



9938 COMMERCE AVE

TUJUNGA, CA 91402

DEVELOPMENT OPPORTUNITY | VACANT CORNER LOT TOTALING
18,530 SF ZONED C2-1 | \$89 PSF AT THE ASKING PRICE

Marcus & Millichap
THE NEEMA GROUP

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9938

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TUJUNGA, CA 91402

EXCLUSIVELY LISTED BY

NEEMA AHADIAN

Senior Managing Director of Investments

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INVESTMENT HIGHLIGHTS

§

The Neema Group is pleased to present a development opportunity located at 9938 Commerce Ave in Tujunga, a vacant lot on the corner of Tujunga Canyon Blvd & Commerce Ave

§

The 18,530 SF lot is zoned C2-1, allowing for 47 units by-right or up to 64 units through California's Density Bonus program, offering developers multiple paths to maximize value

§

The site is also eligible for an ED-1 100% affordable housing project, giving a developer the opportunity to maximize density and decrease entitlement time

§

At the asking price, the property is being offered at a low \$89 PSF with no tenants or leases in place

§

Rare opportunity to acquire land in the supply-constrained community of Tujunga—providing residents with convenient access to Sunland, La Cañada Flintridge, Pasadena, Glendale, Burbank, and the broader San Fernando Valley

§

Located in a submarket with strong demographics, the average household income within a 5-mile radius is over 113,000; there is a significant affordability gap between renters and homeowners as the median home value within 5 miles of the subject property is over \$800,000

