

# 5431 & 5435

## Denny Ave

### Development Site For Sale

**Kenneth R Simons | Senior Vice President**

805. 277. 4015 | [kensimons@naicapital.com](mailto:kensimons@naicapital.com)

CAL DRE Lic. #00625646

# NAI Capital

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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# 5431 & 5435

## Denny Ave

**Price Expectation: \$3,349,000**

**Tour property only through Broker**

**Do not Disturb Tenants**

- Approximately 22,216 SF
- CM-1VL R3 Uses are allowed in Zoning Buyer to verify  
Current Tenants are Short Term
- Approximately 5882 SF in five buildings
- Tenants Short Term
- Current Income approximately \$7,900/mo NNN

**Offers Due August 31, 2018**

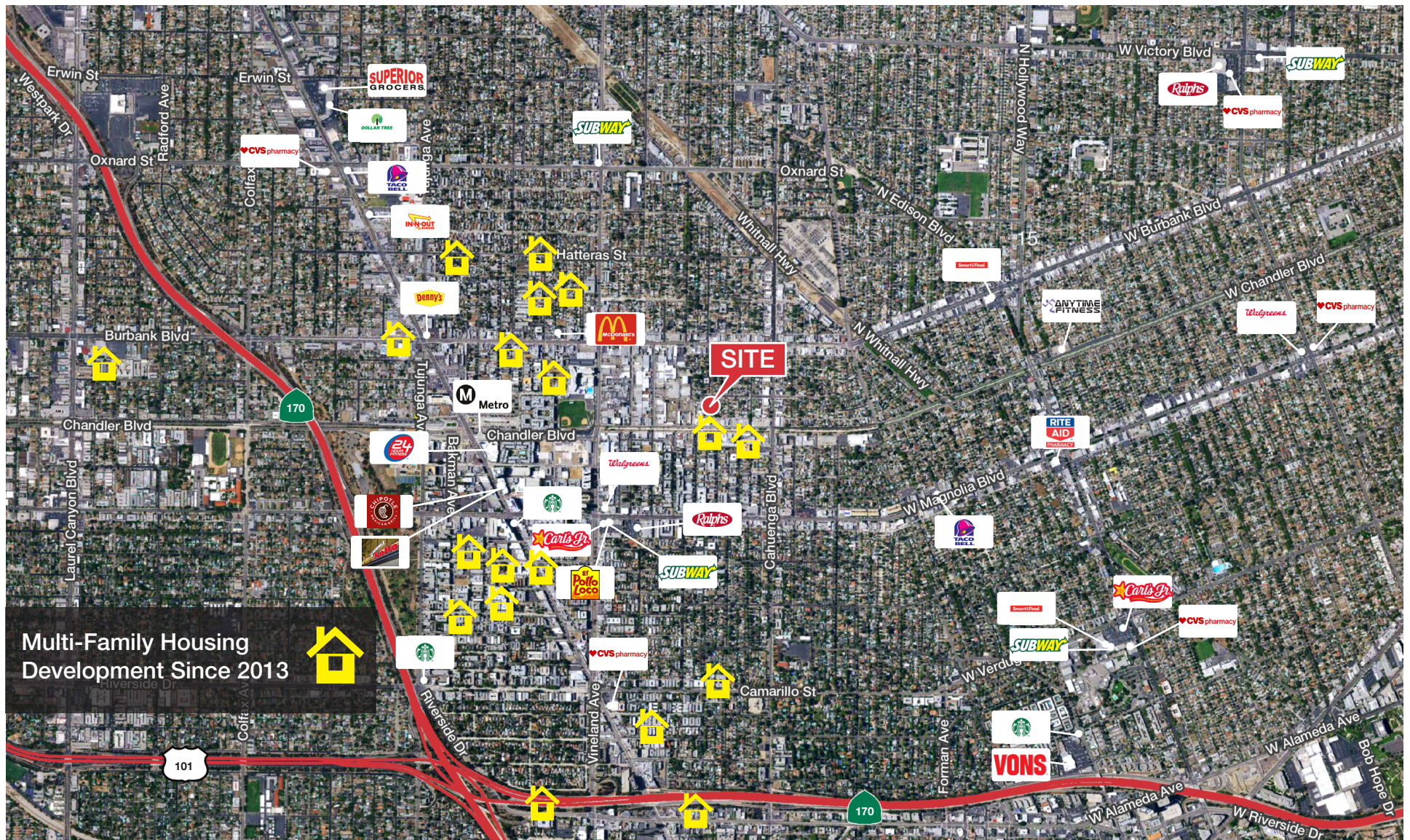




# Aerial







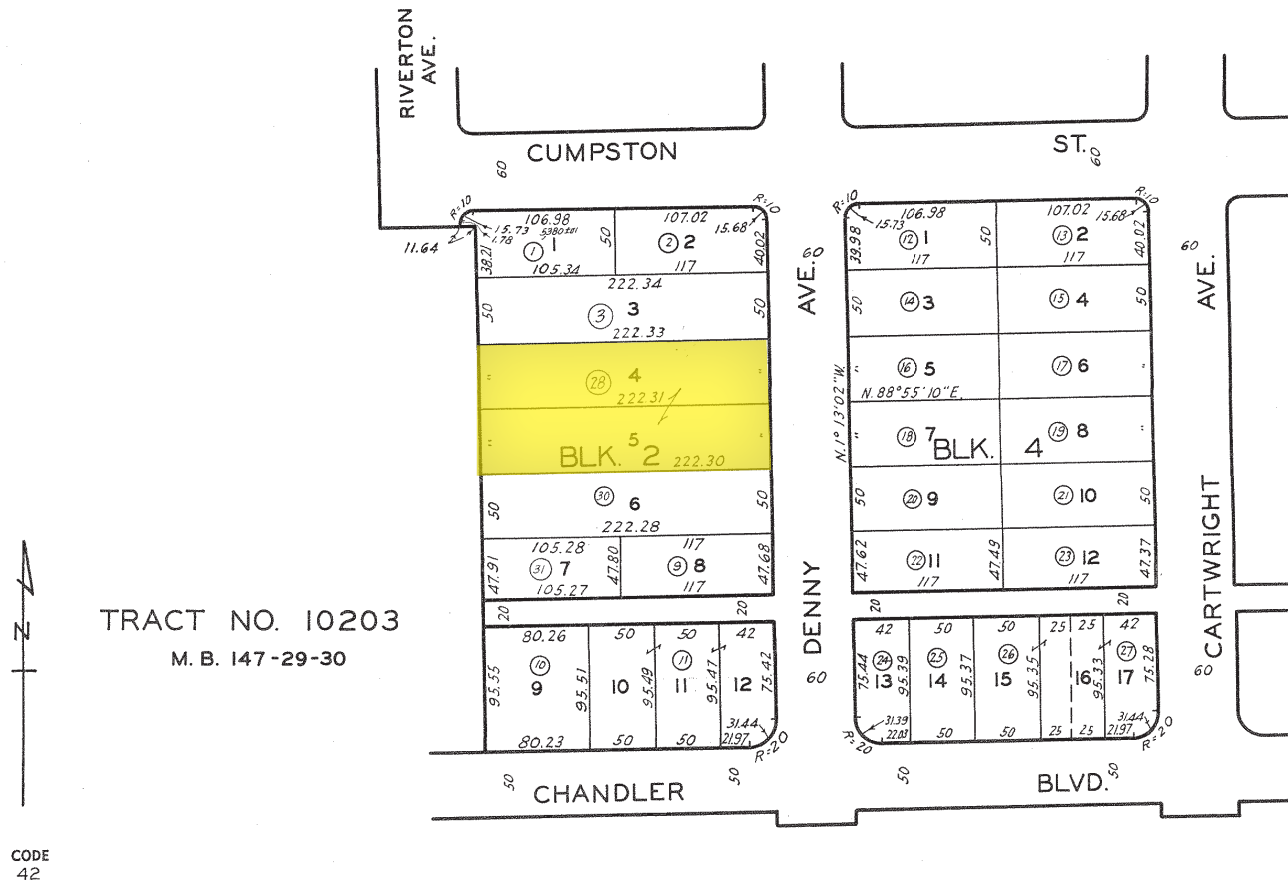


# Parcel Map

2416	16
SCALE 1" = 80'	

1992

10-14-65  
791123  
90103007003001-03  
91102108001001-03



FOR PREV. ASSM'T. SEE: 659-43 & 44

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.



