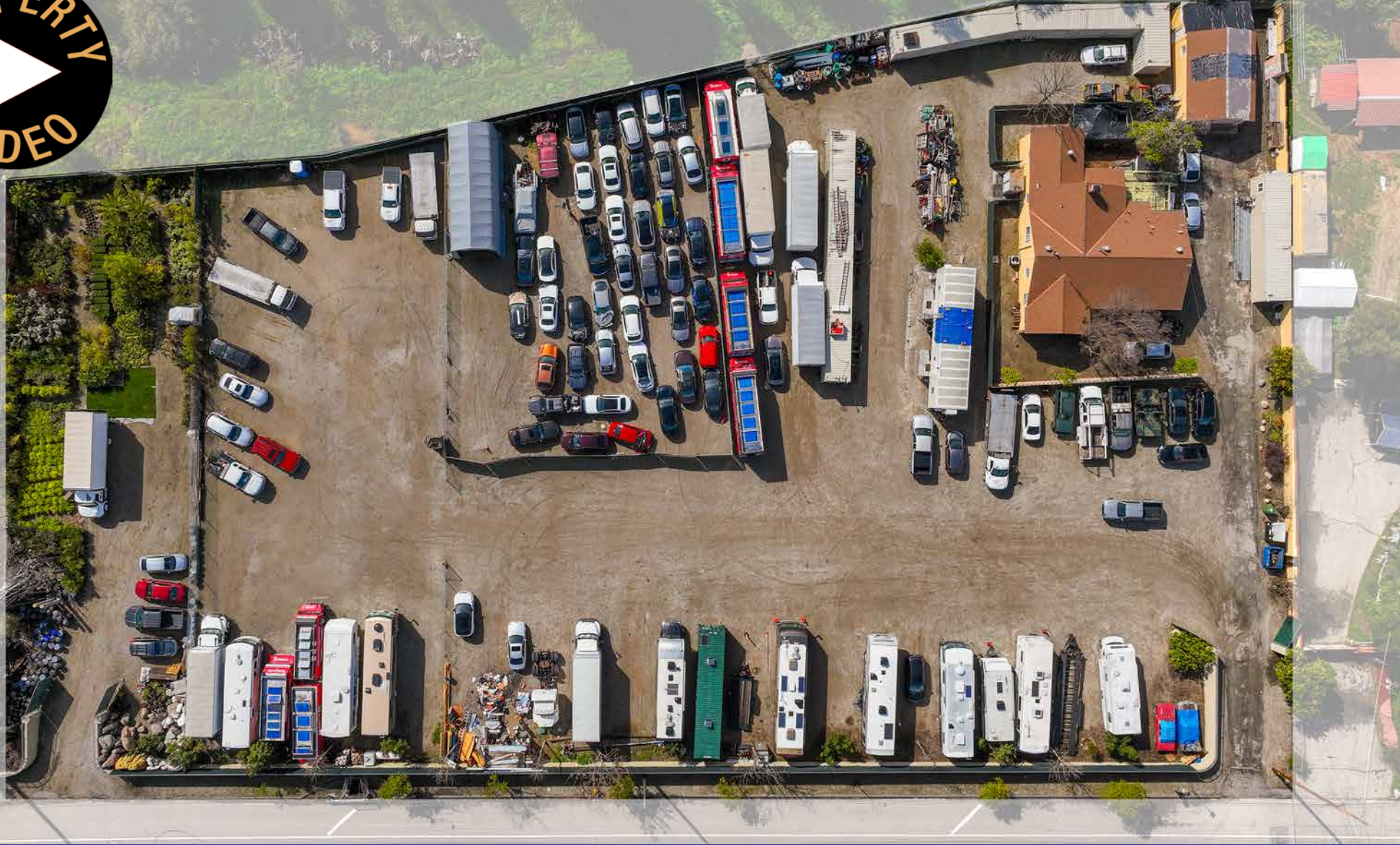


RARE SYLMAR PURCHASE OPPORTUNITY



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



Exclusively listed by

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This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