PROPERTY SUMMARY

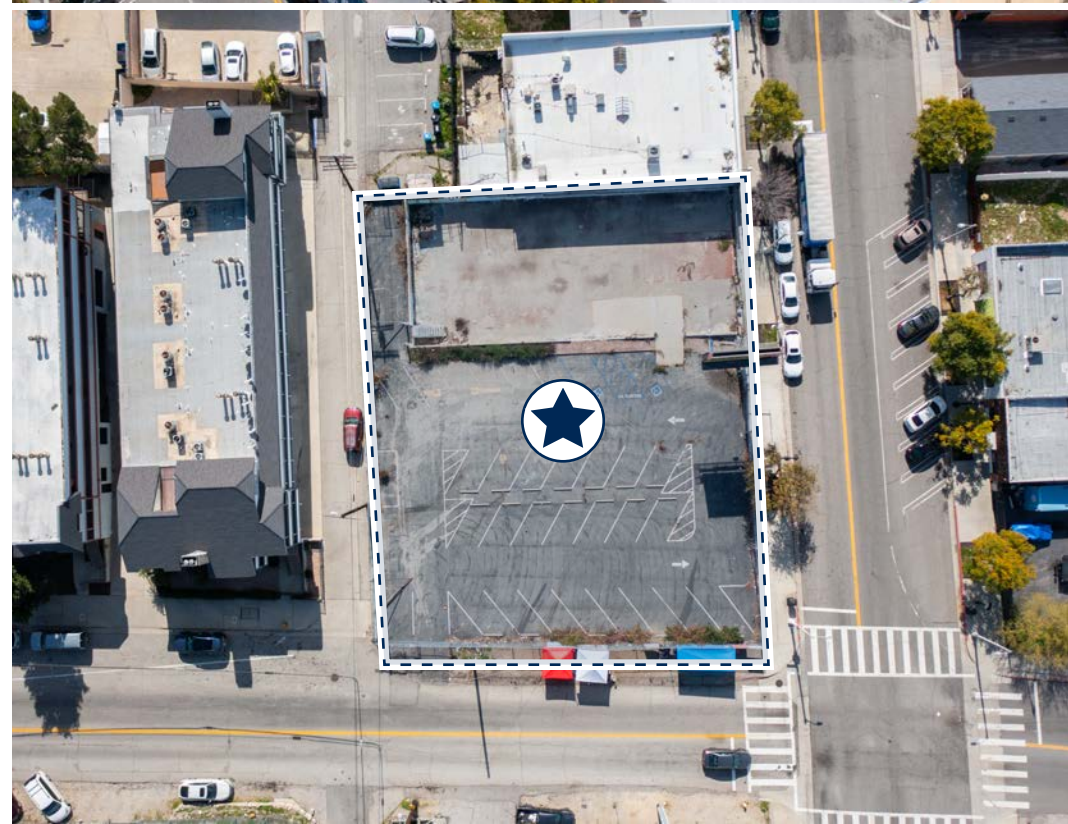
PROPERTY INFORMATION

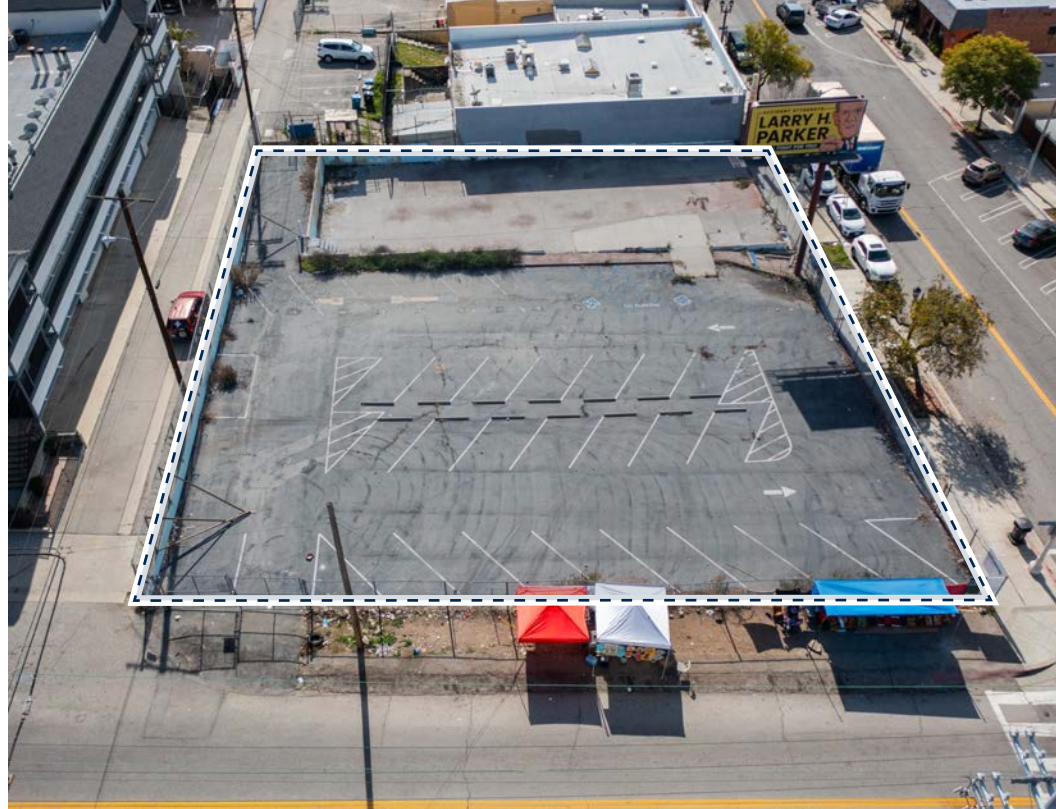
ADDRESS:	9938 Commerce Avenue Tujunga, CA 91402
APPROX. LOT SIZE:	18,530 SF
PARCEL NUMBER:	2568-013-001
ZONING:	C2-1VL
PROPERTY TYPE:	Land Development