# 5431 Denny Ave Zimas



## PROPERTY ADDRESSES

5433 N DENNY AVE  
5431 N DENNY AVE

## ZIP CODES

91601

## RECENT ACTIVITY

CPC-2018-3723-ZC-GPA

## CASE NUMBERS

CPC-2018-3723-GPA-ZC  
CPC-1986-108-GPC  
ORD-162937  
ZA-1983-85  
ZA-1958-14878  
ENV-2018-3724-EIR  
MND-91-582-ZV  
AFF-55534

## City of Los Angeles Department of City Planning

### 7/22/2018 PARCEL PROFILE REPORT

#### Address/Legal Information

PIN Number	174B177 994
Lot/Parcel Area (Calculated)	11,108.8 (sq ft)
Thomas Brothers Grid	PAGE 563 - GRID A2
Assessor Parcel No. (APN)	2416016028
Tract	TR 10203
Map Reference	M B 147-29/30
Block	2
Lot	5
Arb (Lot Cut Reference)	None
Map Sheet	174B177

#### Jurisdictional Information

Community Plan Area	North Hollywood - Valley Village
Area Planning Commission	South Valley
Neighborhood Council	NoHo
Council District	CD 2 - Paul Krekorian
Census Tract #	1253.10
LADBS District Office	Van Nuys

#### Planning and Zoning Information

Special Notes	None
Zoning	CM-1VL
Zoning Information (ZI)	ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE ZI-1048 North Hollywood Redevelopment Project
General Plan Land Use	Commercial Manufacturing
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium

Transit Oriented Communities (TOC)	Tier 1
CRA - Community Redevelopment Agency	North Hollywood Redevelopment Project
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

#### Assessor Information

Assessor Parcel No. (APN)	2416016028
APN Area (Co. Public Works)*	0.510 (ac)
Use Code	7200 - Institutional - School (Private) - One Story
Assessed Land Val.	\$945,900
Assessed Improvement Val.	\$434,100
Last Owner Change	04/27/2009
Last Sale Amount	\$9
Tax Rate Area	42
Deed Ref No. (City Clerk)	740036 609597 2605763 158493 1429414

#### Building 1

Year Built	1940
Building Class	D5A
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	1
Building Square Footage	968.0 (sq ft)

#### Building 2

Year Built	1959
Building Class	DX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	200.0 (sq ft)

#### Building 3

Year Built	1959
Building Class	DX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	2,240.0 (sq ft)

Building 4 No data for building 4

Building 5 No data for building 5

#### Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Buffer Zone

his report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](http://zimas.lacity.org)  
(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.



# 5431 Denny Ave Zimas

High Wind Velocity Areas	Methane Zone No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None
<b>Seismic Hazards</b>	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	3.759708
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
<b>Economic Development Areas</b>	
Business Improvement District	None
Promise Zone	None
Renewal Community	No
Revitalization Zone	Valley
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Targeted Neighborhood Initiative	North Hollywood
<b>Housing</b>	
Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	<a href="http://hcidla.lacity.org">http://hcidla.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No
Ellis Act Property	No
<b>Public Safety</b>	
Police Information	
Bureau	Valley
Division / Station	North Hollywood
Reporting District	1549
Fire Information	
Bureau	Valley
Battalion	14
District / Fire Station	60
Red Flag Restricted Parking	No