10404 FOOTHILL BOULEVARD LAKE VIEW TERRACE, CA 91342

Property Details

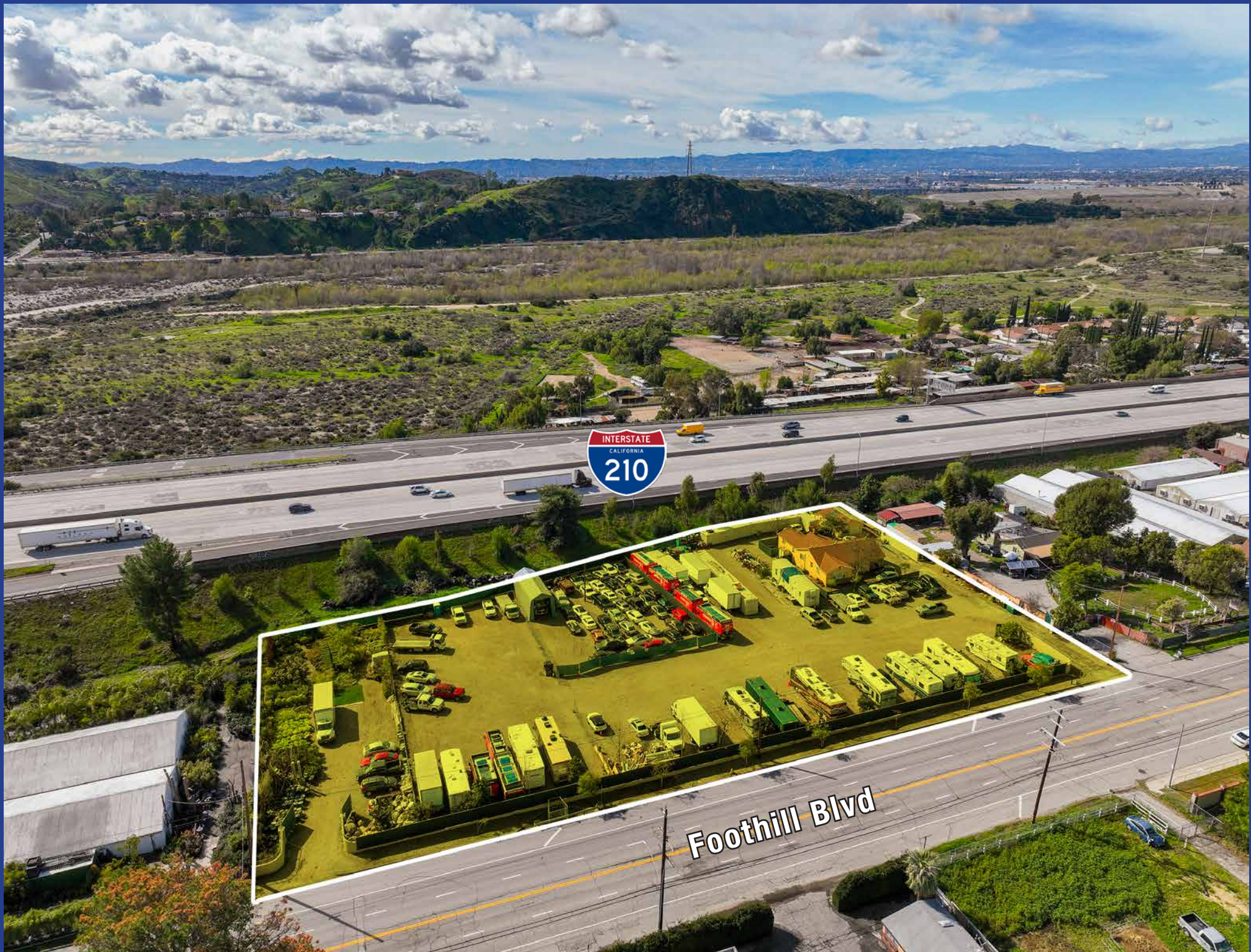
Building Area	1,956± SF
Type	Single Family Residence
Year Built	1951
Land Area	88,711± SF 2.04 Acres
Zone	LA RA-1-K
Current Use	Construction Materials Storage
APN	2529-001-005
Frontage	408.5' on Foothill Boulevard
Traffic Count (2022)	7,077 Vehicles Per Day



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 \$4,999,000
(\$56.35 Per SF Land)

