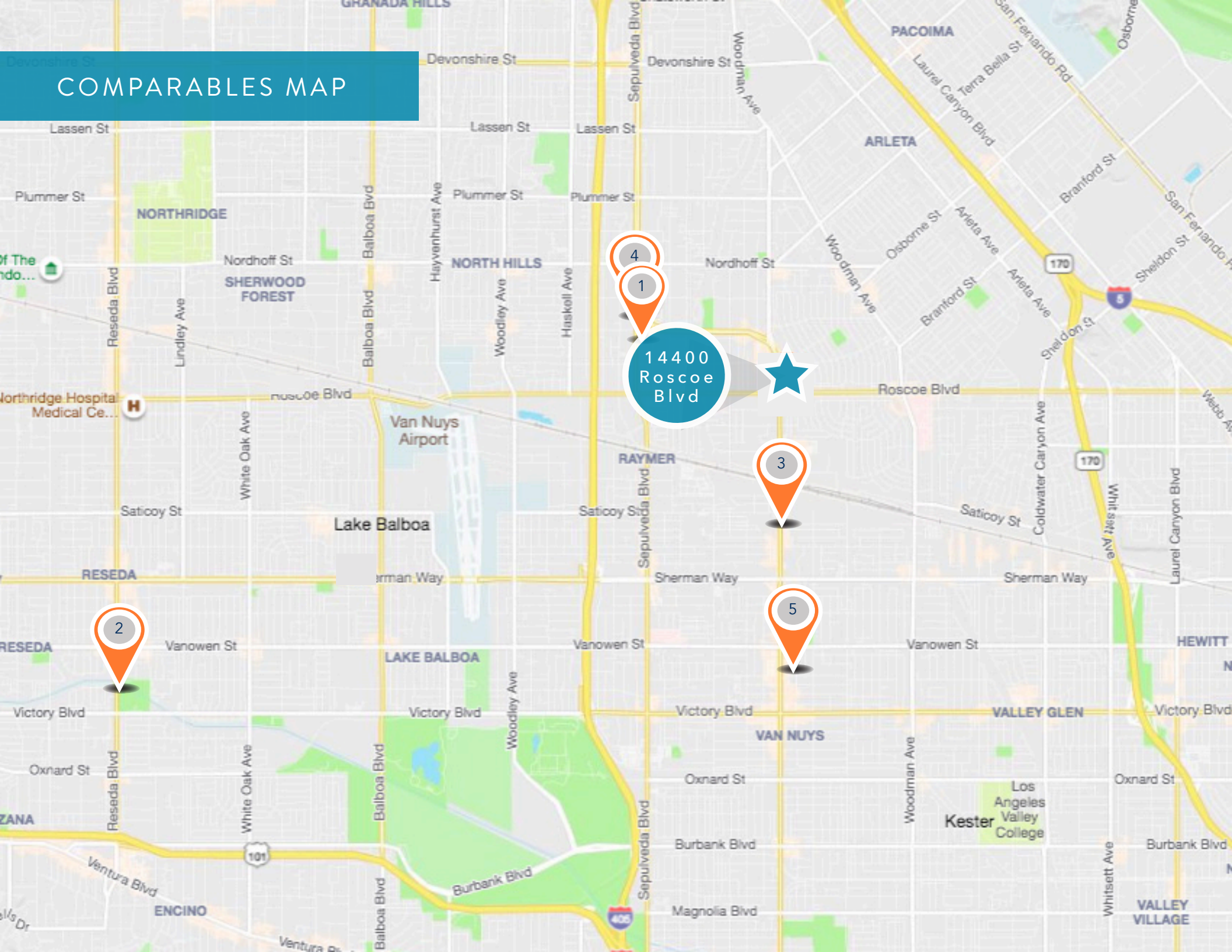
9 7002 N Van Nuys Boulevard

Proposed 170-Unit Apartment Project

NEARBY DEVELOPMENTS



COMPARABLES MAP



★ SUBJECT PROPERTY

ADDRESS	14400 Roscoe Boulevard	LOT SIZE	26,798 SF
SALES PRICE	\$3,750,000	PRICE / SF LAND	\$140

LAND COMPARABLES

01



ADDRESS	8846 Sepulveda Blvd North Hills, CA 91343
SALES PRICE	\$6,150,000
LOT SIZE	44,841 SF
PRICE / SF LAND	\$138
ZONING	LAC2
DATE SOLD	U/C

02



ADDRESS	6658-6670 Reseda Blvd Reseda, CA 91335
SALES PRICE	\$8,000,000
LOT SIZE	62,883 SF
PRICE / SF LAND	\$127
ZONING	RAS4 (Tier 2)
DATE SOLD	1/9/20

03



ADDRESS	7650-7662 Van Nuys Blvd Van Nuys, CA 92405
SALES PRICE	\$5,000,000
LOT SIZE	28,750
PRICE / SF LAND	\$174
ZONING	LAC2 (Tier 3)
DATE SOLD	1/7/20

LAND COMPARABLES

04



ADDRESS	9502 Van Nuys Blvd Panorama City, CA 91402
SALES PRICE	\$5,000,000
LOT SIZE	26,998 SF
PRICE / SF LAND	\$185
ZONING	C2
DATE SOLD	11/27/19

05



ADDRESS	14400 Vanowen St Van Nuys, CA 91401
SALES PRICE	\$1,800,000
LOT SIZE	13,068 SF
PRICE / SF LAND	\$137
ZONING	LACR (Tier 2)
DATE SOLD	2/1/19



OFFERED AT \$3,750,000



ROSQUE BOULEVARD

PANORAMA MALL

FASHION NOVA

Walmart

Foot Locker

Food 4 Less

IHOP

Pop Dots

El Super

CHASE

RITE AID PHARMACY

DOLLAR TREE

24 HOUR FITNESS

dd's DISCOUNTS

SUBWAY

El Pollo Loco



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