PRICING INFORMATION

SALE PRICE:	\$1,650,000
PRICE PER SF LAND:	\$89

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SALE COMPARABLES



9938 COMMERCE AVE TUJUNGA, CA 91042

SALE PRICE \$1,650,000

ZONING C2-1L

LAND AREA SF 18,530

PRICE PER SF LAND \$89

SALE DATE For Sale



12270 FOOTHILL BLVD SYLMAR, CA 91342

SALE PRICE \$1,850,000

ZONING C2-1

LAND AREA SF 13,883

PRICE PER SF LAND \$133

SALE DATE On Market



3815 ORANGEDALE AVE MONTROSE, CA 91020

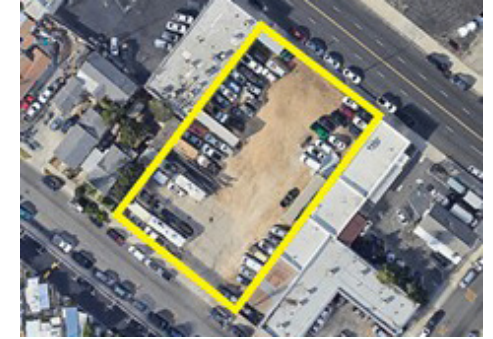
SALE PRICE \$2,195,000

ZONING C-2

LAND AREA SF 13,504

PRICE PER SF LAND \$163

SALE DATE On Market



1522 SAN FERNANDO RD SAN FERNANDO, CA 91341

SALE PRICE \$2,100,000

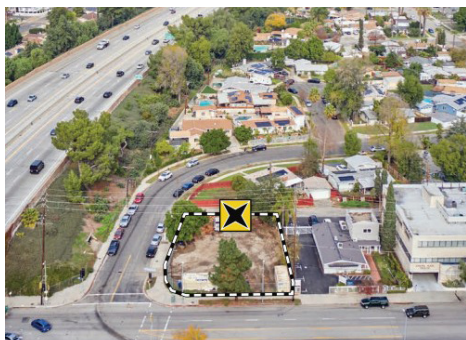
ZONING SP5

LAND AREA SF 25,006

PRICE PER SF LAND \$84

SALE DATE 1/14/2025

SALE COMPARABLES



15555 SAN FERNANDO MISSION BLVD
MISSION HILLS, CA 91345

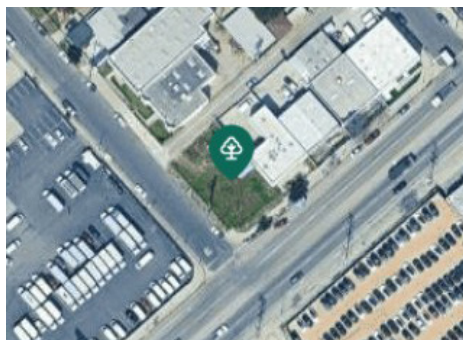
SALE PRICE \$895,000

ZONING LAC2

LAND AREA SF 9,065

PRICE PER SF LAND \$99

SALE DATE 3/25/2024



11653 TUXFORD ST
SUN VALLEY, CA 91352

SALE PRICE \$800,000

ZONING Commercial

LAND AREA SF 6,839

PRICE PER SF LAND \$117

SALE DATE 3/12/2024

TUJUNGA, CA

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On the northern side of the city of Los Angeles sits the unique, desirable Tujunga neighborhood, also sometimes known as Sunland-Tujunga. Wedged between the Verdugo and San Gabriel Mountains, this historic community along the Foothill Freeway has been a popular choice for both families and investors for decades.

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. It is bordered on the northeast by Shadow Hills, on the southeast by the Tri-Cities of Burbank, Glendale and Pasadena, on the south by North Hollywood and Valley Glen, on the west by Panorama City and on the northwest by Pacoima, Hansen Dam and Lake View.