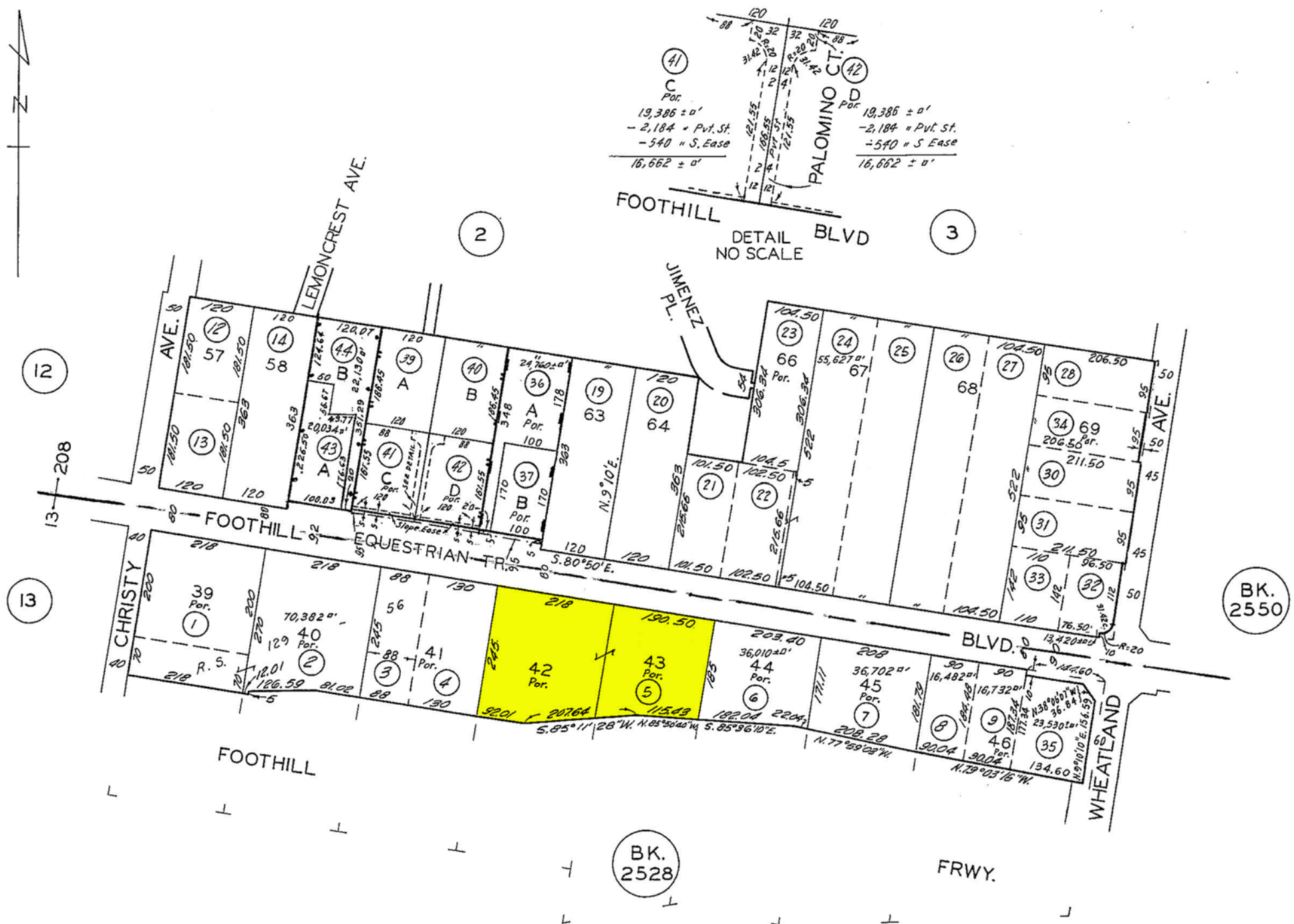


INTERSTATE
CALIFORNIA
210

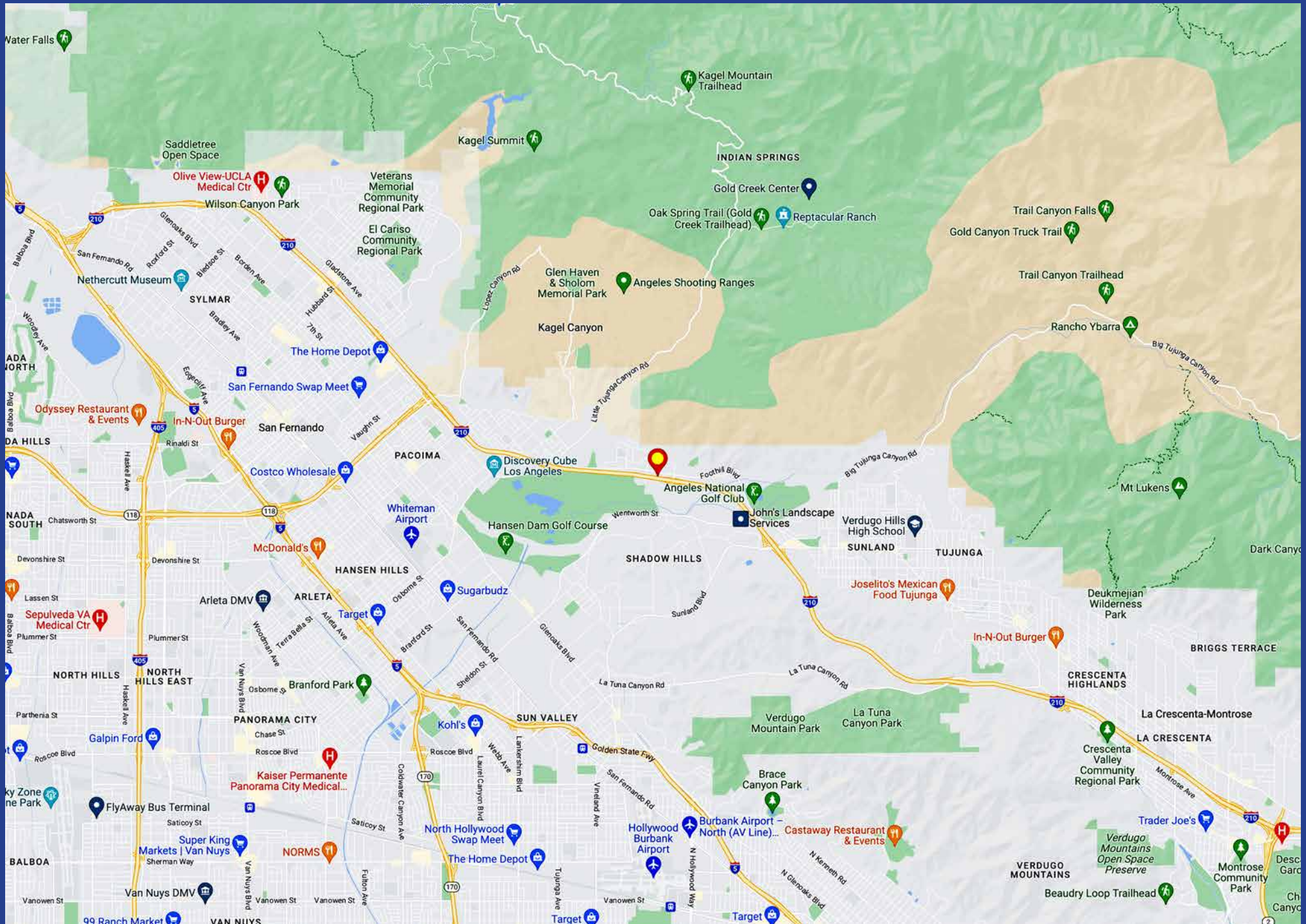
Foothill Blvd



72



Area Map



Rent Roll

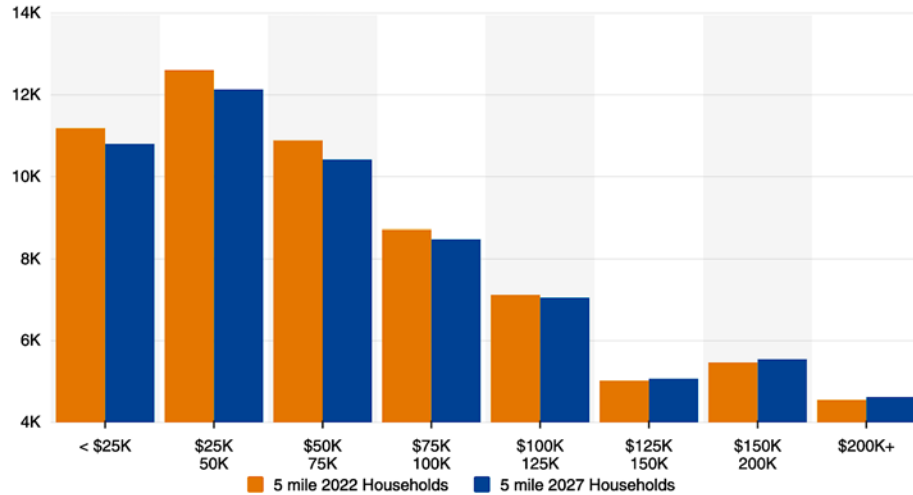
TENANT	MAKE OR MODEL	LICENSE OR DESCRIPTION	MONTHLY RATE	DEPOSIT
Garland Morris	RV Trailer	1MC7424	\$250.00	\$200.00
Ray Jones	Motorhome	434ZTR	\$250.00	\$200.00
Abel Perez	RV Trailer	1ND6717	\$250.00	\$200.00
Steve Borges	Nursery	Take 1 Motion Picture Plant Rental	\$2,750.00	No deposit
Alen Hakoubyan	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

