

10945 MOORPARK ST

NORTH HOLLYWOOD, CA 91602

DEVELOPMENT OPPORTUNITY LOCATED ADJACENT TO WEST TOLUCA LAKE IN NORTH HOLLYWOOD,
MINUTES FROM UNIVERSAL CITY & STUDIO CITY JUST OFF VINELAND AVE



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10945

MOORPARK ST

NORTH HOLLYWOOD, CA 91602

EXCLUSIVELY LISTED BY

NEEMA AHADIAN

Senior Managing Director of Investments

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Neema@MarcusMillichap.com

Marcus & Millichap
THE NEEMA GROUP



INVESTMENT HIGHLIGHTS

- The Neema Group is pleased to present a development opportunity at 10945 Moorpark St, located in West Toluca Lake in North Hollywood, minutes from Universal City & Studio City just off Vineland Ave
- The subject property consists of an approximately 6,996 SF lot zoned RD1.5-1-RIO; there is 50' of frontage on Moorpark St
- Ownership has preliminary plans for five units calling for four one-bedroom lofts and one three-bedroom unit with private garages; the site will be delivered unentitled, giving a developer flexibility to move forward with a market rate or affordable project
- The property benefits from alley access, providing excellent ingress and egress to the site and enhancing development flexibility
- Rare opportunity to acquire a centrally located vacant lot requiring no tenant relocation
- 10945 Moorpark St is located less than a mile from the Metro Red Line and walking distance to multiple Metro Local Line bus stops along Vineland Ave
- Central location just off the 101 Freeway with a plethora of high-end amenities nearby such as Universal Studios, Lakeside Golf Club, and retailers along Ventura Blvd and Lankershim Blvd

