

OFFERING MEMORANDUM

15555

SAN FERNANDO MISSION BLVD

MISSION HILLS, CA 91345

Development Opportunity in Mission Hills
Vacant Lot Totaling 9,065 SF Zoned [T][Q]C2-1VL | \$99 PSF at the Asking Price



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EXCLUSIVELY LISTED BY

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Marcus & Millichap
THE NEEMA GROUP

PROPERTY OVERVIEW

The Neema Group proudly presents a compelling development opportunity at 15555 San Fernando Mission Blvd in Mission Hills. This vacant corner lot, strategically located just off the 405 Freeway and west of Sepulveda Blvd, spans 9,065 SF. Zoned [T][Q]C2-1VL, the site, initially entitled for a medical and dental office development, now holds potential for a 100% affordable housing project under the recently passed ED-1 program (buyer to verify).

This investment opportunity combines a strategic location, development potential, competitive pricing, and a strong demographic profile. Whether pursuing the initially entitled medical and dental office development or exploring the potential for affordable housing under the ED-1 program, 1555 San Fernando Mission Blvd stands as an enticing prospect for investors seeking a well-rounded and promising property in the heart of Mission Hills.



15555
SAN FERNANDO MISSION BLVD



PROPERTY SUMMARY

SAN FERNANDO MISSION BLVD

ORION AVE



15555
SAN FERNANDO MISSION BLVD

PROPERTY INFORMATION

SALE PRICE:	\$ 895,000
ADDRESS:	15555 San Fernando Mission Blvd Mission Hills, CA 91345
APPROX. LOT SIZE:	9,065 SF
PARCEL NUMBER:	2664-010-021
ZONING:	[T][Q]C2-1VL
PRICE PER SF LAND	\$ 99

INVESTMENT HIGHLIGHTS



The Neema Group is pleased to present a development opportunity located at 15555 San Fernando Mission Blvd in Mission Hills, a vacant lot on a corner just off of the 405 Freeway and west of Sepulveda Blvd



The lot totals 9,065 SF and is zoned [T][Q]C2-1VL; previously, the site was entitled for a medical and dental office development; however, there could be potential to utilize the recently passed ED-1 program for a 100% affordable housing project (buyer to verify)



At the asking price, the property is being offered at a low \$99 PSF with no tenants or leases in place



The site is ideally located with easy access to the 405, 5, and 118 Freeways for a manageable commute throughout the San Fernando Valley; there are also four metro local bus lines within 0.5 miles along San Fernando Mission Blvd



Located in a densely populated, affluent community with over 500,000 residents within five miles and an average household income of \$102,248 within two miles; the Mission Hills neighborhood borders desirable Valley locations such as Granada Hills, San Fernando, North Hills, and Sylmar



There is an abundance of various amenities within close proximity to the property such as retail including Starbucks, 7-Eleven, and McDonald's, schools including Bishop Alemany High School, Danube Avenue Elementary School, John F Kennedy High School, and Jane Addams High School, and other prominent facilities such as the Mission Community Police Station, Knollwood Country Club, and Providence Holy Cross Medical Center - Mission Hills, among others



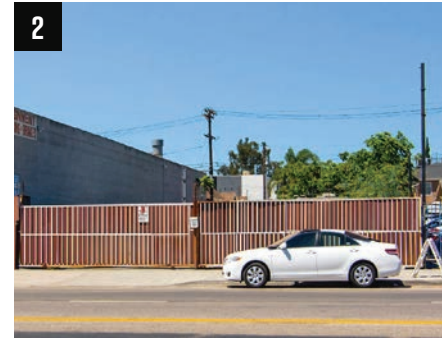
15555 SAN FERNANDO MISSION BLVD
Mission Hills, CA 91345

