

# 10404 FOOTHILL BLVD.

SYLMAR | LAKE VIEW TERRACE, CA 91342

**NAI**Capital  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

**FOR SALE | \$4,200,000**



- RESIDENCE + STORAGE YARD ALONG THE 210 FREEWAY
- ±88,732 SF / ±2.04 AC WITH CURRENT YARD INCOME

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# PROPERTY SNAPSHOT



## Property Name

Residence with 2-Acre Storage Yard Along 210 Freeway



## Address

10404 Foothill Blvd., Sylmar / Lake View Terrace, CA 91342



## Offering Type

Sale Opportunity



## Asking Price

\$4,200,000



## Property Type

Land / Residential Property with Storage Yard Income



## Land Area

±88,732 SF / ±2.04 AC



## Building Area

±1,956–2,052 SF residence, plus detached garage



## Year Built

1951



## Zoning

RA-1-K



## APN

2529-001-005 per current listing mirror; verify against ZIMAS parcel data



## Current Income

Owner-reported rent schedule indicates ±\$32,764.97/month gross rent



## Key Access

Foothill Blvd frontage; immediately adjacent to Foothill (210) Freeway



## Seller Financing

Seller financing offers considered



# EXECUTIVE OVERVIEW

10404 Foothill Blvd is a rare Foothill corridor sale opportunity offering approximately 2.04 acres of land, an existing residential structure, detached garage, fenced yard areas, and owner-reported current rental income from multiple yard, storage, vehicle, contractor, nursery, and residential users. The property is positioned immediately adjacent to the Foothill (210) Freeway and offers substantial frontage and exposure along Foothill Blvd. The offering may appeal to an owner-user, investor, contractor, storage-yard operator, nursery-related user, or land buyer seeking a large functional site in the Sylmar / Lake View Terrace area.

The current public listing mirror describes the site as a Residential Property with 2 Acre Personal Storage Yard, with  $\pm$ \$30,000/month in current gross rent from several informal/verbal tenants and an asking price of \$4,200,000. The owner-provided yard-rent schedule shows a higher total of \$32,764.97/month, which should be presented as owner-reported and subject to buyer verification of actual collections, leases, rental agreements, licenses, and tenant rights.

## PROPERTY DESCRIPTION

Located along Foothill Blvd in the Sylmar / Lake View Terrace area, the property combines a large residential land holding with functional yard storage characteristics. The site is immediately adjacent to the Foothill (210) Freeway and is reported by the current listing mirror as approximately 88,732 square feet, or 2.04 acres. Prior offering materials describe approximately 408.5 feet of frontage on Foothill Boulevard, while owner correspondence references a 2,052 SF building, detached garage, approximately 500 linear feet of retaining wall, and 6-foot fencing on both the front and back of the property.

The property's current income story is a key marketing driver. The attached 2026 yard-renter schedule lists multiple users and a total monthly rent figure of \$32,764.97, including rent from the main house, nursery, contractors, towing, RVs, containers, trucks, trailers, and yard-storage users. Because the rent schedule appears to be owner-generated and includes informal/verbal tenancy references, the brochure should characterize income as owner-reported current gross rental income and include strong buyer-verification language.



# KEY HIGHLIGHTS

<b>Large Foothill Site</b>	±2.04-acre Foothill Blvd property with substantial yard functionality and frontage exposure.
<b>Current Income</b>	Owner-provided 2026 rent schedule indicates approximately \$32,764.97/month in current gross rental income.
<b>210 Freeway Adjacency</b>	Immediately adjacent to the Foothill (210) Freeway, supporting visibility and regional access.
<b>Residence + Yard</b>	Existing residential structure, detached garage, storage-yard configuration, fencing, and retaining-wall improvements.
<b>RA-1-K Zoning</b>	ZIMAS identifies RA-1-K zoning and Very Low I Residential General Plan land use.
<b>Outdoor / Yard Use History</b>	LADBS permit documentation for related Foothill land references use of land for a 60,770 SF nursery with no retail sales.
<b>ZIMAS Overlays</b>	ZIMAS identifies ZI-2427 freeway-adjacent advisory notice, ZI-2438 equine keeping, and ZI-2324 San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan.
<b>Seller Financing</b>	Seller financing offers considered, subject to seller approval.