## MARIES

on for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

	CPC-2018-3723-GPA-ZC
n(s):	GPA-GENERAL PLAN AMENDMENT
	ZC-ZONE CHANGE
itions(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, AND EIR FOR ORANGE LINE TRANSIT NEIGHBORHOOD PLAN
	CPC-1986-108-GPC
n(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
itions(s):	GENERAL PLAN/ ZONE CONSISTENCY PROGRAM - ZONE CHANGES AND HEIGHT DISTRICT CHANGES
	ZA-1983-85
n(s):	Data Not Available
itions(s):	
	ZA-1958-14878
n(s):	Data Not Available
itions(s):	
	ENV-2018-3724-EIR
n(s):	EIR-ENVIRONMENTAL IMPACT REPORT
itions(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, AND EIR FOR ORANGE LINE TRANSIT NEIGHBORHOOD PLAN
	MND-91-582-ZV
n(s):	ZV-ZONE VARIANCE
itions(s):	Data Not Available

## AVAILABLE



# 5431 Denny Ave

## Zimas

ZIMAS PUBLIC

Generalized Zoning

07/22/2018

City of Los Angeles  
Department of City Planning



Address: 5431 N DENNY AVE  
APN: 2416016028  
PIN #: 174B177 994

Tract: TR 10203  
Block: 2  
Lot: 5  
Arb: None

Zoning: CM-1VL  
General Plan: Commercial Manufacturing





# 5431 Denny Ave Zimas

## LEGEND

### GENERALIZED ZONING

- OS, GW
- A, RA
- RE, RS, R1, RU, RZ, RW1
- R2, RD, RMP, RW2, R3, RAS, R4, R5
- CR, C1, C1.5, C2, C4, C5, CW, ADP, LASED, CEC, USC, PVSP, PPSP
- CM, MR, WC, CCS, UV, UI, UC, M1, M2, LAX, M3, SL
- P, PB
- PF

### GENERAL PLAN LAND USE

#### LAND USE

##### RESIDENTIAL

- Minimum Residential
- Very Low / Very Low I Residential
- Very Low II Residential
- Low / Low I Residential
- Low II Residential
- Low Medium / Low Medium I Residential
- Low Medium II Residential
- Medium Residential
- High Medium Residential
- High Density Residential
- Very High Medium Residential

##### COMMERCIAL

- Limited Commercial
- Limited Commercial - Mixed Medium Residential
- Highway Oriented Commercial
- Highway Oriented and Limited Commercial
- Highway Oriented Commercial - Mixed Medium Residential
- Neighborhood Office Commercial
- Community Commercial
- Community Commercial - Mixed High Residential
- Regional Center Commercial

#### FRAMEWORK

##### COMMERCIAL

- Neighborhood Commercial
- General Commercial
- Community Commercial
- Regional Mixed Commercial

##### INDUSTRIAL

- Commercial Manufacturing
- Limited Manufacturing
- Light Manufacturing
- Heavy Manufacturing
- Hybrid Industrial

##### PARKING

- Parking Buffer

##### PORT OF LOS ANGELES

- General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
- General / Bulk Cargo - Hazard
- Commercial Fishing
- Recreation and Commercial
- Intermodal Container Transfer Facility Site

##### LOS ANGELES INTERNATIONAL AIRPORT

- Airport Landside / Airport Landside Support
- Airport Airside
- LAX Airport Northside

##### OPEN SPACE / PUBLIC FACILITIES

- Open Space
- Public / Open Space
- Public / Quasi-Public Open Space
- Other Public Open Space
- Public Facilities

##### INDUSTRIAL

- Limited Industrial
- Light Industrial

## CIRCULATION

### STREET

- Arterial Mountain Road
- Collector Scenic Street
- Collector Street
- Collector Street (Hillside)
- Collector Street (Modified)
- Collector Street (Proposed)
- Country Road
- Divided Major Highway II
- Divided Secondary Scenic Highway
- Local Scenic Road
- Local Street
- Major Highway (Modified)
- Major Highway I
- Major Highway II
- Major Highway II (Modified)

### FREEWAYS

- Freeway
- Interchange
- On-Ramp / Off-Ramp
- Railroad
- Scenic Freeway Highway

## MISC. LINES

- Airport Boundary
- Bus Line
- Coastal Zone Boundary
- Coastline Boundary
- Collector Scenic Street (Proposed)
- Commercial Areas
- Commercial Center
- Community Redevelopment Project Area
- Country Road
- DWP Power Lines
- Desirable Open Space
- Detached Single Family House
- Endangered Ridgeline
- Equestrian and/or Hiking Trail
- Hiking Trail
- Historical Preservation
- Horsekeeping Area
- Local Street