SALE PRICE	\$ 895,000
ZONING	[T][Q]C2-1VL
LAND AREA SF	9,065
PRICE PER SF LAND	\$ 99
SALE DATE	



11303 BURBANK BLVD
North Hollywood, CA 91601

SALE PRICE	\$ 1,649,000
ZONING	C2-1
LAND AREA SF	11,067
PRICE PER SF LAND	\$ 149
SALE DATE	Under Contract



6947 LANKERSHIM BLVD
North Hollywood, CA 91605

SALE PRICE	\$ 960,000
ZONING	C2-1VL
LAND AREA SF	6,752
PRICE PER SF LAND	\$ 142
SALE DATE	11/21/2023



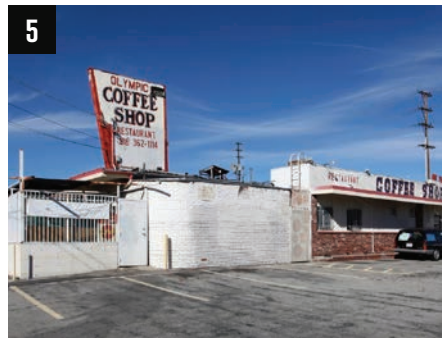
14550 DELANO ST
Van Nuys, CA 91411

SALE PRICE	\$ 3,275,000
ZONING	[Q]C2-1VL-CDO
LAND AREA SF	15,006
PRICE PER SF LAND	\$ 218
SALE DATE	5/9/2023



6330 WOODMAN AVE
Van Nuys, CA 91401

SALE PRICE	\$ 2,525,000
ZONING	C2-1VL
LAND AREA SF	17,001
PRICE PER SF LAND	\$ 149
SALE DATE	11/8/2022



12188-12192 SAN FERNANDO RD
Sylmar, CA 91342

SALE PRICE	\$ 2,300,000
ZONING	C2-2D-CPIO
LAND AREA SF	18,731
PRICE PER SF LAND	\$ 123
SALE DATE	8/24/2022



12270 FOOTHILL BLVD
Sylmar, CA 91342

SALE PRICE	\$ 1,695,000
ZONING	[Q]C2-1-CDO-CUGU
LAND AREA SF	13,883
PRICE PER SF LAND	\$ 122
SALE DATE	6/28/2022



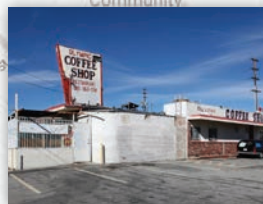
14557 FRIAR ST
Van Nuys, CA 91411

SALE PRICE	\$ 2,925,000
ZONING	[Q]C2-1L-CDO
LAND AREA SF	10,019
PRICE PER SF LAND	\$ 292
SALE DATE	5/16/2022

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12188-12192 SAN FERNANDO RD
Sylmar, CA 91342



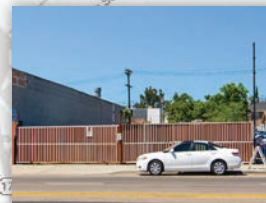
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Sylmar, CA 91342



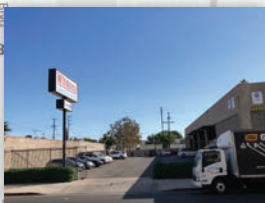
1457 FRIAR ST
Van Nuys, CA 91411



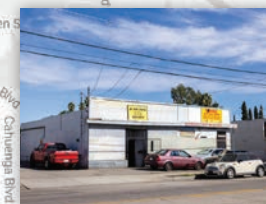
6330 WOODMAN AVE
Van Nuys, CA 91401



6947 LANKERSHIM BLVD
North Hollywood, CA 91605



14550 DELANO ST
Van Nuys, CA 91411



11303 BURBANK BLVD
North Hollywood, CA 91601



5

6

7

4

3

2

1

NEARBY RETAIL & AMENITIES

RETAIL

- 1 7-Eleven
- 2 Starbucks
- 3 Hamer Toyota
- 4 McDonald's
- 5 Arby's
- 6 Nissan of Mission Hills
- 7 Coco's Bakery
- 8 KFC
- 9 Olivo at Mission Hills
24 Hour Fitness, Target, Ulta Beauty, Ross Dress for Less, Mattress Firm, Chase Bank, Bank of America