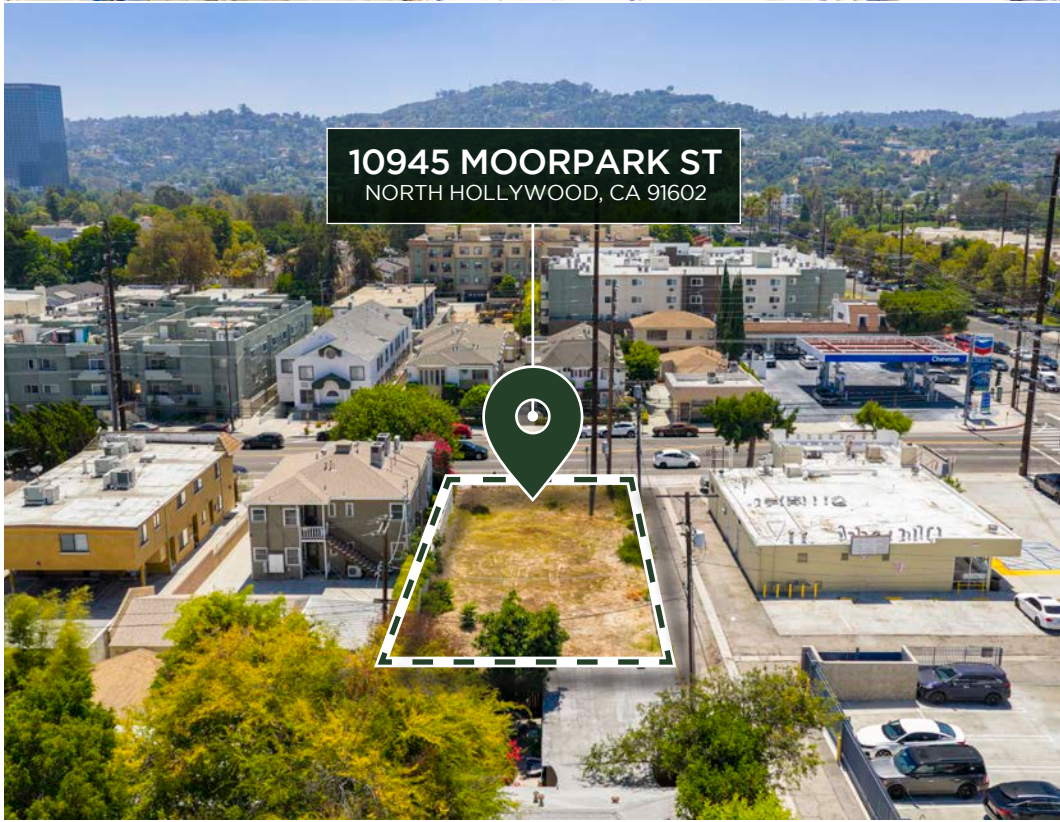
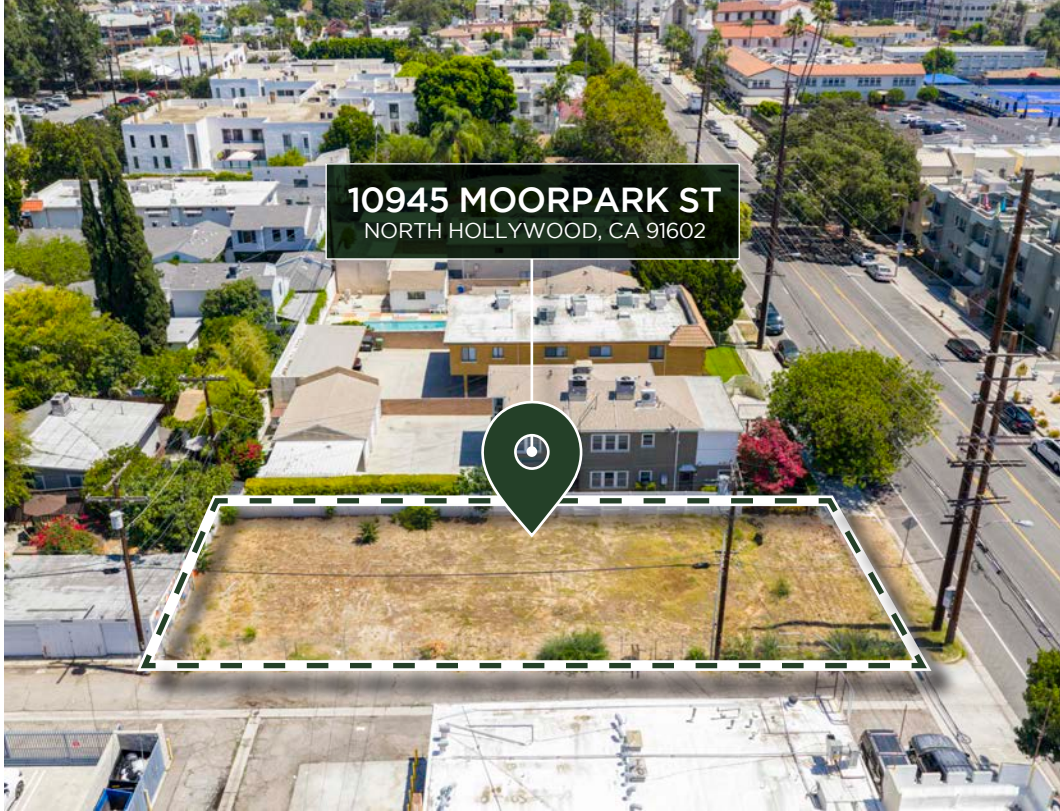
PROPERTY SUMMARY