- Major Scenic Highway
- Major Scenic Highway (Modified)
- Major Scenic Highway II
- Mountain Collector Street
- Park Road
- Parkway
- Principal Major Highway
- Private Street
- Scenic Divided Major Highway II
- Scenic Park
- Scenic Parkway
- Secondary Highway
- Secondary Highway (Modified)
- Secondary Scenic Highway
- Special Collector Street
- Super Major Highway

- MSA Desirable Open Space
- Major Scenic Controls
- Multi-Purpose Trail
- Natural Resource Reserve
- Park Road
- Park Road (Proposed)
- Quasi-Public
- Rapid Transit Line
- Residential Planned Development
- Scenic Highway (Obsolete)
- Secondary Scenic Controls
- Secondary Scenic Highway (Proposed)
- Site Boundary
- Southern California Edison Power
- Special Study Area
- Specific Plan Area
- Stagecoach Line
- Wildlife Corridor



# 5435 Denny Ave Zimas



## City of Los Angeles Department of City Planning

7/22/2018  
**PARCEL PROFILE REPORT**

### PROPERTY ADDRESSES

5435 N DENNY AVE

### ZIP CODES

91601

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ZV-1983-85

ZA-1983-85

ZA-1958-14878

ENV-2018-3724-EIR

AFF-55534

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Tract	TR 10203
Map Reference	M B 147-29/30
Block	2
Lot	4
Arb (Lot Cut Reference)	None
Map Sheet	174B177

### Jurisdictional Information

Community Plan Area	North Hollywood - Valley Village
Area Planning Commission	South Valley
Neighborhood Council	NoHo
Council District	CD 2 - Paul Krekorian
Census Tract #	1253.10
LADBS District Office	Van Nuys

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Special Notes	None
Zoning	CM-1VL
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General Plan Land Use	Commercial Manufacturing
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
SN: Sign District	No
Streetscape	No
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Affordable Housing Linkage Fee	
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Non-Residential Market Area	Medium

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Assessed Improvement Val.	\$434,100
Last Owner Change	04/27/2009
Last Sale Amount	\$9
Tax Rate Area	42
Deed Ref No. (City Clerk)	740036
	609597
	2605763
	158493
	1429414

### Building 1

Year Built	1940
Building Class	D5A
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	1
Building Square Footage	968.0 (sq ft)

### Building 2

Year Built	1959
Building Class	DX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	200.0 (sq ft)

### Building 3

Year Built	1959
Building Class	DX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	2,240.0 (sq ft)

Building 4 No data for building 4

Building 5 No data for building 5

### Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Buffer Zone

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# Zimas

High Wind Velocity Areas	Methane Zone
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	3.7743384
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Promise Zone	None
Renewal Community	No
Revitalization Zone	Valley
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Targeted Neighborhood Initiative	North Hollywood
Housing	
Direct all Inquiries to	
Telephone	Housing+Community Investment Department (866) 557-7368
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	No
Ellis Act Property	No
Public Safety	
Police Information	
Bureau	Valley
Division / Station	North Hollywood
Reporting District	1549
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District / Fire Station	60
Red Flag Restricted Parking	No

