

# 7510 VALAHO DR

TUJUNGA, CA 91042



**ALEX MATEVOSIAN**  
BROKER | DRE 02047572  
818.482.3830  
ALEX@MIGCRE.COM

**PATRICK LONG**  
DRE 01831830 | CORP DRE 00983560  
818.535.9833  
PATRICKL@STEVENSONREALESTATE.COM  
STEVENSON REAL ESTATE SERVICES

**MIG** | **COMMERCIAL**  
**REAL ESTATE**  
SERVICES, INC

OFFERING MEMORANDUM

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**01**

**PROPERTY OVERVIEW**

# PROPERTY HIGHLIGHTS



## TURNKEY RELIGIOUS FACILITY

- Move-in-ready opportunity in a prime Tujunga location.
- Ideally configured for immediate use by a congregation, community organization.
- Well-maintained facility designed for professional and community-oriented operations.
- Includes three convenient bathrooms and a functional multipurpose room.



## 118-SEAT SANCTUARY

- Spacious main worship area that comfortably accommodates 118 people.
- Creates a welcoming environment for religious services and large gatherings.
- Open layout optimized for visibility and assembly.



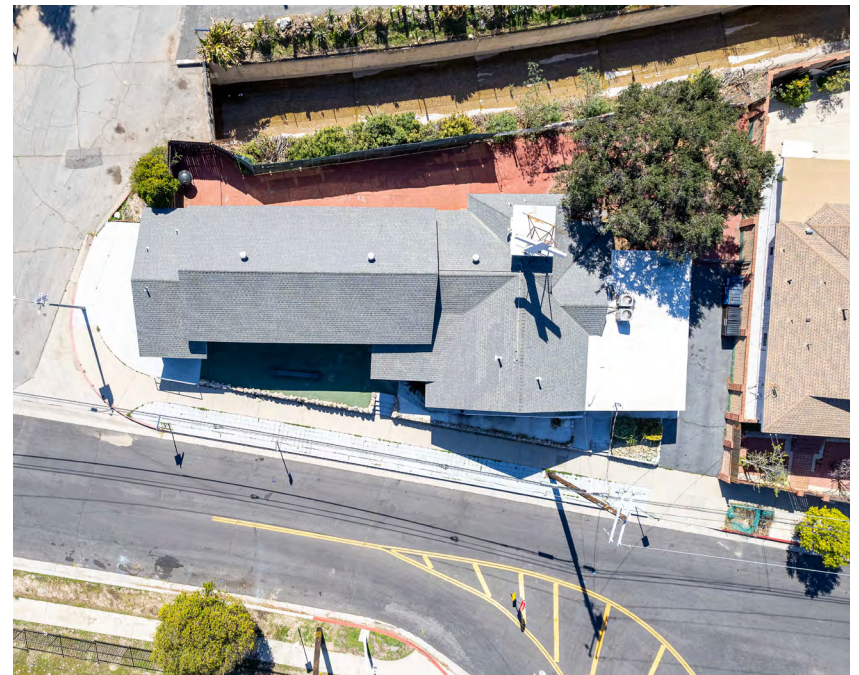
## OWNERSHIP WILLING TO LEAVE FURNITURE

- Sale includes the option for all existing furniture to remain with the property.
- Significant cost savings for organizations seeking a "plug-and-play" facility.



## PRIVATE YARD

- Features a large outdoor patio ideal for fellowship and special events.
- Provides a secured exterior area for community functions or recreational use.
- Enhances the facility's footprint by offering versatile outdoor programming space.



