

4100 - 4110 CAHUENGA BLVD, LOS ANGELES, CA 91602

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

**TOLUCA LAKE**

**SITE**

CAHUENGA BLVD  
LANKERSHIM BLVD

**TIER 3 TOC TOLUCA LAKE MULTIFAMILY DEVELOPMENT OPPORTUNITY**  
4100 - 4110 CAHUENGA BLVD | TOLUCA LAKE, CA



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4100 – 4110 CAHUENGA BLVD  
LOS ANGELES, CA

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**SITE**

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PRICING DETAIL

4110 Cahuenga Blvd, Los Angeles, CA 91602

|                    |                     |
|--------------------|---------------------|
| Purchase Price:    | \$8,799,000.00      |
| Total Land Area:   | 37,764 SF / 0.87 AC |
| Price per Land SF: | \$233/SF            |

NOTE: Existing restaurant and small office on short term lease netting \$25,660/month



# DEVELOPMENT SPECIFICATIONS

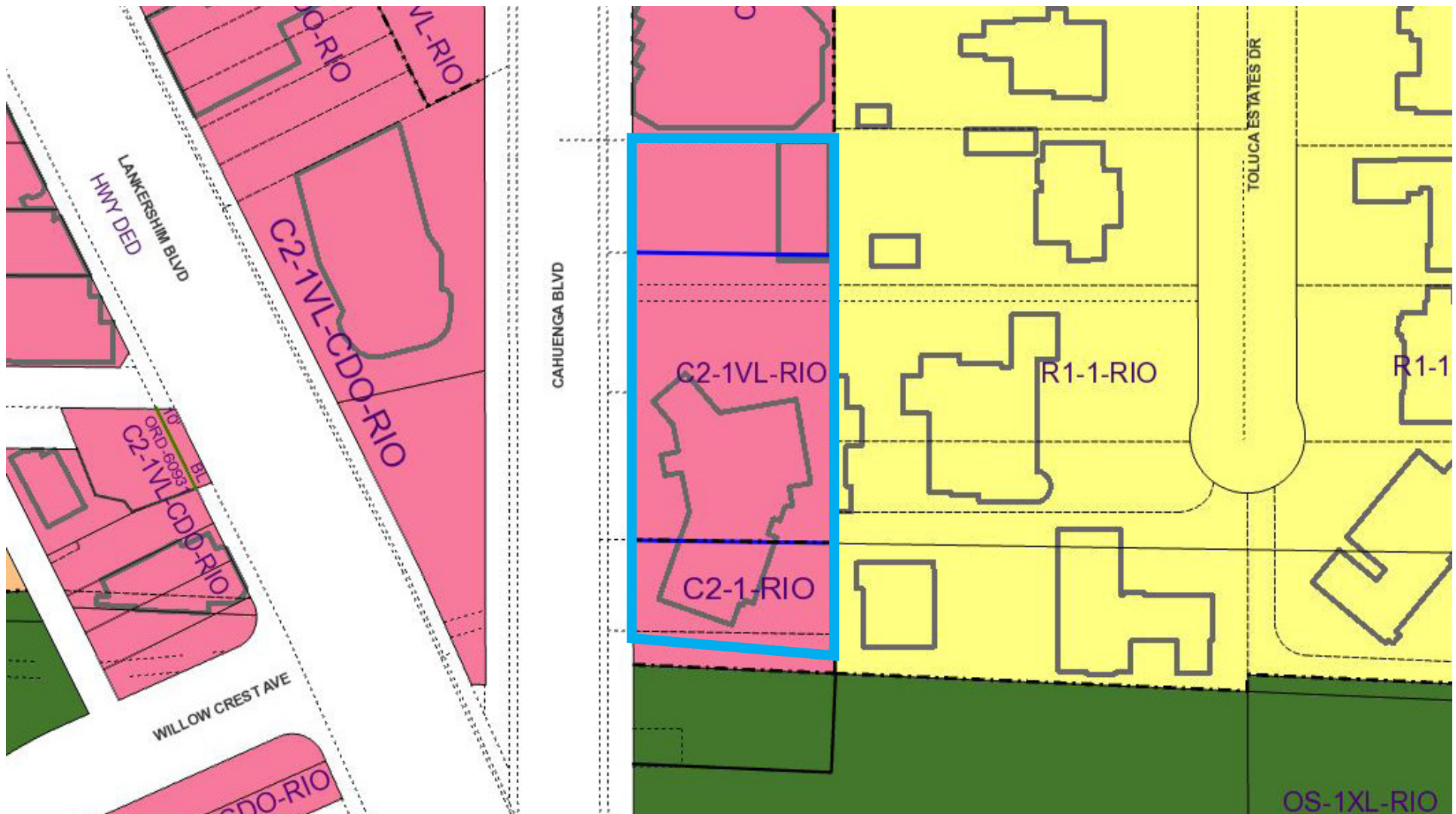
## 4110 Cahuenga Blvd, Los Angeles, CA

|                                     |  |
|-------------------------------------|--|
| Zoning                              | C2 – see following page for detail                                     |
| APN                                 | 2424-040-013 / 2424-042-001 / 2424-042-002                             |
| Lot Size                            | 37,764 SF / 0.87 AC  |
| Total Buildable Area                | 56,645.40  |
| FAR                                 | 1:5:1  |
| Total units by right                | 95   |
| Density Bonus                       | 127 – 170 units total, including affordable units                      |
| Transit Oriented Community (Tier 3) | Maximum of 160 units total   |
