

RARE NORTH HOLLYWOOD SB-8 EXEMPT R3 LOT IN OPPORTUNITY ZONE!

11618 VICTORY BLVD



OFFERING MEMORANDUM

Prepared by
THE LAND SPECIALISTS®



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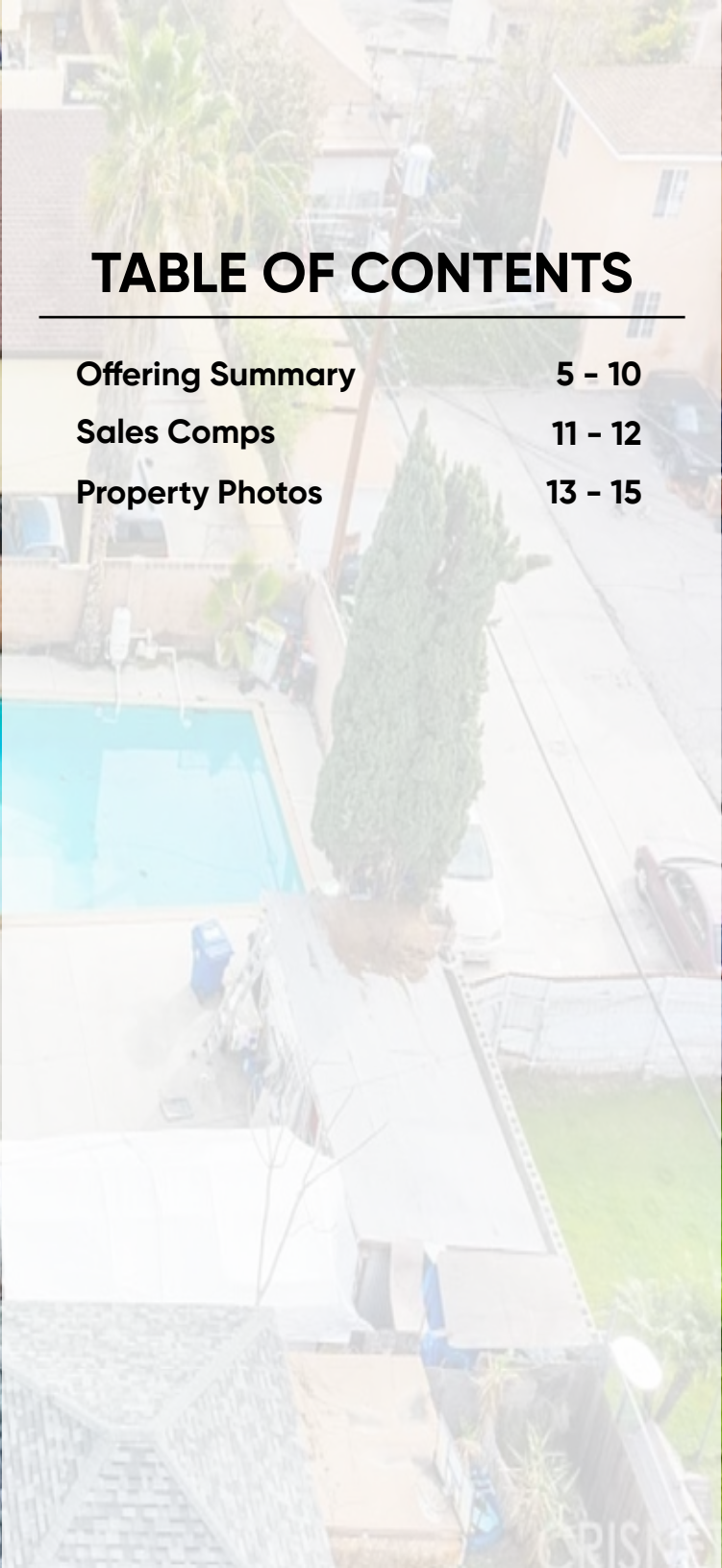
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OFFERING SUMMARY

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The Land Specialists are pleased to present 11618 Victory Blvd, an incredible opportunity to build a new construction multi-unit development in North Hollywood, just minutes from the thriving NoHo Arts District! 11618 Victory Blvd is an SB-8 EXEMPT, NON-RENT CONTROLLED, OPPORTUNITY ZONE, FLAT, LAR3(Q)-zoned lot—an increasingly rare find in the LA landscape. With limited SB-8 exempt properties available, this is a prime chance to build without tenant relocation delays or replacement unit requirements—saving both time and money.