TOTAL MONTHLY INCOME:

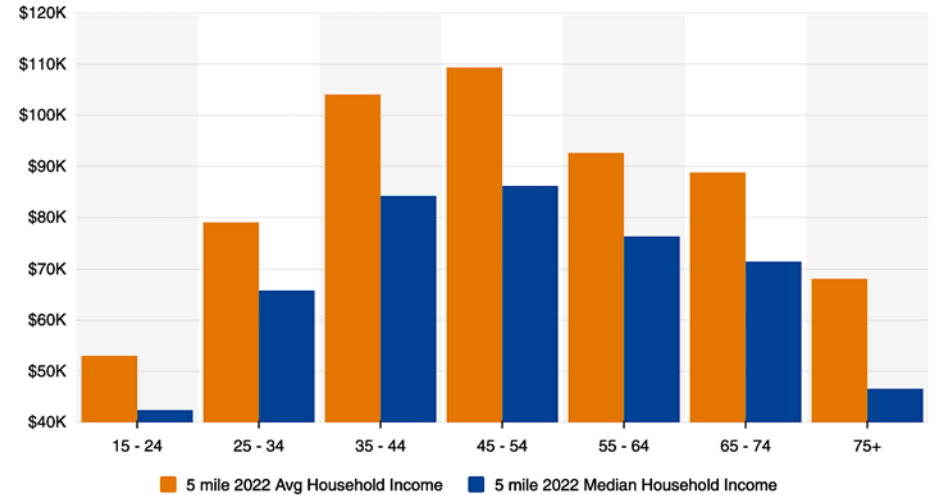
\$26,100.00

Neighborhood Demographics

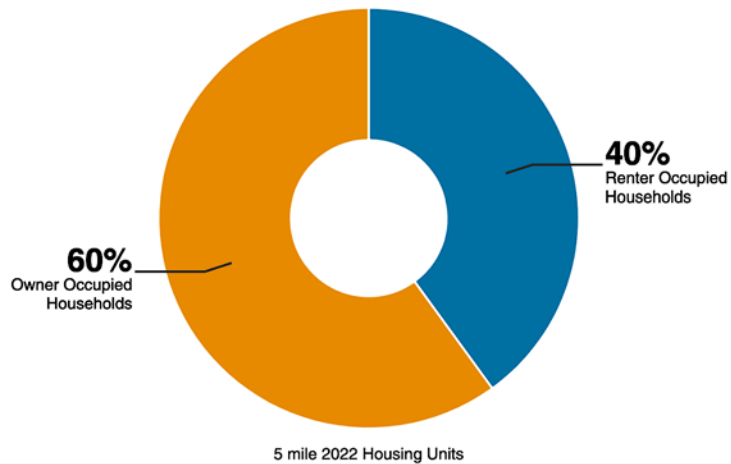
Household Income



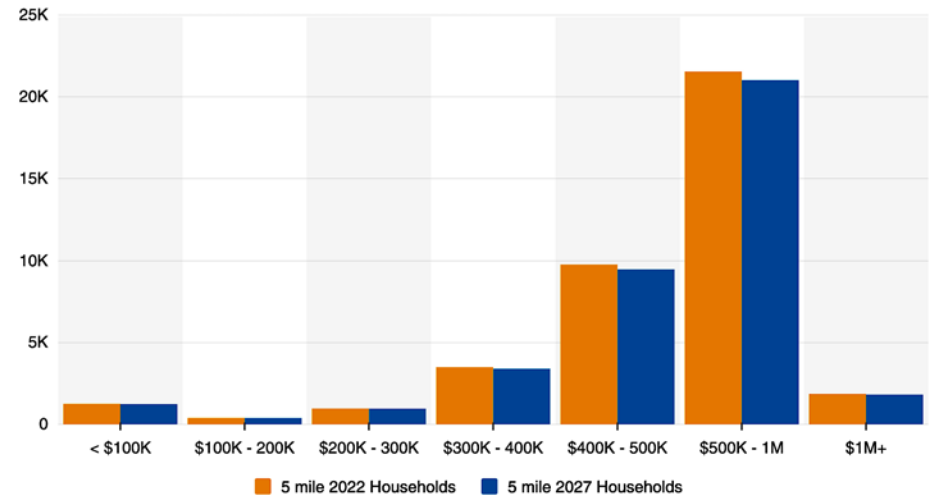
Household Income By Age



Housing Occupancy



Home Values



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88,711± SF of Land
2.04 Acres

Future Development Site



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