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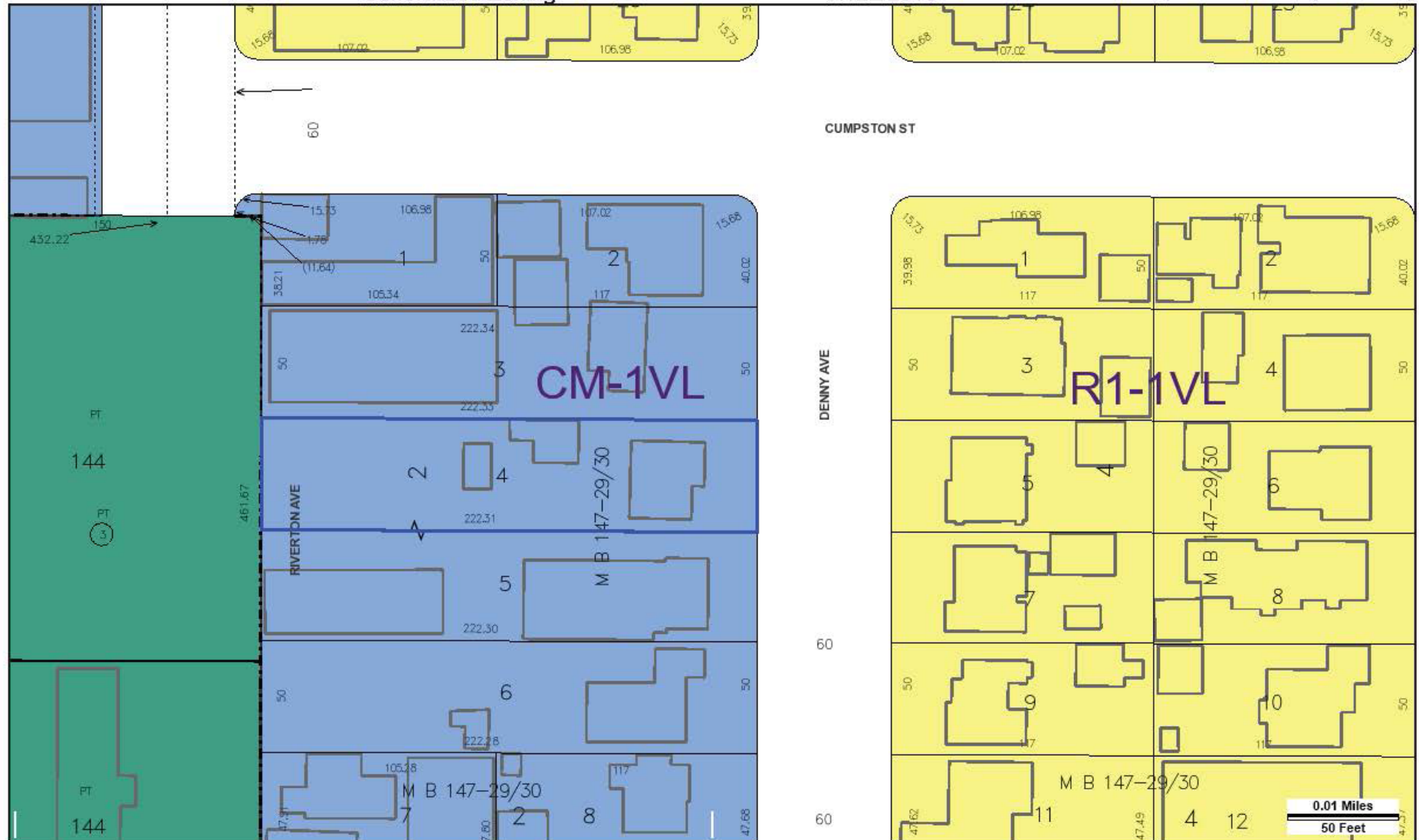
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ZIMAS PUBLIC

Generalized Zoning

07/22/2018

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Address: 5435 N DENNY AVE  
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PIN #: 174B177 975

Tract: TR 10203  
Block: 2  
Lot: 4  
Arb: None

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General Plan: Commercial Manufacturing



# 5435 Denny Ave Zimas

## LEGEND

### GENERALIZED ZONING

- OS, GW
- A, RA
- RE, RS, R1, RU, RZ, RW1
- R2, RD, RMP, RW2, R3, RAS, R4, R5
- CR, C1, C1.5, C2, C4, C5, CW, ADP, LASED, CEC, USC, PVSP, PPSP
- CM, MR, WC, CCS, UV, UI, UC, M1, M2, LAX, M3, SL
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### GENERAL PLAN LAND USE