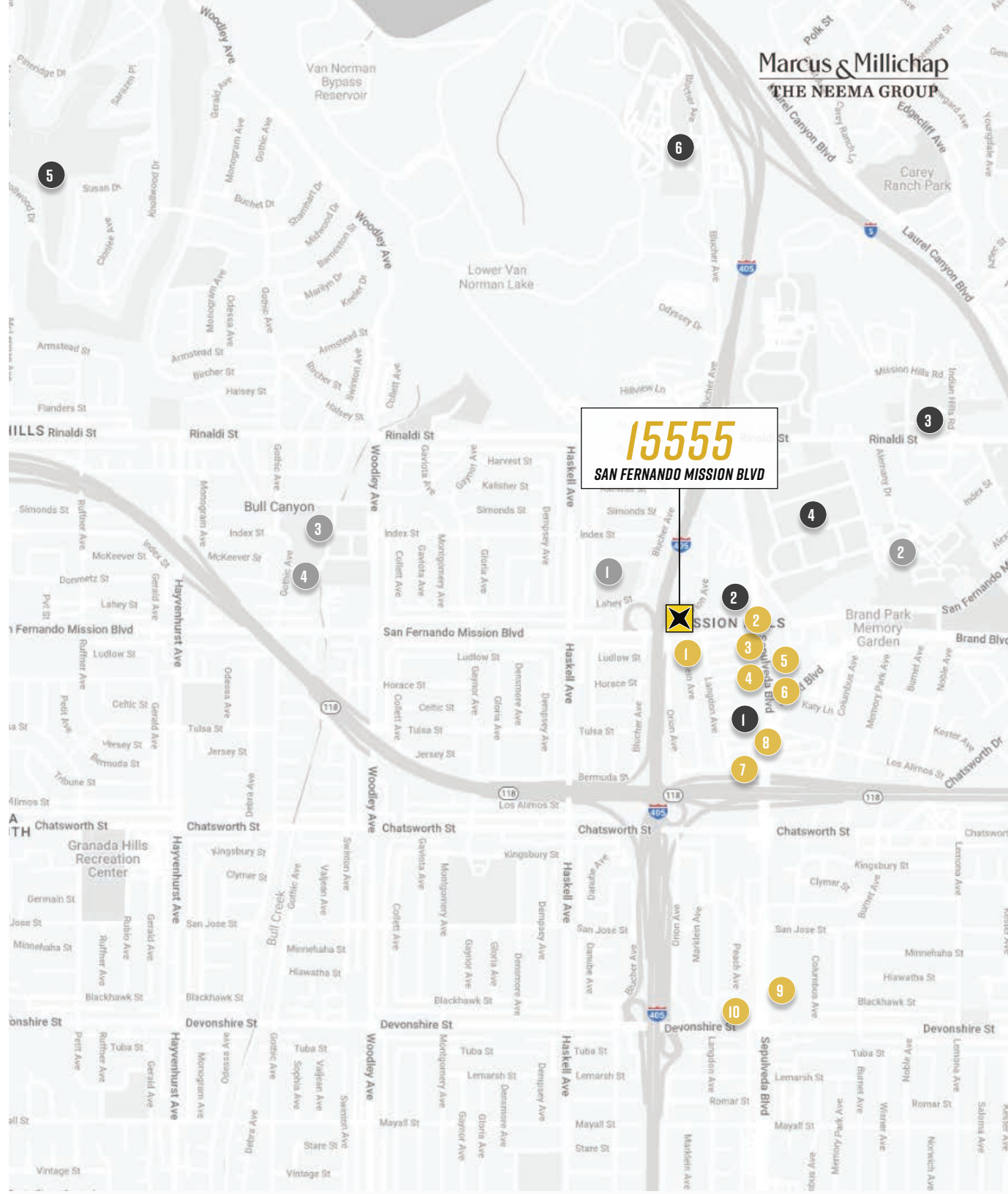
10 Vons

SCHOOLS

- 1 Danube Avenue Elementary School
- 2 Bishop Alemany High School
- 3 John F Kennedy High School
- 4 Jane Addams High School

MISCELLANEOUS

- 1 United States Postal Service
- 2 Mission Community Police Station
- 3 Providence Holy Cross Medical Center
- 4 San Fernando Mission Catholic Cemetery
- 5 Knollwood Country Club
- 6 LAPD Edward M Davis Training Facility