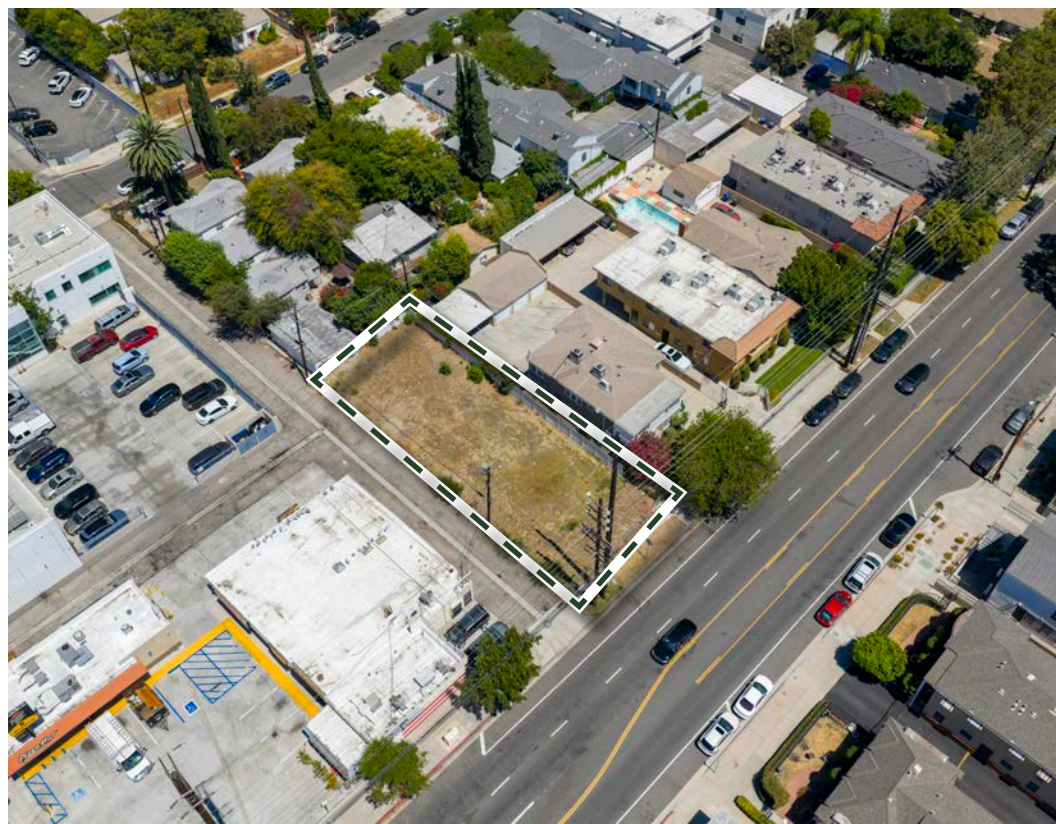
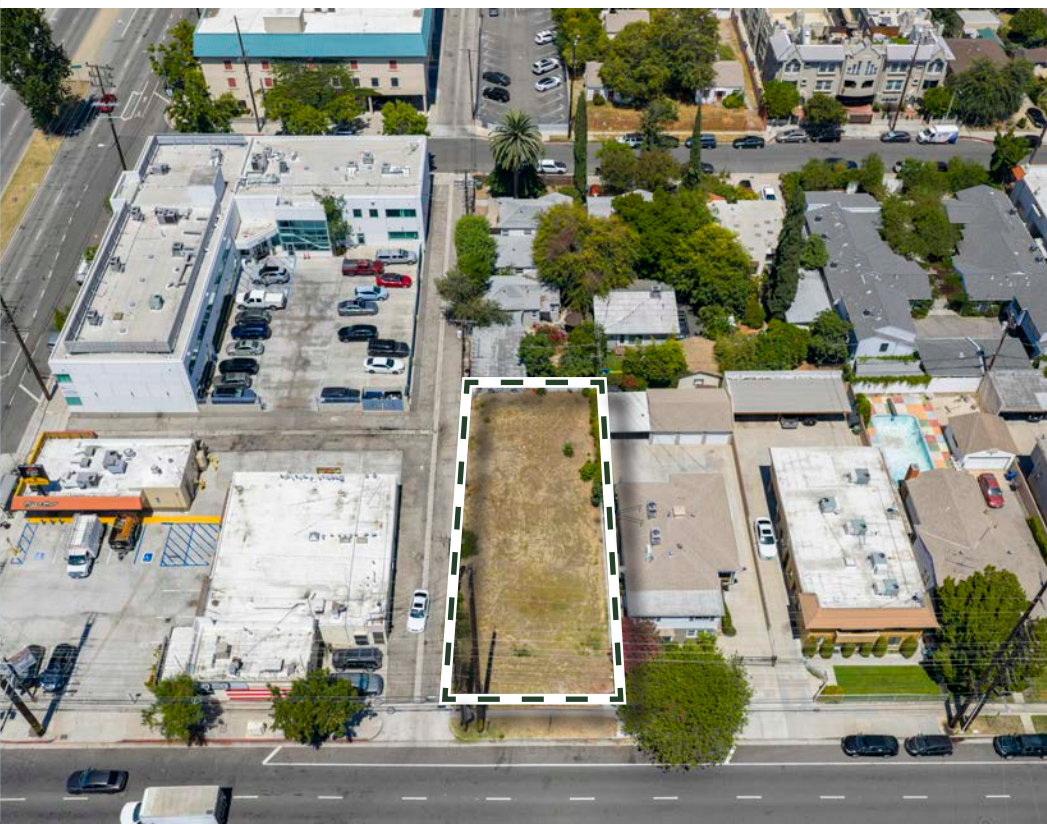
PROPERTY INFORMATION