169,920

POPULATION

WITHIN A 5-MILE RADIUS OF THE SUBJECT PROPERTY

+130,000

AVG. HH INCOME

WITHIN A 5-MILE RADIUS OF THE SUBJECT PROPERTY

+800,000

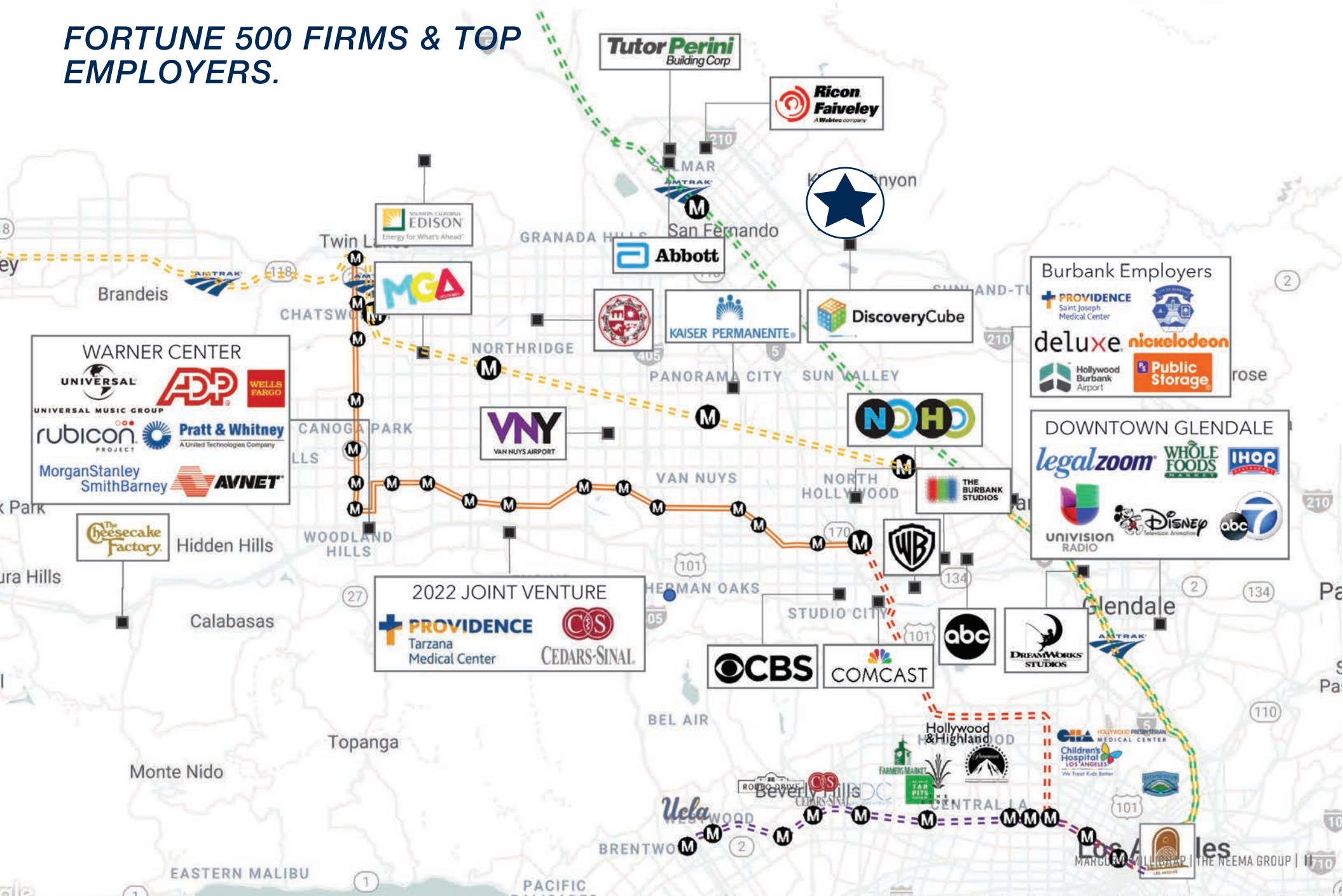
MED HOME VALUE

WITHIN A 5-MILE RADIUS OF THE SUBJECT PROPERTY

SAN FERNANDO VALLEY

9938 COMMERCE AVE
TUJUNGA, CA 91402

FORTUNE 500 FIRMS & TOP EMPLOYERS.