Situated in a prime North Hollywood location, this property offers unbeatable access to one of LA's fastest-growing neighborhoods. Future tenants will love being just minutes from the NoHo Arts District, a hub of creativity featuring indie theaters, comedy clubs, live music venues, and some of the city's best dining and nightlife. The recently completed NoHo West shopping and entertainment center adds even more appeal, with Trader Joe's, Regal Cinemas, LA Fitness, and a variety of retail and dining options. With a Metro station nearby, easy access to the Red and Orange Lines makes commuting to Downtown LA, Burbank, and Universal City a breeze, drawing in professional renters looking for convenience.

The LAR3 zoning allows for the development of multiple residential units, with additional potential under Executive Directive 1 (ED-1) incentives to maximize density. Plus, being within half a mile of a Major Transit Stop may allow for reduced or eliminated parking requirements, making the project even more cost-effective. With North Hollywood's continued transformation and strong rental demand, new construction in this area is poised to command premium rents and long-term value appreciation. Whether you plan to build and sell or hold for cash flow, this is an exceptional opportunity in one of LA's most sought-after neighborhoods.



PROPERTY OVERVIEW

| | | |
|----------------------|---------------------------|---|
| THE PROPERTY: | Address: | 11618 Victory Blvd, North Hollywood, CA 91606 |
| | APN: | 2335-026-008 |
| | # Developable Units: | 5 |
| | Current Structure on Lot: | SFR |
| | Lot Size (SF): | 7,022 |
| | Rent Control: | No |
| | Zoning: | LAR3(Q) |
| | SB-8 Status: | Exempt |
| | Opportunity Zone: | Yes |

| | | |
|----------------------|-------------------|-------------|
| THE OFFERING: | List Price: | \$1,075,000 |
| | Price Per Lot SF: | \$153.09 |