#### LAND USE

##### RESIDENTIAL

- Minimum Residential
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- Very Low II Residential
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##### COMMERCIAL

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### FRAMEWORK

#### COMMERCIAL

- Neighborhood Commercial
- General Commercial
- Community Commercial
- Regional Mixed Commercial

##### INDUSTRIAL

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- Hybrid Industrial

##### PARKING

- Parking Buffer

##### PORT OF LOS ANGELES

- General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
- General / Bulk Cargo - Hazard
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##### LOS ANGELES INTERNATIONAL AIRPORT

- Airport Landside / Airport Landside Support
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- LAX Airport Northside

##### OPEN SPACE / PUBLIC FACILITIES

- Open Space
- Public / Open Space
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### STREET

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### FREEWAYS

- Freeway
- Interchange
- On-Ramp / Off-Ramp
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## MISC. LINES

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- Bus Line
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- Scenic Highway (Obsolete)
- Secondary Scenic Controls
- Secondary Scenic Highway (Proposed)
- Site Boundary
- Southern California Edison Power
- Special Study Area
- Specific Plan Area
- Stagecoach Line
- Wildlife Corridor



# Demographics

 Population	1 Mile	3 miles	5 Miles
Estimated Population (2018)	47,318	254,765	568,361
Projected Population (2023)	47,776	257,652	575,175

 Median Household Income	1 Mile	3 miles	5 Miles
Estimated Median Household Income (2018)	\$57,427	\$71,321	\$74,225
Projected Median Household Income (2023)	\$66,021	\$81,350	\$84,734

 Income	1 Mile	3 miles	5 Miles
Estimated Average Household Income (2018)	\$73,827	\$96,131	\$103,044
Projected Average Household Income (2023)	\$86,931	\$115,805	\$124,774

 Race and Ethnicity	1 Mile	3 miles	5 Miles
White (2018)	58.2%	62.9%	64.3%
Black or African American (2018)	7.2%	5.4%	4.7%
Hispanic (2018)	62.3%	52.8%	50.1%

# Zoning

Zone	Use	Maximum Height Stories Feet	Required yards Front Side Rear	Minimum Area Per Lot Per Dwelling Unit	Min. Lot Width	Parking Req'd.
CM	Commercial Manufacturing Wholesale, Storage, Clinics, Limited Manuf., Limited C2 Uses, R3 Uses	Unlimited (8)	none	none for commercial uses; same as R4 for residential uses	Same as R3 for residential uses; otherwise none	



# Zoning

## Height Districts

Zone	1 ‡	1L ‡	1VL ‡	1XL ‡	2	3	4
A1§, A2§, RE40§, RZ, RMP, RW2, RD, R3, RAS3	45' 3:1 FAR	45' 3:1 FAR	45' 3 stories † 3:1 FAR	30' 2 stories † 3:1 FAR	6 stories for RD,RAS3 and R3†; otherwise 6:1 FAR	6 stories for RD,RAS3 and R3†; otherwise 10:1 FAR	6 stories for RD,RAS3 and R3†; otherwise 13:1 FAR
RE11 §, RE15 §, RE20 §, RA § *					6:1 FAR	10:1 FAR	13:1 FAR
R1§, R2, RS §, RE9 § *							
PB	none 2 stories	75' 2 stories	45' 2 stories	30' 2 stories	none 6 stories	none 10 stories	none 13 stories
R4, RAS4, R5	none 3:1 FAR	75' 6 stories † 3:1 FAR	45' 3 stories † 3:1 FAR	30' 2 stories † 3:1 FAR	none 6:1 FAR	none 10:1 FAR	none 13:1 FAR
C, M	1.5:1 FAR	75' 6 stories † 1.5:1 FAR	45' 3 stories † 1.5:1 FAR	30' 2 stories † 1.5:1 FAR	75' for CR; otherwise none 6:1 FAR	75' for CR; otherwise none 10:1 FAR	75' for CR; otherwise none 13:1 FAR
PB	2 stories	2 stories	2 stories	2 stories	6 stories	10 stories	13 stories

Source: Summary Of Zoning Regulations City Of Los Angeles