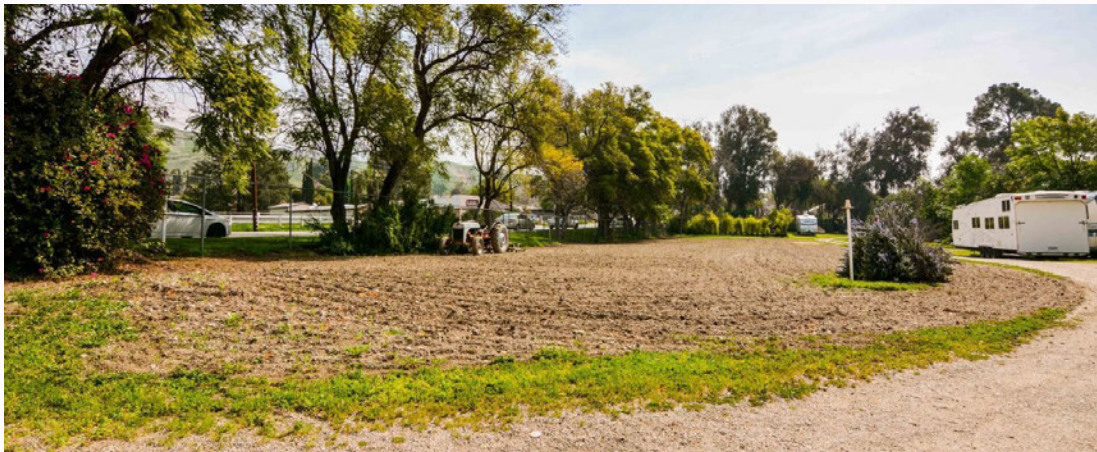
# ZIMAS HIGHLIGHTS

<b>Zoning</b>	RA-1-K
<b>General Plan Land Use</b>	Very Low I Residential
<b>Community Plan Area</b>	Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon
<b>Area Planning Commission</b>	North Valley APC
<b>Neighborhood Council</b>	Foothill Trails District NC
<b>Council District</b>	CD 7 - Monica Rodriguez
<b>Specific Plan Area</b>	San Gabriel / Verdugo Mountains Scenic Preservation
<b>Zoning Information</b>	ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses; ZI-2438 Equine Keeping; ZI-2324 Specific Plan
<b>Planning Notes</b>	Minimum Density Requirement: No; Hillside Area: No; Historic Preservation Review: No; CDO: None; CPIO: None; RIO: No; Sign District: No
<b>Development Program Indicators</b>	TOC: Not Eligible; AB 2097 Major Transit Stop: No; ED1 Eligibility: Not Eligible; TCAC Opportunity Area: High
<b>Environmental Indicators</b>	Biological Resource Potential: Low; Mountain Lion Potential: Low; Monarch Butterfly Potential: No; Santa Monica Mountains Zone: No
<b>Park / Buffer Note</b>	500 Ft Park Zone: Active - Hansen Dam Recreation Area



# INCOME SUMMARY INPUT

<b>Current Rent Schedule</b>	Owner-provided 2026 rent schedule totals \$32,764.97/month.
<b>Prior Listing Income Reference</b>	Public listing mirror references approximately \$30,000/month current gross rent from several tenants.
<b>Prior OM Income Reference</b>	Prior 2025 OM reported \$26,100/month current gross income.
<b>Recommended Income Language</b>	Owner-reported current gross rent; buyer to verify leases, verbal agreements, tenant rights, licenses, collections, deposits, arrears, expenses, and legal compliance.
<b>Recommended Financial Treatment</b>	If NAI creates a brochure, provide the rent schedule in Excel format and avoid presenting the income as stabilized NOI unless expense and lease documentation is verified.



## POTENTIAL BUYER PROFILES



### Owner-User

Large yard, residence, garage, fencing, and freeway-adjacent location may suit a buyer needing land and operational flexibility.



### Yard / Storage Operator

Existing user mix indicates current yard-storage demand, subject to verification of legality, permits, and tenant agreements.



### Contractor / Trade User

Yard configuration, fencing, and freeway adjacency may appeal to contractors, towing, nursery, vehicle, equipment, or materials users, subject to zoning and approvals.



### Investor

Owner-reported monthly rent may support an income-oriented acquisition, subject to verification and regularization of tenant agreements.



### Land Buyer / Developer

Large Foothill Blvd land position with RA-1-K zoning and specific plan context may offer long-term optionality, subject to entitlement analysis.

# RENT SCHEDULE

Description	Monthly Rent
2x school bus	\$800.00
40' container storage	\$500.00
2x school bus	\$450.00
Office trailer	\$4,000.00
40' storage container	\$450.00
1 truck & 30' trailer #1 - on the 15th	\$450.00
1 truck & 30' trailer #2 - on the 1st	\$450.00
Attitude-Hauler	\$350.00
Nursery	\$3,183.47
Main House	\$4,961.25
Machine	\$350.00
3,600 SF	\$2,750.00
Start 01.26.2026; no deposit per IJ	\$600.00
40' container storage	\$400.00
I.J.'s 40' container storage	\$575.00
RV trailer	\$325.00
RV	\$300.00
RV	\$325.00
1 office trailer and 3 tow trucks	\$2,500.00
RV	\$350.00
Car trailer	\$350.00
15 tow trucks	\$5,945.25
1 box truck	\$350.00
5 box trucks	\$1,500.00
1 orange food truck	\$550.00
<b>Total</b>	<b>\$32,764.97</b>



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