

# RARE SYLMAR PURCHASE OPPORTUNITY

*Price Reduced! Seller Motivated!*



2.04 Acres of Land | Future Development Site

10404 Foothill Blvd, Lake View Terrace, CA 91342



- 88,711± SF of Land
- Future Development Site
- Adjacent to 210 Freeway
- Rare Purchase Opportunity
- **Price Reduced! Seller Motivated!**



*Exclusively listed by*  
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10404 FOOTHILL BOULEVARD  
LAKE VIEW TERRACE, CA 91342

## Property Details

Building Area	1,956± SF
Type	Single Family Residence
Year Built	1951
Land Area	88,711± SF   2.04 Acres
Zone	LA RA-1-K
Current Use	Construction Materials Storage
APN	2529-001-005
Frontage	408.5' on Foothill Boulevard
Traffic Count (2022)	7,077 Vehicles Per Day



## Property Highlights

- Sylmar purchase opportunity
- Ideal for owner/user, investor, or developer
- Future development site
- Fantastic frontage and exposure
- Current \$26,100 gross monthly income
- Located just east of Hansen Dam Recreational Center
- Foothill (210) Freeway is adjacent to the property to the south
- 10 miles north of Burbank and 10 miles south of Santa Clarita
- Seller financing possible (call broker)
- Showings by appointment only; please do not disturb tenant
- Buyer to verify accuracy of all information