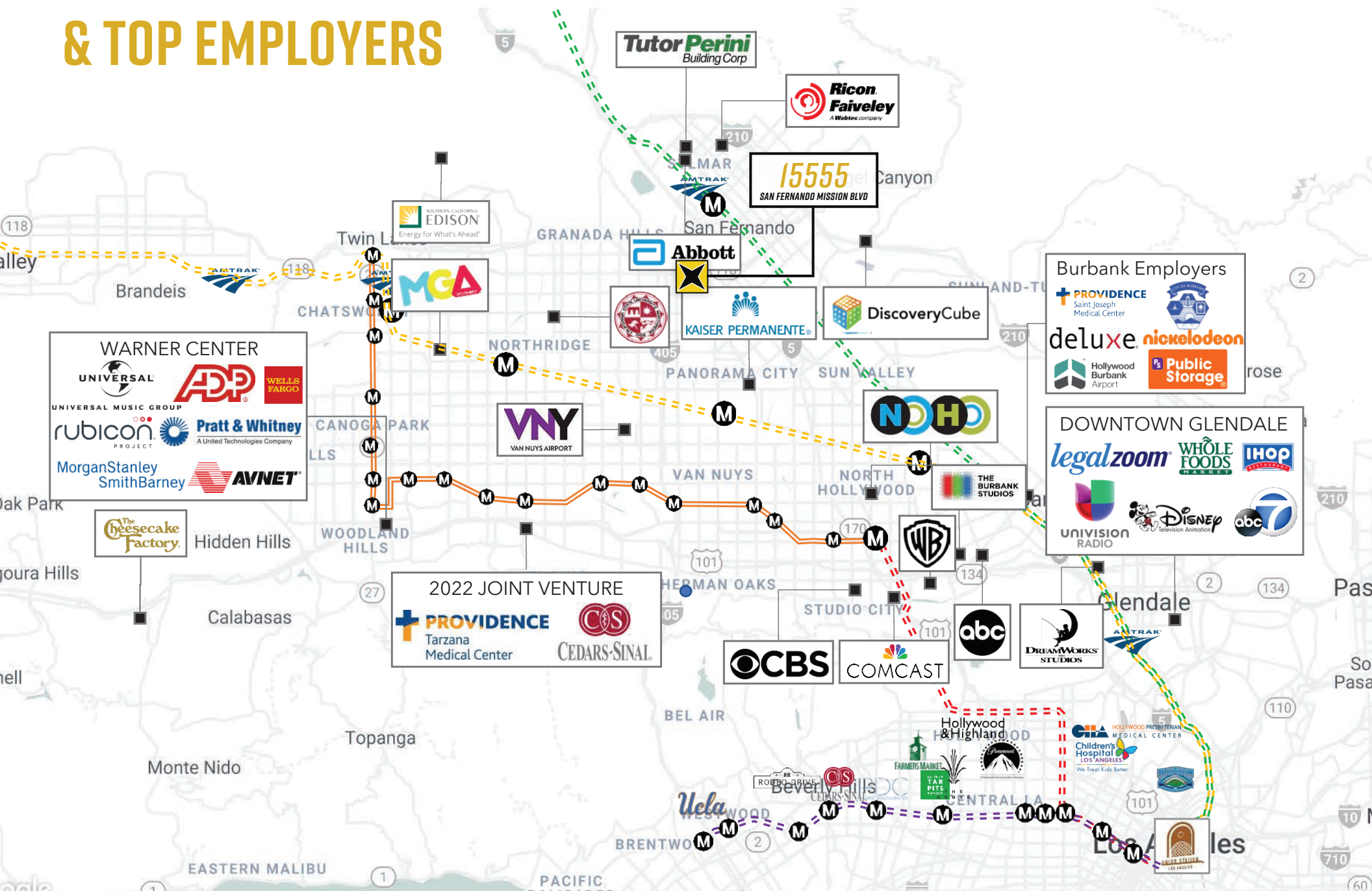
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SAN FERNANDO MISSION BLVD

SAN FERNANDO VALLEY

FORTUNE 500 FIRMS & TOP EMPLOYERS



15555 SAN FERNANDO MISSION BLVD

METRO STATUS

Metro has completed the preliminary engineering design for the East San Fernando Valley Light Rail Transit Project and has awarded the Progressive Design Build (PDB) contract to San Fernando Transit Constructors (SFTCJV). Notice to Proceed for Phase 1 Preconstruction Services was issued to SFTCJV in April 2023.

The PDB delivery method approved by the Board in October 2021 brings the contractor and their designer into the project early, to take the design from approximately 30 to 60 percent to approximately 85 percent, while collaborating with Metro and Third Parties, and then prices the construction costs.

In late 2022, Metro issued a contract to W.A. Rasic Construction Company, Inc. to relocate existing LADWP vaults and associated conduit infrastructure along Van Nuys Bl in advance of major construction. This work is ongoing and is anticipated to continue through late 2023 with third-party work to follow in 2024.

Metro's consultant Gannett Fleming, Inc. has completed field investigation work ahead of the construction of the East San Fernando Valley Light Rail Transit Project.

Real estate activities have begun and are expected to run through 2027.



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