ADDRESS:	10945 Moorpark St North Hollywood, CA 91602
APPROX. LOT SIZE:	6,996 SF
PARCEL NUMBER:	2423-008-015
ZONING:	RD1.5-1-RIO
PROPERTY TYPE:	Land Development

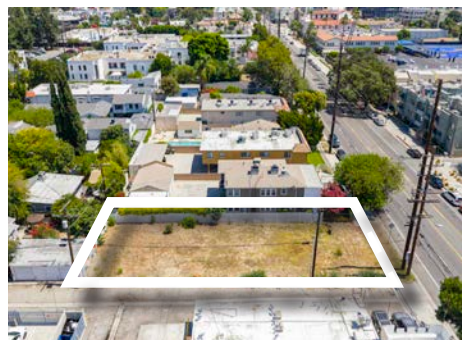
PRICING INFORMATION

SALE PRICE:	\$1,100,000
PRICE PER SF LAND:	\$157





SALE COMPARABLES



10945 MOORPARK ST
NORTH HOLLYWOOD, CA 91602

SALE PRICE \$1,100,000

ZONING RD1.5-1-RIO

LAND AREA SF 6,996

PRICE PER SF LAND \$157

SALE DATE For Sale



5754 WOODMAN AVE
VAN NUYS, CA 91401

SALE PRICE \$1,650,000

ZONING RD1.5

LAND AREA SF 8,276

PRICE PER SF LAND \$199

SALE DATE UC



11636 VALLEY SPRING LN
STUDIO CITY, CA 91604

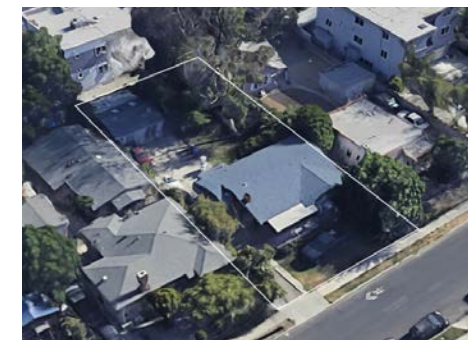
SALE PRICE \$1,600,000

ZONING RD1.5-1-RIO

LAND AREA SF 6,830

PRICE PER SF LAND \$234

SALE DATE On Market



11322 HATTERAS ST
NORTH HOLLYWOOD, CA 91601

SALE PRICE \$1,250,000

ZONING RD1.5-1VL

LAND AREA SF 7,327

PRICE PER SF LAND \$171

SALE DATE 11/25/2024

SALE COMPARABLES

10945 MOORPARK ST
NORTH HOLLYWOOD, CA 91602



10742 W HORTENSE ST
NORTH HOLLYWOOD, CA 91602

SALE PRICE \$1,650,000

ZONING RD1.5-1

LAND AREA SF 9,375

PRICE PER SF LAND \$176

SALE DATE 1/3/2024



5649 N CASE AVE
NORTH HOLLYWOOD, CA 91601

SALE PRICE \$1,495,000

ZONING RD1.5-1VL

LAND AREA SF 6,984

PRICE PER SF LAND \$214

SALE DATE 10/12/2023



5022 CAHUENGA BLVD
NORTH HOLLYWOOD, CA 91601

SALE PRICE \$1,080,000

ZONING RD-2

LAND AREA SF 6,098

PRICE PER SF LAND \$177

SALE DATE 1/25/2024

AREA OVERVIEW

NORTH HOLLYWOOD

The Heartbeat of the Valley

NoHo's identity is largely shaped by its NoHo Arts District, a cultural hotspot featuring theaters, art galleries, dance studios, and music venues. The district is home to institutions like The Road Theatre Company, El Portal Theatre, and The Federal Bar, attracting creative professionals and fostering a vibrant entertainment scene. The presence of the Television Academy (Emmys Headquarters) further solidifies the area's status as an entertainment industry hub.