**Sale Price Reduced! ~~\$5,999,000~~ \$5,499,000**  
**(\$61.99 Per SF Land)**



INTERSTATE  
CALIFORNIA  
210

Foothill Blvd

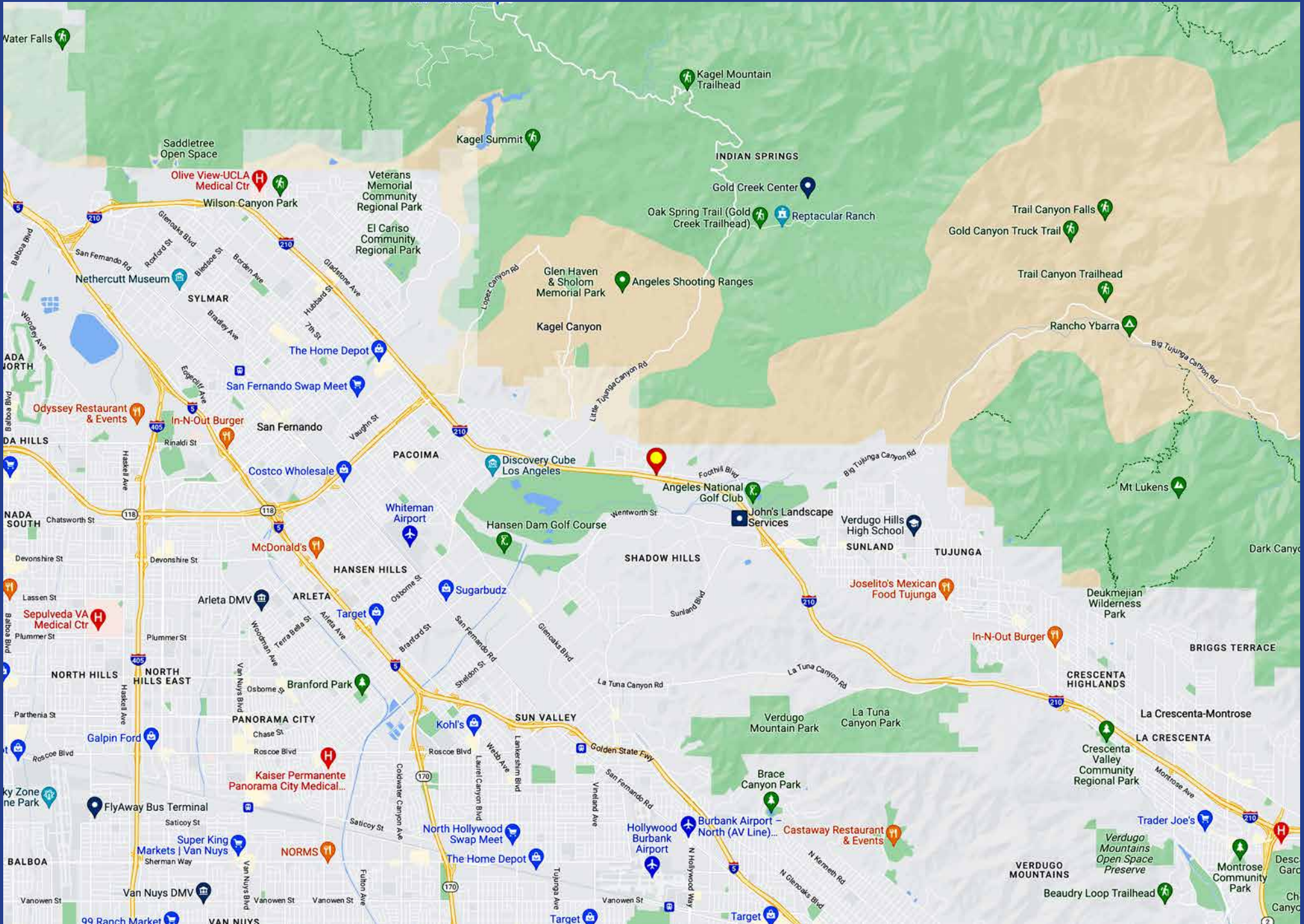


Foothill Blvd

# Plat Map



# Area Map



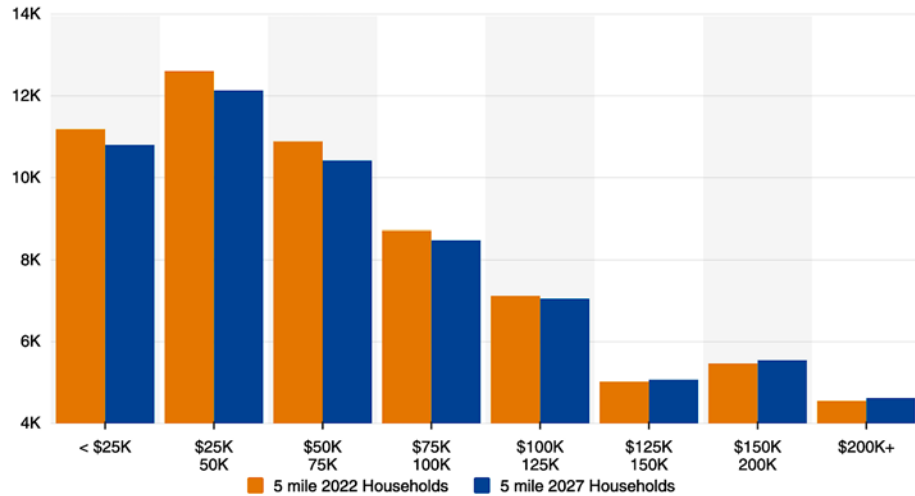
# Rent Roll

TENANT	MAKE OR MODEL	LICENSE OR DESCRIPTION	MONTHLY RATE	DEPOSIT
Garland Morris	RV Trailer	1MC7424	\$250.00	\$200.00
Ray Jones	Motorhome	434ZTR	\$250.00	\$200.00
Abel Perez	RV Trailer	1ND6717	\$250.00	\$200.00
Steve Borges	Nursery	Take 1 Motion Picture Plant Rental	\$2,750.00	No deposit
Alen Hakoubyan	A&S Towing	48711T1	\$250.00	No deposit
Leo -AIRinc.	Gated Parking Space	Air Demolition Inc. (Contractor)	\$2,800.00	No deposit
Francisco Arias	RV Parking	Iconic 5th Wheel	\$250.00	\$250.00
Joe King	Office Trailer & Parking Space	King Asset Recovery	\$4,100.00	\$4,100.00
Eduardo Segura	Main House Rental	5 Adults	\$4,500.00	\$5,000.00
Lori and Eduard Paterson	RV Parking	1 Space	\$250.00	\$250.00
Trius	Used Cars	4 Spaces (7 lines)	\$1,400.00	\$1,400.00
Bryce & Barry	1 Space	Contractor	\$300.00	\$300.00
Carlos Cruz	Roofing Contractor Truck & Trailer	2 Spaces	\$600.00	\$600.00
Jeffrey Schrage	40' Container Storage	1 Space	\$300.00	\$300.00
Anthony Starros	40' Container Storage	1 Space	\$500.00	\$500.00
Mike Cazares	Truck & Trailer Space	1 Space	\$500.00	\$500.00
Idir Tameriout	Tow Truck	2 Spaces	\$600.00	\$600.00
David Velasco	RV Trailer	1 Space	\$300.00	\$300.00
Judith & Chuck Stuart	RV Trailer	1 Space	\$300.00	\$300.00
Sherri & Dan	RV Trailer	1 Space	\$300.00	\$300.00
Greg Rabinovitz (FBI) per I.J.	RV	1 Space	\$300.00	\$300.00
John Smith	RV	1 Space	\$300.00	\$300.00
Al Lopez	Truck and Trailer Parking	2 Spaces	\$600.00	\$600.00
James Galante	24' RV Chateau	1 Space	\$300.00	\$300.00
Alex Maya	2 Trucks Storage	2 Spaces	\$600.00	\$600.00
Mike Weston	RV	1 Space	\$400.00	No deposit
Wikum Gamage	RV with Tent	1 Space	\$350.00	No deposit
Indika Jayaratna	Office Trailer & Parking Space	Ceylon Properties LLC	\$2,500.00	No deposit
<b>TOTAL MONTHLY INCOME:</b>			<b>\$26,100.00</b>	

