



3.68 AC Vacant Land for Sale | Balboa Blvd, Granada Hills, CA



APN 2606 001 013 / 2606 002 016 / 2606 024 024 / 2606 002 015



GRANADA HILLS

SITE

BALBOA BLVD

KNOLLWOOD DR

Presented by:

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NAI Capital

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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Executive Summary

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EXECUTIVE SUMMARY

NAI Capital Commercial is pleased to present an assemblage of four contiguous parcels of vacant land for sale. The land is located along prime Balboa Blvd in the city of Granada Hills, CA, an affluent suburban community in the northern San Fernando Valley of Los Angeles. The land would be ideal for assisted or senior living and there is no competition in the area for senior care. Neighborhood Advisory Committee and City Council are not opposed to approving these uses. It also has current entitlements in place for a church and/or school.

The land has excellent frontage along Balboa Blvd, and is surrounded by residential homes, schools, churches, and directly faces the Knollwood Country Club and Golf Course. It is easily accessible via the 118 Freeway. The subject property has a beautiful natural geography including a variety of mature trees and a natural spring running through it. Developers can retain these existing features as part of their design if desired. There is no need for import or export of soil. The natural slope of the land to the spring allows a new developer to build below grade structures.



PROPERTY VALUATION SUMMARY

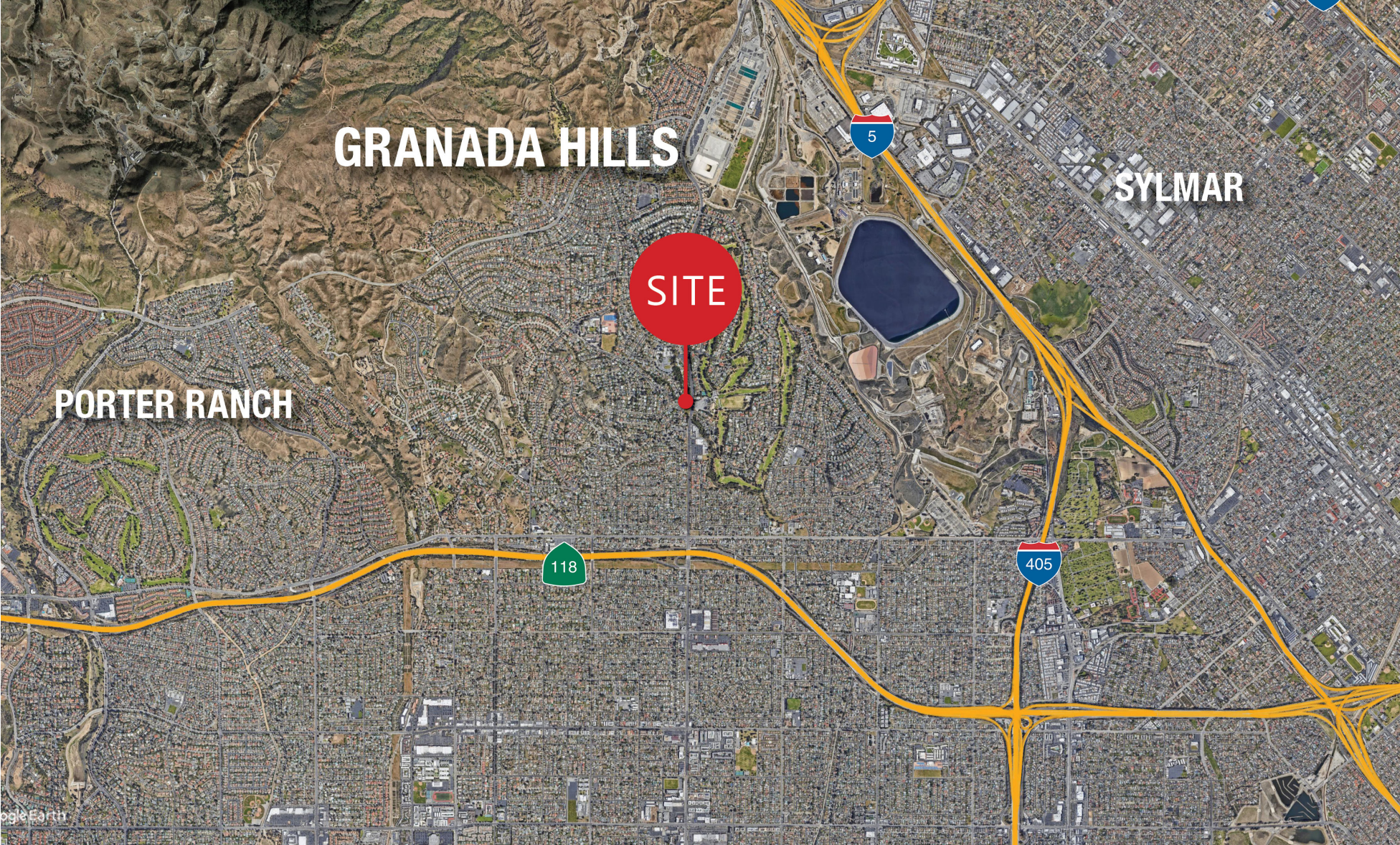
Address:	APN 2606 001 013 / 2606 002 016 / 2606 024 024 / 2606 002 015
Price:	\$3,300,000.00
Total Parcel Size:	3.68 AC / 160,300 SF
Price per SF:	\$20.58/SF
Property Type:	Vacant Land
Generalized Zoning:	[T]RS-1
General Plan Use:	Low 1 Residential
Current Entitlements:	Church and/or Church School
Council District: District 12 / Hannah Lee	District 12 / Hannah Lee
Development Options:	Neighborhood Advisory Committee and City Council are not opposed to senior care, assisted living, or memory care on this site