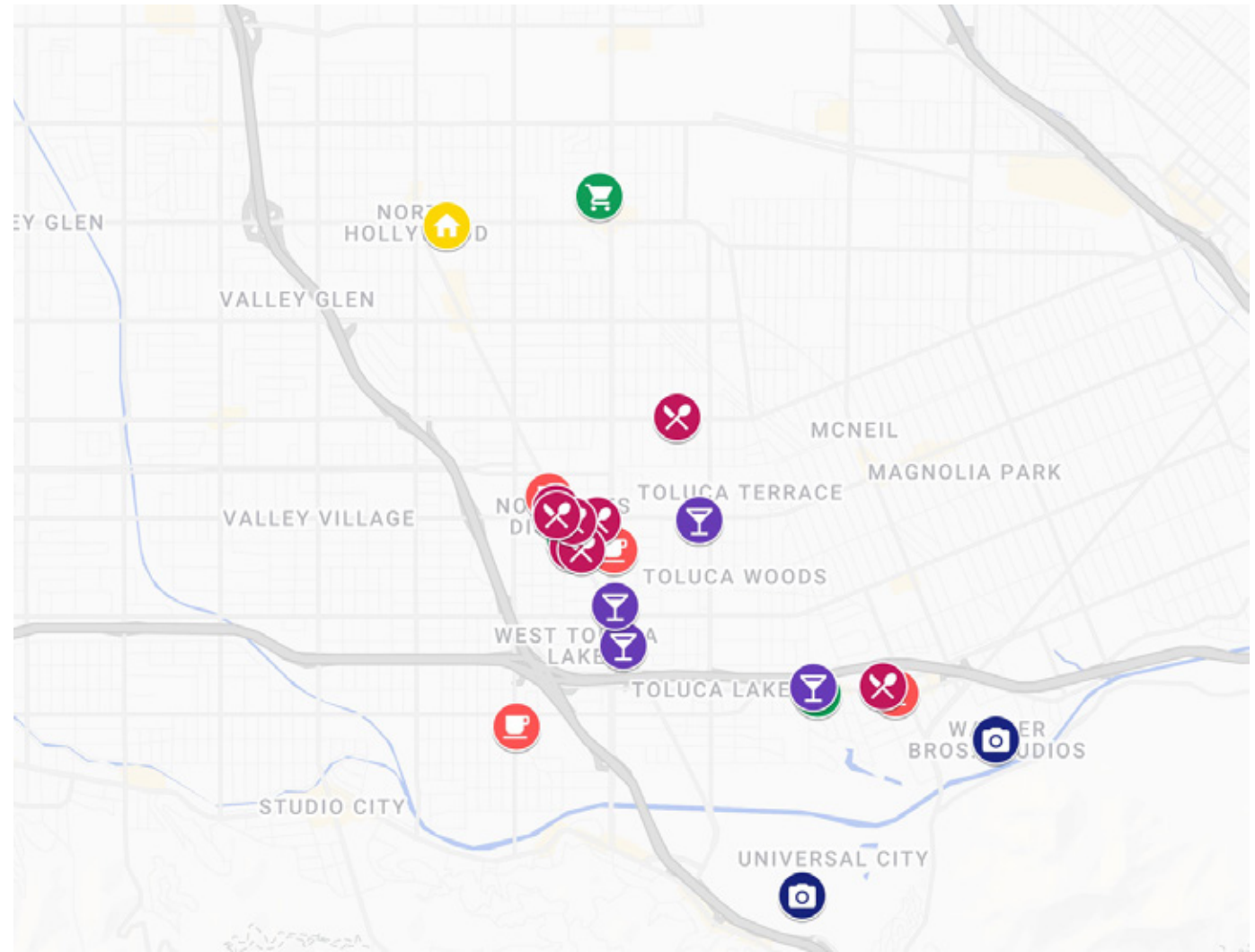
INVESTMENT HIGHLIGHTS



- No rent control on the future project!
- SB-8 EXEMPT!
- Large (7,022 SF), 60 x 117, flat lot, ideal for a new construction project.
- No relocations needed!
- LAR3(Q) Zoning
- Opportunity Zone!
- Potential for additional density using ED-1 incentives.
- Prime NoHo location, walking distance to the NoHo Arts District, NoHo West, and the Metro Station.
- High-demand rental market, attracting entertainment industry professionals, young creatives, and commuters.
- Minutes from Toluca Lake and Studio City, offering upscale shopping, dining, and a short commute to major studios.
- Excellent transit connectivity—Red Line Metro Station and Orange Line BRT make commuting a breeze.
- New construction in this neighborhood commands premium rents and high resale value.

LOCATION HIGHLIGHTS

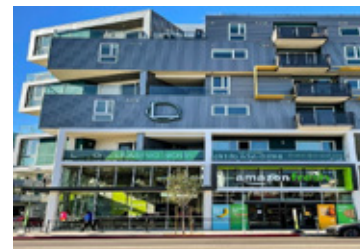
- 11618 Victory Blvd
- Pittfire Pizza
- Granville
- Humble Bird
- Bob's Bigboy
- City Kitchen
- Urban Skillet
- Maki-Noho
- Kahuna Tiki
- Forman's Whiskey Tavern
- Idle Hour
- NoBAR
- The Brickyard Pub
- Tiki No
- Aroma Coffee & Tea Co
- La Rochelle Bakery & Cafe
- Pricilla's
- Amp Coffee LA
- Trader Joe's
- Amazon Fresh
- Target
- NoHo Artwalk
- Universal Studios
- Warner Bros. Studios