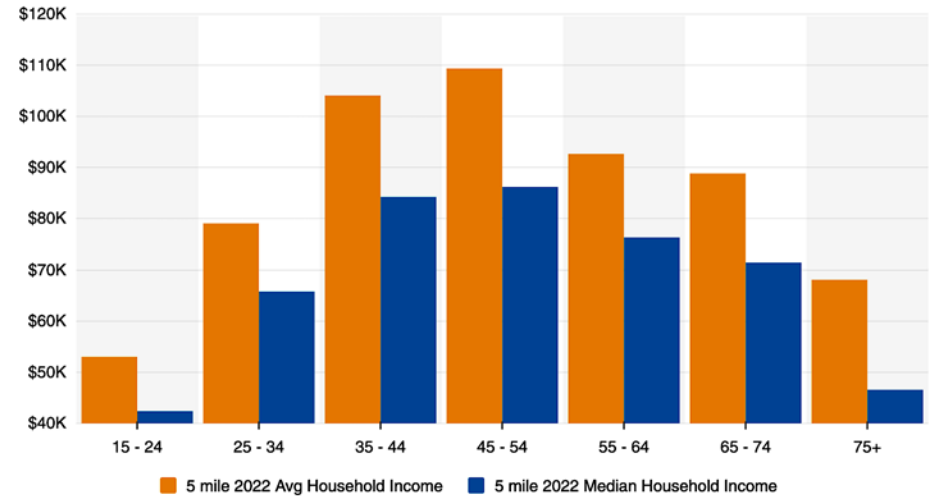


# Neighborhood Demographics

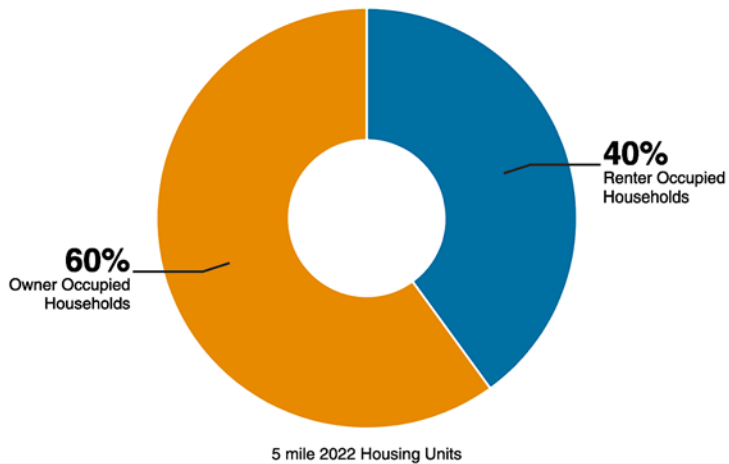
Household Income



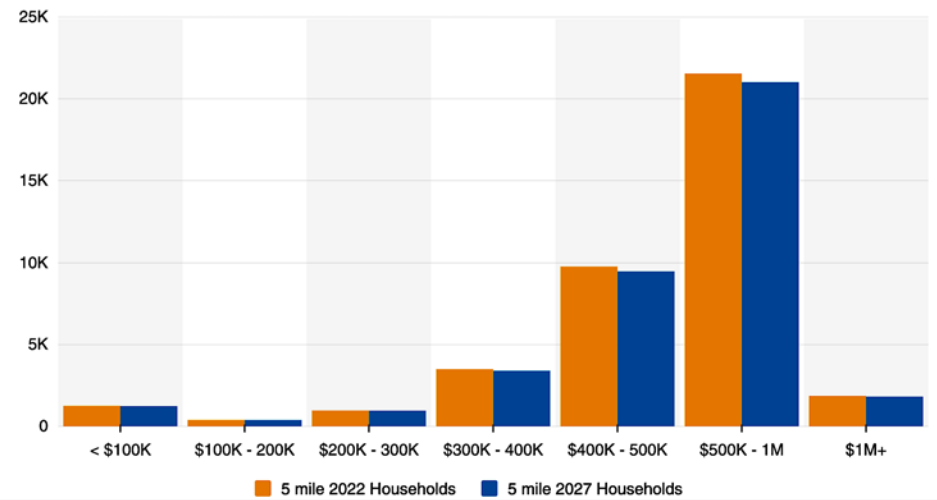
Household Income By Age



Housing Occupancy



Home Values



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Lake View Terrace, CA 91342

88,711± SF of Land  
2.04 Acres

Future Development Site



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