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Area Map

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Demographics

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Population

	1 Mile	3 miles	5 Miles
Estimated Population (2021)	12,638	117,541	397,693
Projected Population (2026)	12,460	116,189	395,548

Households

	1 Mile	3 miles	5 Miles
Estimated Households (2021)	4,282	38,638	119,219
Projected Households (2026)	4,423	39,916	124,119

Average Household Income

	1 Mile	3 miles	5 Miles
Estimated Average Household Income (2021)	\$158,105	\$119,922	\$105,607
Projected Average Household Income (2026)	\$191,458	\$142,630	\$123,662

The Largest Geographical Region of Los Angeles County

The San Fernando Valley is an urbanized valley in Los Angeles County, California, defined by the mountains of the Transverse Ranges circling it. Home to 2.9 million people, it is north of the larger, more populous Los Angeles Basin. Most of the San Fernando Valley is within the jurisdiction of the city of Los Angeles, although a few other incorporated cities are located within the valley as well: Burbank and Glendale are in the southeast corner of the valley, Hidden Hills and Calabasas are in the southwest corner, and San Fernando, which is completely surrounded by Los Angeles, is in the northeast valley.

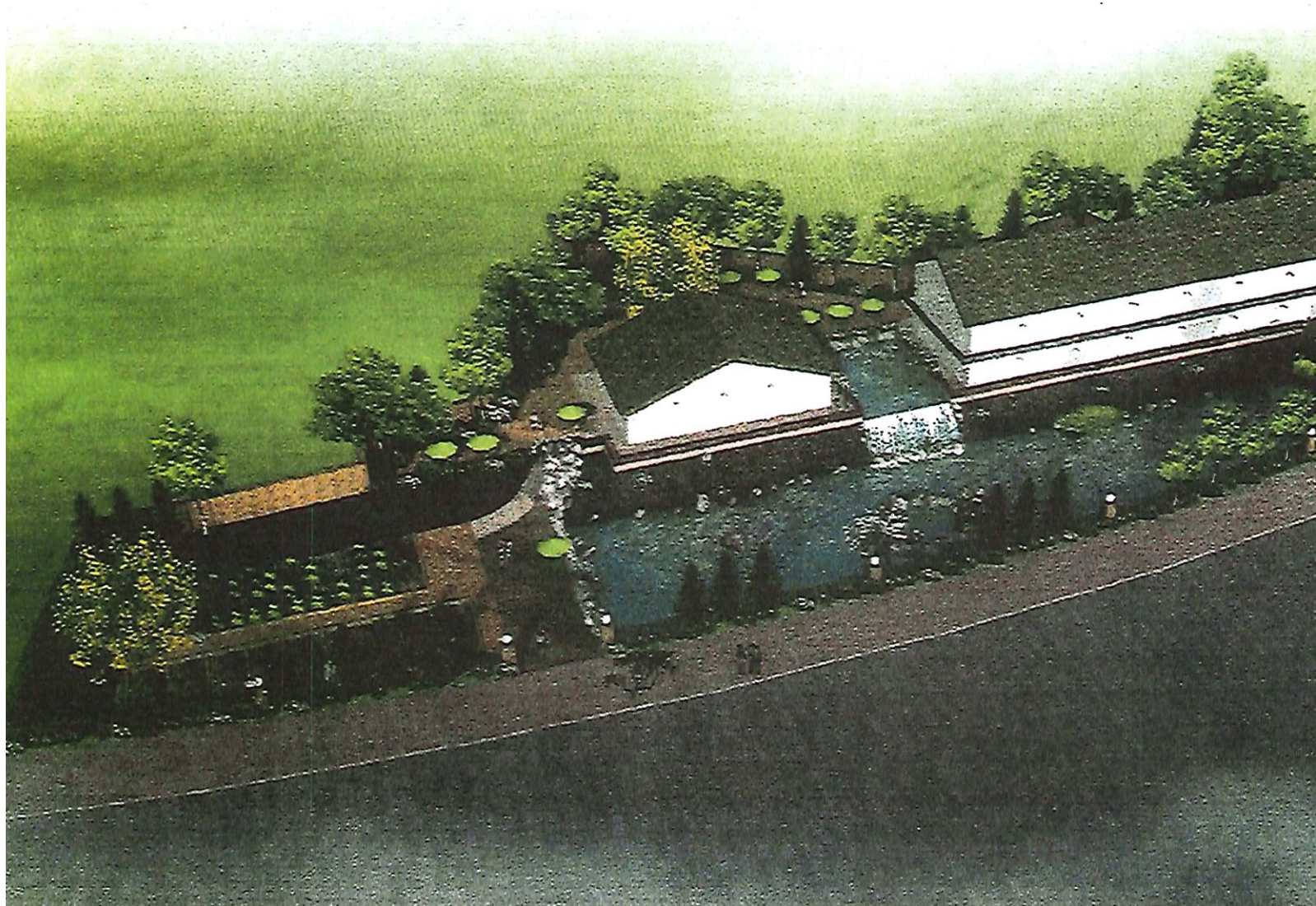




Rendering

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*Alternative rendering – not related to the current entitlements





Map

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