Retail and commercial activity are concentrated along Lankershim Boulevard and Magnolia Boulevard, where an eclectic mix of cafés, restaurants, bars, and boutique stores contribute to the neighborhood's lively atmosphere. NoHo West, a major shopping and lifestyle center, features Trader Joe's, Nordstrom Rack, LA Fitness, and Regal Cinemas, catering to both residents and visitors. Additional commercial activity along Burbank Boulevard and Vineland Avenue supports a mix of industrial and office spaces, with many businesses tied to the entertainment and post-production sectors.

Hospitality and nightlife continue to thrive, thanks to NoHo's entertainment-driven culture and proximity to Universal Studios Hollywood and CityWalk. A growing number of craft cocktail bars, breweries, and live music venues contribute to an energetic social scene, further enhancing the area's desirability.

North Hollywood is also a key player in the entertainment, retail, and creative industries. Numerous post-production studios, sound stages, and animation companies are located here, benefiting from NoHo's proximity to Burbank's media hub, home to Warner Bros., Disney, and NBCUniversal. Additionally, the neighborhood is experiencing increased interest from tech startups and digital marketing firms, further diversifying its economic base.

Recent and ongoing developments continue to reshape North Hollywood, with a focus on luxury apartments, live-work spaces, and mixed-use projects. The success of NoHo West has played a pivotal role in attracting new investments, reinforcing the area as a growing urban hub in the Valley.



Amazing Location!

10945 MOORPARK ST
NORTH HOLLYWOOD, CA 91602

10945 Moorpark Street is strategically located on the cusp of three unique neighborhoods that have emerged as some of Los Angeles' hippest areas allowing residents to enjoy trendy nightlife, a plethora of culinary hot spots, and other entertainment options.



North Hollywood

North Hollywood (NoHo) is a dynamic neighborhood in the San Fernando Valley, known for its rich arts scene, strong transportation links, and growing investment potential. Bordered by Burbank to the east, Toluca Lake to the south, and Valley Village to the west, NoHo is highly accessible via the 101, 134, and 170 freeways. The North Hollywood Metro Station serves as a major transit hub, connecting the B Line (Red Line) subway to Hollywood and Downtown LA and the G Line (Orange Line) busway to Warner Center and Chatsworth, making it a prime location for commuters and businesses alike.



Studio City

Studio City, California, is one of Los Angeles' most sought-after submarkets, known for its blend of suburban charm and urban convenience. Nestled along Ventura Boulevard, the area attracts affluent renters drawn to its walkable retail corridor, top-tier dining, and cultural hot spots. With Proximity to major entertainment employers like Universal Studios and Warner Bros., Studio City benefits from a stable, high-income tenant base and consistent rental demand. The neighborhood's low multifamily vacancy rate (below 4%) combined with significant rent growth potential, makes it a compelling market for investors seeking steady cash flow and long-term value.



Sherman Oaks

Sherman Oaks is a quiet suburb that allows for city convenience while according small-town peacefulness. Nestled between Van Nuys and Valley Village to the north, Studio City and Encino to the east and west and Bel Air to the south, Sherman Oaks truly lies at the center of San Fernando Valley life. Sherman Oaks has all the comfort and convenience of an affluent suburb - clean streets, upscale malls and multiple parks make for easy living. Additionally, its close proximity to the 101 and 405 freeways offer quick access to Hollywood, Downtown and the Westside.

Sherman Oaks prides itself on offering a premier family-friendly environment. Sherman Oak is comprised of families holding high-income positions in numerous industries, who seek comfort in a close-knit community and are still attracted to the modern amenities of a metropolitan city.