| Community Plan                      | Sherman Oaks-Studio City – Toluca Lake<br>Cahuenga Pass Community Plan |
| General Plan                        | Los Angeles – General Commercial                                       |
| Council District                    | CD-2: Paul Krekorian   |





# ZONING MAP



## NOTES:

The larger northern portion of the site is zoned C2-1VL-RIO – “General Commercial” – Total floor area shall not exceed 1/5 times the buildable area of the lot. Height is limited to 45 feet and 3 stories. The smaller southern portion of the site is zoned C2-1-RIO – “Open Space” – Total floor area shall not exceed 1/5 times the buildable area of the lot. height is unlimited as to both feet and stories RIO: River Improvement Overlay – subject to a RIO administrative clearance obtained by the department of city planning



# INVESTMENT INFORMATION

## Investment Highlights

- One of a kind generational opportunity to acquire a prime 37,764 SF commercial lot in the heart of Toluca Lake
- Toluca Lake is an affluent San Fernando Valley community that is easily accessible via the 101 & 134 freeways and is situated directly adjacent to the NoHo Arts District, Universal Studios, and Warner Studios
- Property is near the intersection of Cahuenga Blvd and Lankershim Blvd, with traffic counts of +/- 25,943 vehicles per day and only 0.4 miles from the Universal City/Studio City Transit Stop (Red Line) transit station
- C2 zoned lot allows for 95 units by right, and up to 170 total units including density bonuses and TOC allowances
- Assembly Bill (AB) 2097 was passed in January 2023, removing minimum parking requirements for housing developments within one-half mile of a major transit stop and offering incredible cost savings for a new developer of this site



