



Danny Mahelka

www.homesbydanny.com

Your #1 Choice for a Real Estate Consultant

(310) 887-0220

12035 Magnolia Blvd
Valley Village, CA 91607

2
of Units

1,524/Assessor
Sqft

5,415 Lot Size
Assessor

Income **\$**
LP \$1,500,000 **Active**



Area	75 Valley Village
Subdivision	
List Price Per Sqft	\$984.25
Vacancy	0
Total Bedrooms	2
Total Bathrooms	1.00
MLS#	26831145
APN	2348-008-031

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	2	1.00	No	\$0.00	\$0.00	\$0.00
Unit 2	2	0	1.00	No	\$0.00	\$0.00	\$0.00

Directions: East of Laurel Canyon Blvd, West of Colfax, North of Riverside Drive, and South of Burbank Blvd.

Remarks: Once-in-a-lifetime opportunity to own a highly visible mixed-use property in the heart of Valley Village, featuring a rare commercial storefront paired with a charming residential home all zoned LAC2. The approximately 524+- square-foot storefront space is the true centerpiece of the property, complete with its own bathroom and existing commercial zoning, offering exceptional flexibility for a boutique, studio, office, salon, gallery, coffee shop, creative workspace, or owner-user business concept. (Previously used as a liquor store), and several parking spaces for the store front. Positioned in one of the Valley's most centrally located and desirable neighborhoods, this is an ideal setting for entrepreneurs, investors, or anyone seeking strong live/work potential. Behind the storefront sits a beautifully maintained single-family residence offering approximately 1,000+- square feet with 2 bedrooms and 1 bathroom. The home features an expansive open-concept living area with a fireplace, wood flooring, updated kitchen finishes, and French doors leading to a private sunlit garden retreat. Located just minutes from major studios, popular dining and shopping destinations, and key commuter routes, this unique property delivers the rare combination of business exposure, residential comfort, and long-term investment appeal. Entire property zoned LAC2 for a variety of commercial uses.

Agent Remarks: Shown by appointment - For Showings: Email Danny@Lasold.net and homesbydanny@gmail.com, no text message showing requests please.

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Income Details	
Scheduled or Actual	Scheduled
Rent Control %	
GOI	\$0
Total Expense	\$0
NOI	\$0
Gross Income	\$0
Cap Rate	
GRM	0.00
Actual AGR	
Actual GAI	

Structure Info	
Type of Units	2
Year Built/Source	1950/Assessor
Stories	0
Buildings	2
Security	Gated
Sewer	
Style	Contemporary
Prop Condition	
View	
Water	

Contract Info		DOM 4
List Date	05-08-2026	
List Price	\$1,500,000	
Orig List Price	\$1,500,000	
Status Date	05-08-2026	
Change Date/Type	05-08-2026/New Listing	
Sale Type	Standard	
Listing Type	Exclusive Right	
Disclosure	None	
Seller Concessions?	Yes	

Land/Parking Info	
Zoning	LAC2
Addl Parcel	
Rent Control	
Land Type	
Parking Type	Driveway, Attached, Driveway - Concrete, Parking for Guests - Onsite, Parking Space, Side By Side
Total Parking	8
Covered Parking	
Uncovered Parking	8

Community/Development	
Complex/Assoc Name	
Tax Mello Roos	
Mgmt. Co. Name	
Mgmt. Co. Phone	
Oth. Mgmt. Co. Name	
Oth. Mgmt. Co. Phone	

Showing Info	
Contact Name	
Contact Phone	
Occupancy/Show	
Lockbox Location	
Lockbox Type	
Occupant Type	
Gate Code	

Interior Features	
AC/Cooling	Wall/Window
Heating	Wall
Equip/Apppl	Built-Ins, Dishwasher, Garbage Disposal, Hood Fan, Microwave, Refrigerator, Range/Oven
Flooring	Hardwood
Laundry	Laundry Area
Laundry Equip	

Exterior Features	
Construction	
Exterior Constr	
Pool	
Roofing	
Spa	
Fence	

Danny Mahelka Coldwell Banker Realty DRE#: 00616212 Seller's Agent1 CALDRE#: 01170359	
Phone / Cell	p: 310-887-0220 / c: 213-359-4097
Email	Danny@LASold.net
Office Phone	310-777-6200