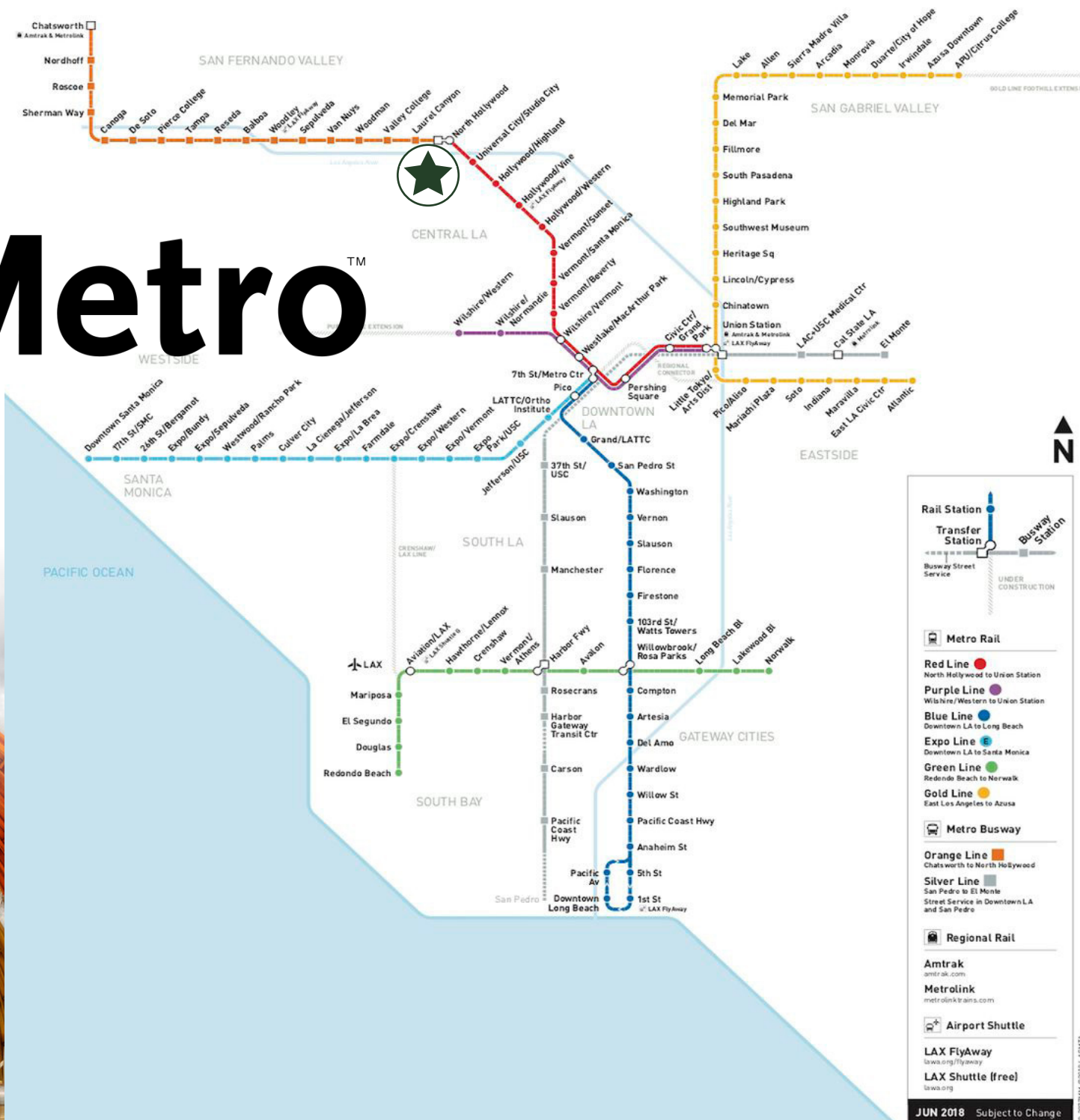
NEARBY DEVELOPMENTS

10945 MOORPARK ST, NORTH HOLLYWOOD, CA 91602

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1. **10063 Riverside Dr**
Mixed use project under construction with 37 apartment units, and a Gelson's
 2. **10867 Fruitland Dr Apartments – 10867 Fruitland Dr**
19 apartment units, built in 2024
 3. **The Centennial – 10555 Bloomfield St**
57 apartment units, built in 2023
 4. **Cahuenga Universal – 53751-3757 Cahuenga Blvd**
10,000 SF of office space, built in 2023
 5. **The Fulton – 4406 Fulton Ave**
25 apartment units, built in 2024
 6. **Vida – 11036 Moorpark St**
96 apartment units, built in 2020
 7. **The Regal – 3657 N Regal Pl**
28 apartment units, built in 2024
 8. **One Universal – 100 Universal City Plz**
331,000 SF of office Space, built in 2024
 9. **Blossom Restaurant & Rooftop – 11150 Ventura Blvd**
21,000 SF of retail space, built in 2023
 10. **CBS Studio Center – 4024 Radford Ave**
125,000 SF of studio space, built in 2020



0.80 Mile
to Universal/ Studio
City Station



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