### PROPERTY ADDRESS

4100 – 4110 Cahuenga Blvd,  
Los Angeles, CA 91602



### Frontage

325 feet on Cahuenga Blvd



### Transit Oriented Community (TOC)

Tier 3



### FAR

1:5:1



### Market Rent

Retail: \$3.32/SF  
Multifamily (2 bedroom) \$2,645/unit

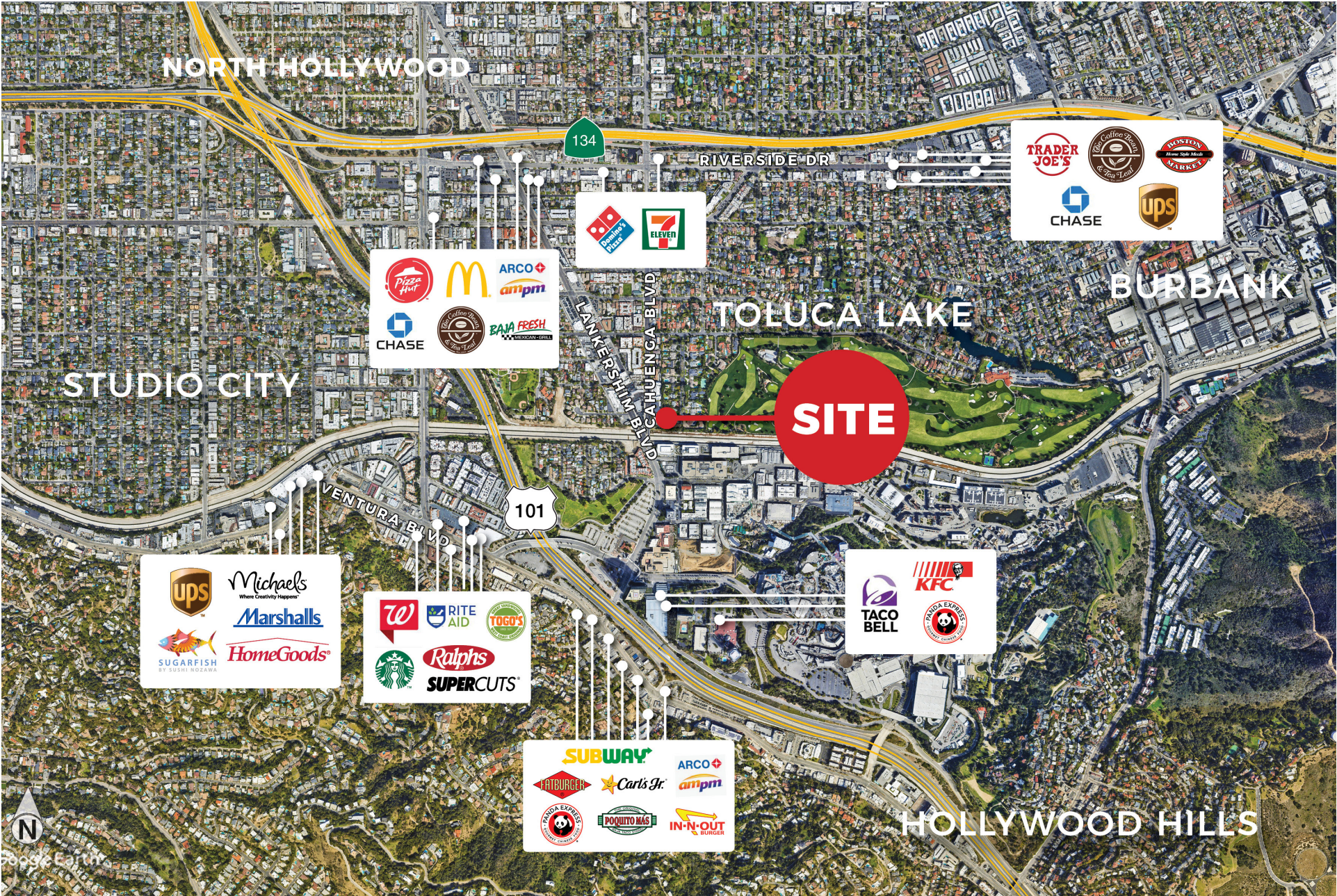


### Multifamily Vacancy Rate

2.5%



RETAILER MAP





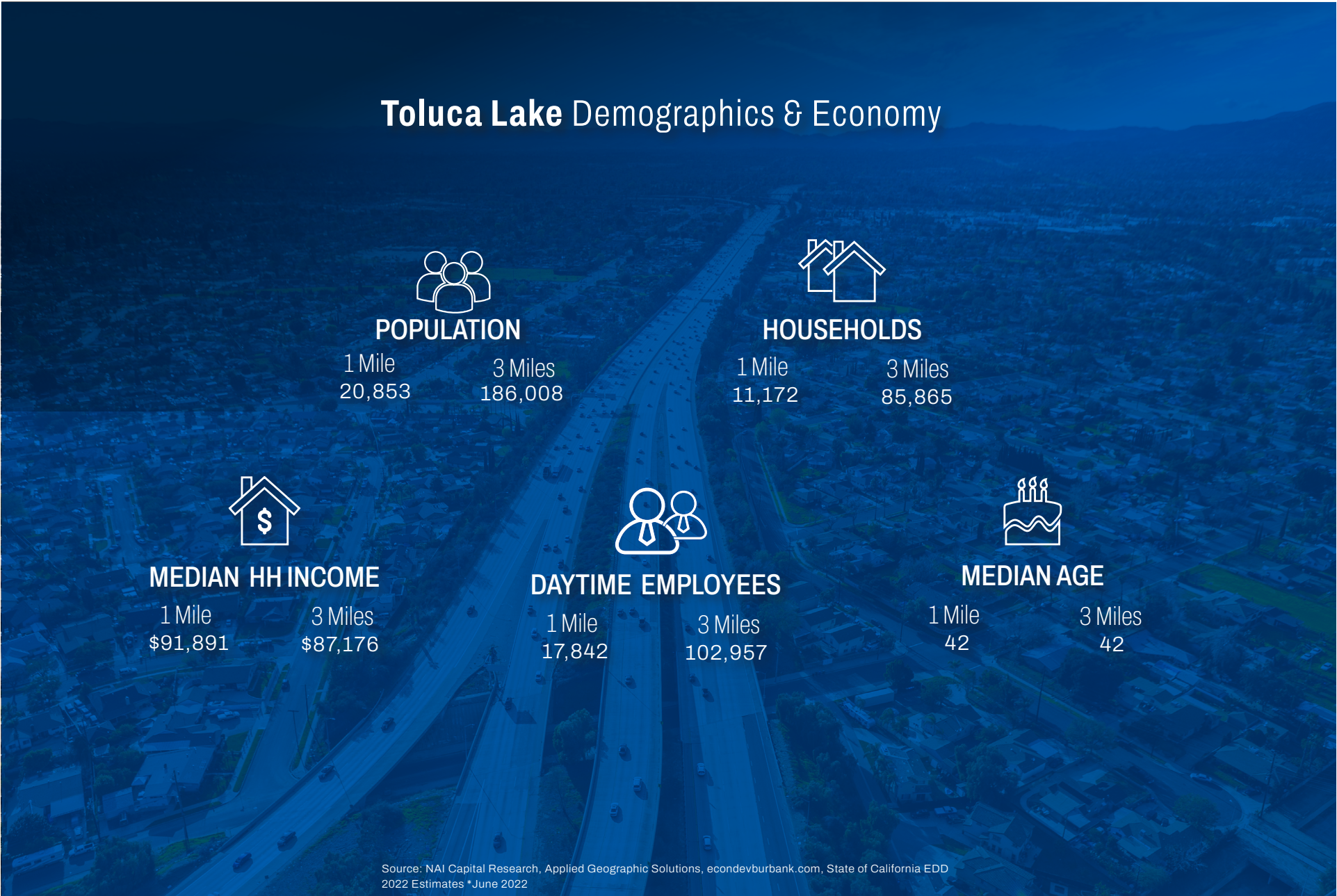
## AREA OVERVIEW

Toluca Lake is a wealthy submarket in the heart of the San Fernando Valley. Currently the primary location for streaming content production, every major studio is currently greatly increasing their footprint in the San Fernando Valley as they work to keep pace with content demand. These include Hulu, Netflix, Amazon and Disney, as well as technology companies Apple, Facebook and Google. Residents of Toluca Lake enjoy easy commutes via the 101, 134, and 405 with easy access to major employers and lucrative job opportunities. Additionally, the property benefits from its location less than a half mile from Metro Red Line Station at Universal Studios, from which commuters can access all of Los Angeles via Metro trains.

The neighborhood of Toluca Lake has seen very few new developments over the last decade. From 2011-YTD only 226 units have come to market in the neighborhood. This represents the fewest units developed when compared to the surrounding neighborhoods. It also enjoys a very high income demographic, with average household incomes of \$91,891 and a median housing value of \$1.3M.









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