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2026 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Danny Mahelka CALDRE# 01170359

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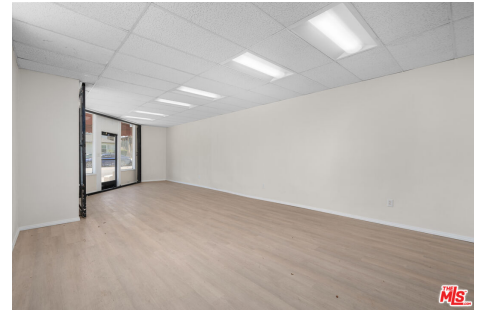
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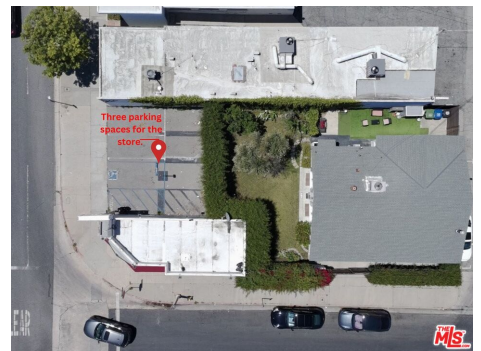
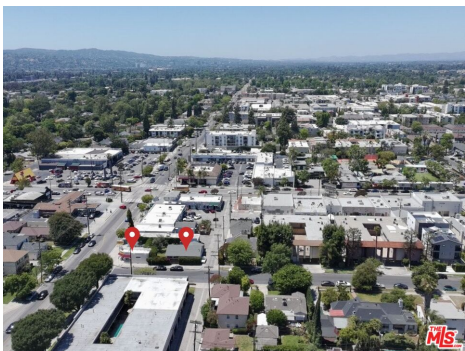
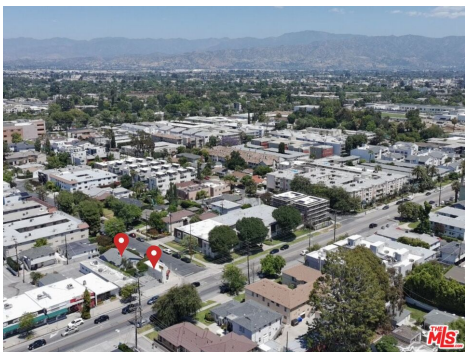
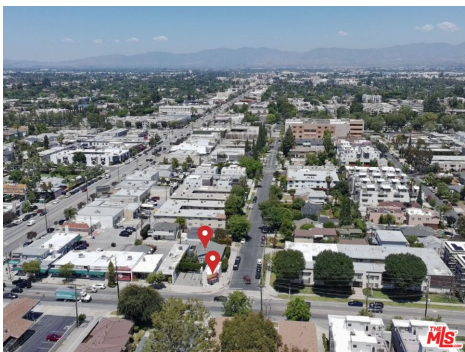
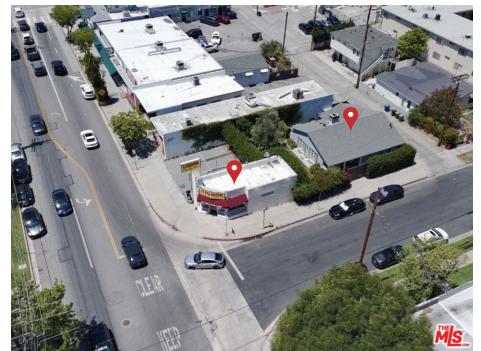
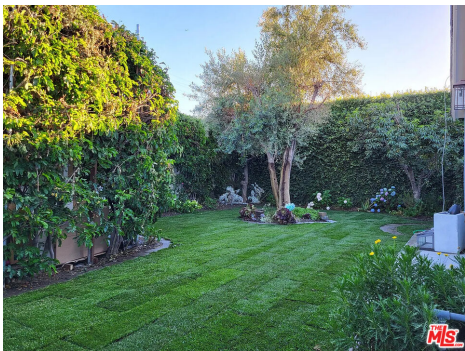
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