LOCATION HIGHLIGHTS



- Located in the vibrant North Hollywood neighborhood, just a short drive to the NoHo Arts District!
- Minutes from trendy restaurants and bars, including Granville, Urban Skillet, The Magnolia Grille, Amp Coffee LA, La Rochelle Bakery & Cafe, NoBAR, Brews Brothers, and more.
- Close to countless entertainment and shopping destinations, such as NoHo Gallery LA, NoHo West, Studio City Plaza, Universal CityWalk Hollywood and more.
- Only a short drive to Target, Amazon Fresh, and the Lankershim Food Mart, offering great convenience for tenants and owner-occupants.
- Located near major entertainment studios like Warner Bros. Studios and Universal Studios Hollywood, as well as high-paying creative and tech job hubs, this area attracts premium rents and top-tier tenants!
- Tucked in one of LA's fastest-growing neighborhoods, just minutes from Toluca Lake, Studio City, and Burbank, this location provides a peaceful retreat with convenient access to dining, shopping, and cultural attractions.



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SALES COMPS

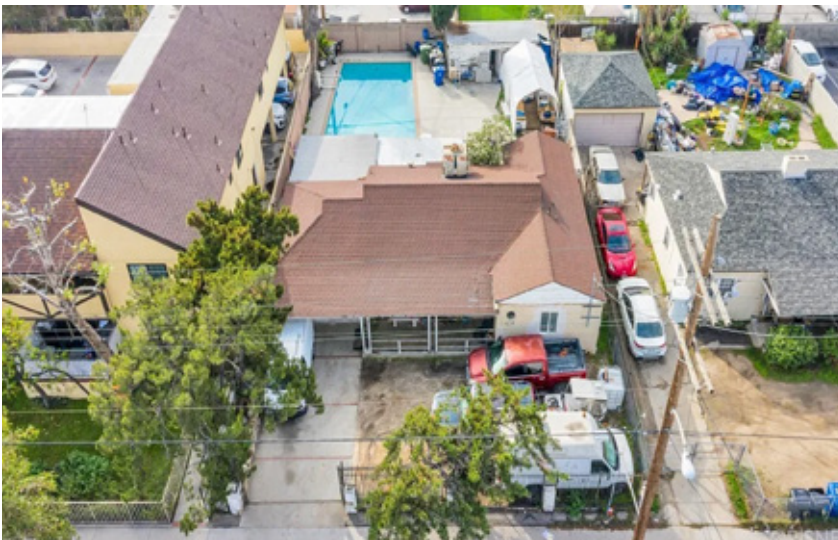
SALES COMPS | LAND

| # | Address | Zoning | Lot SF | Close Price | \$/Lot SF | Close Date |
|-----------------|--------------------|---------|--------|-------------|-----------|------------|
| 1 | 5248 Auckland AVE | LARD1.5 | 6,971 | \$880,000 | \$126.24 | 1/2/25 |
| 2 | 6420 Agnes AVE | LARD1.5 | 7,387 | \$832,000 | \$112.63 | 12/4/24 |
| 3 | 11322 Hatteras ST | LARD1.5 | 7,329 | \$1,250,000 | \$170.56 | 11/25/24 |
| 4 | 6645 Lemp AVE | LARD1.5 | 7,803 | \$980,000 | \$125.59 | 11/6/24 |
| 5 | 5727 Klump AVE | LARD1.5 | 7,252 | \$925,000 | \$127.55 | 9/17/24 |
| 6 | 11302 Collins ST | LARD1.5 | 6,087 | \$935,000 | \$153.61 | 7/29/24 |
| 7 | 5755 Fulcher AVE | LARD1.5 | 7,028 | \$1,050,000 | \$149.40 | 7/24/24 |
| 8 | 5635 Fulcher AVE | LARD1.5 | 7,018 | \$1,150,000 | \$163.86 | 4/19/24 |
| AVERAGE: | | N/A | 7,109 | \$1,000,250 | \$141.18 | N/A |
| | 11618 Victory Blvd | LAR3 | 7,022 | \$1,075,000 | \$153.09 | N/A |

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PROPERTY PHOTOS

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ARTISTIC RENDERINGS (This is not RTI, Artistic Concept ONLY)





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