Nearby Retail & Amenities

RETAIL

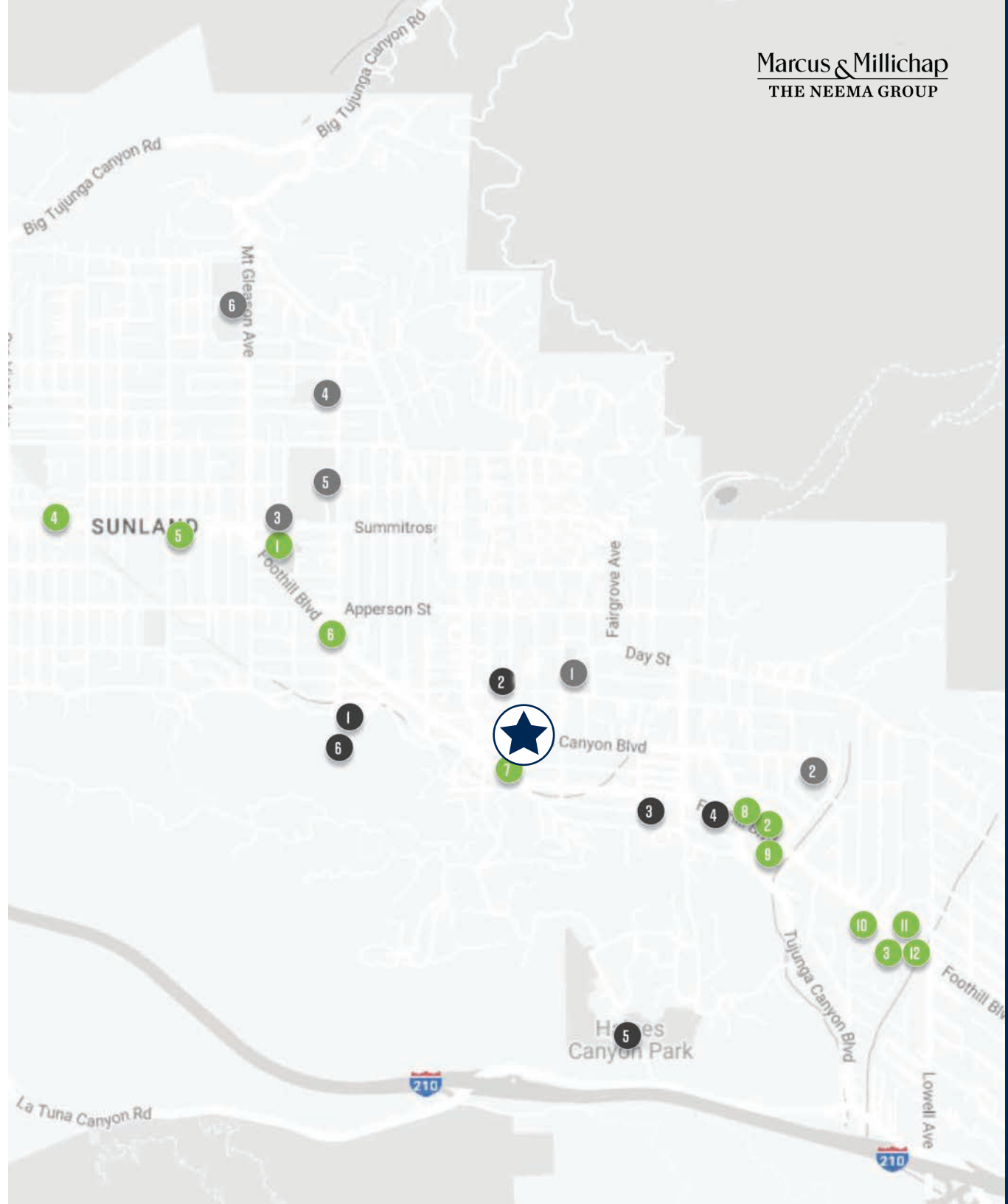
- 1 Vons
- 2 Smart & Final Extra!
- 3 Albertsons
- 4 Starbucks
- 5 McDonald's
- 6 Original Tommy's World Famous Hamburgers
- 7 Domino's Pizza
- 8 Chase Bank
- 9 Dollar Tree
- 10 PetSmart
- 11 Big 5 Sporting Goods
- 12 In-N-Out Burger

SCHOOLS

- 1 Pinewood Avenue Elementary
- 2 Mountain View Elementary
- 3 Mt Lukens High School
- 4 Plainview Avenue Elementary
- 5 Verdugo Hills High School
- 6 Mount Gleason Middle School

MISCELLANEOUS

- 1 McGroarty Park
- 2 Bolton Hall Museum
- 3 Verdugo Hills Family YMCA
- 4 USA GYM
- 5 Haines Canyon Park
- 6 McGroarty Arts Center



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