# THE OFFERING



**SALE PRICE**

**\$1,400,000**



**Price PSF**

**\$333**



**Address**

**7510 Valaho Dr. Tujunga, CA 91042**



**APN**

2563-007-020



**Zoning**

R1-1



**Year Built/Renovated**

1921



**Lot Size (SF)**

7,907 SF (per assessor)



**Building Size**

4,200 SF (per permit file)



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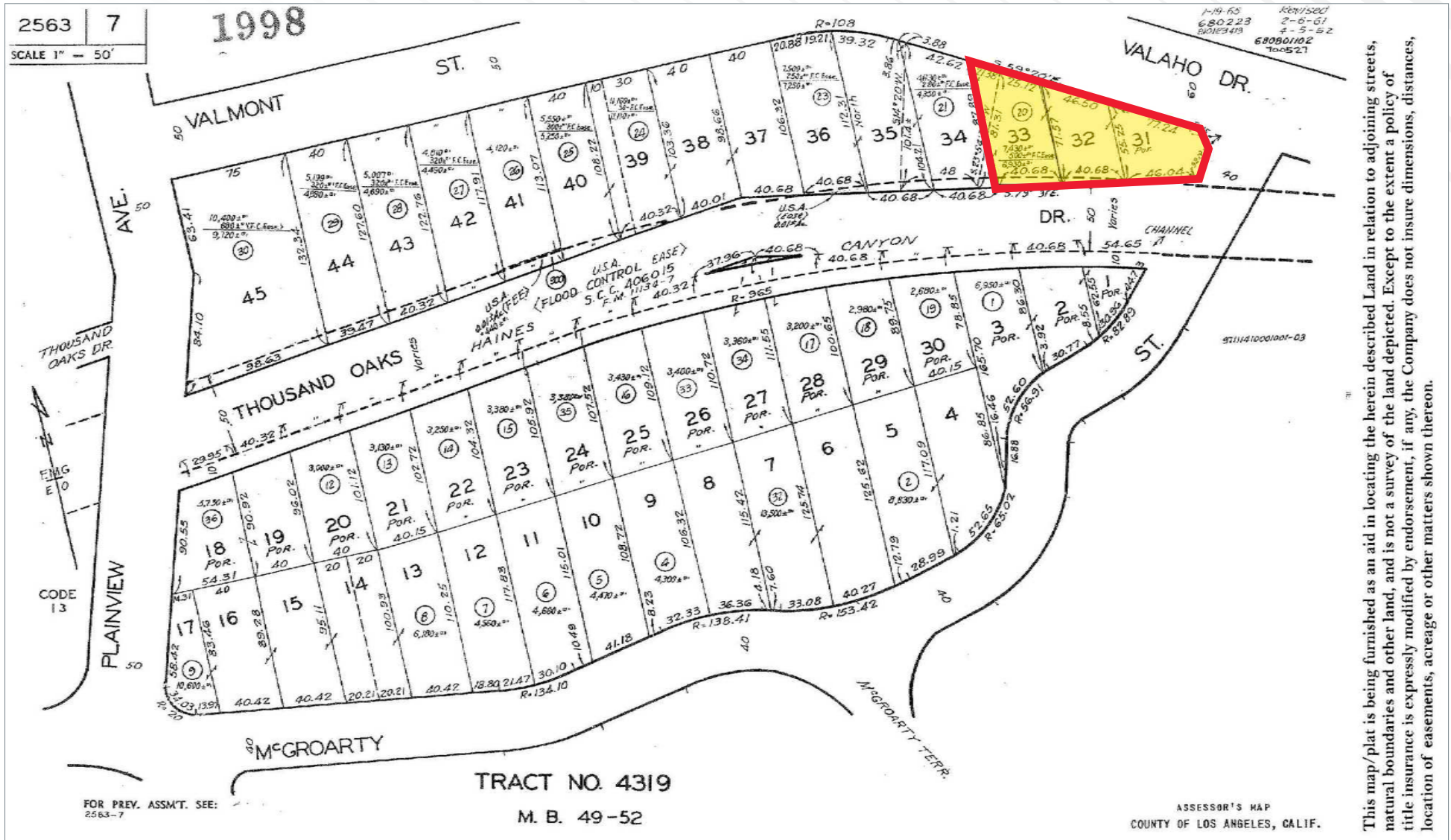
**02**

**AERIALS**

# AERIAL VIEW



# PLAT MAP



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

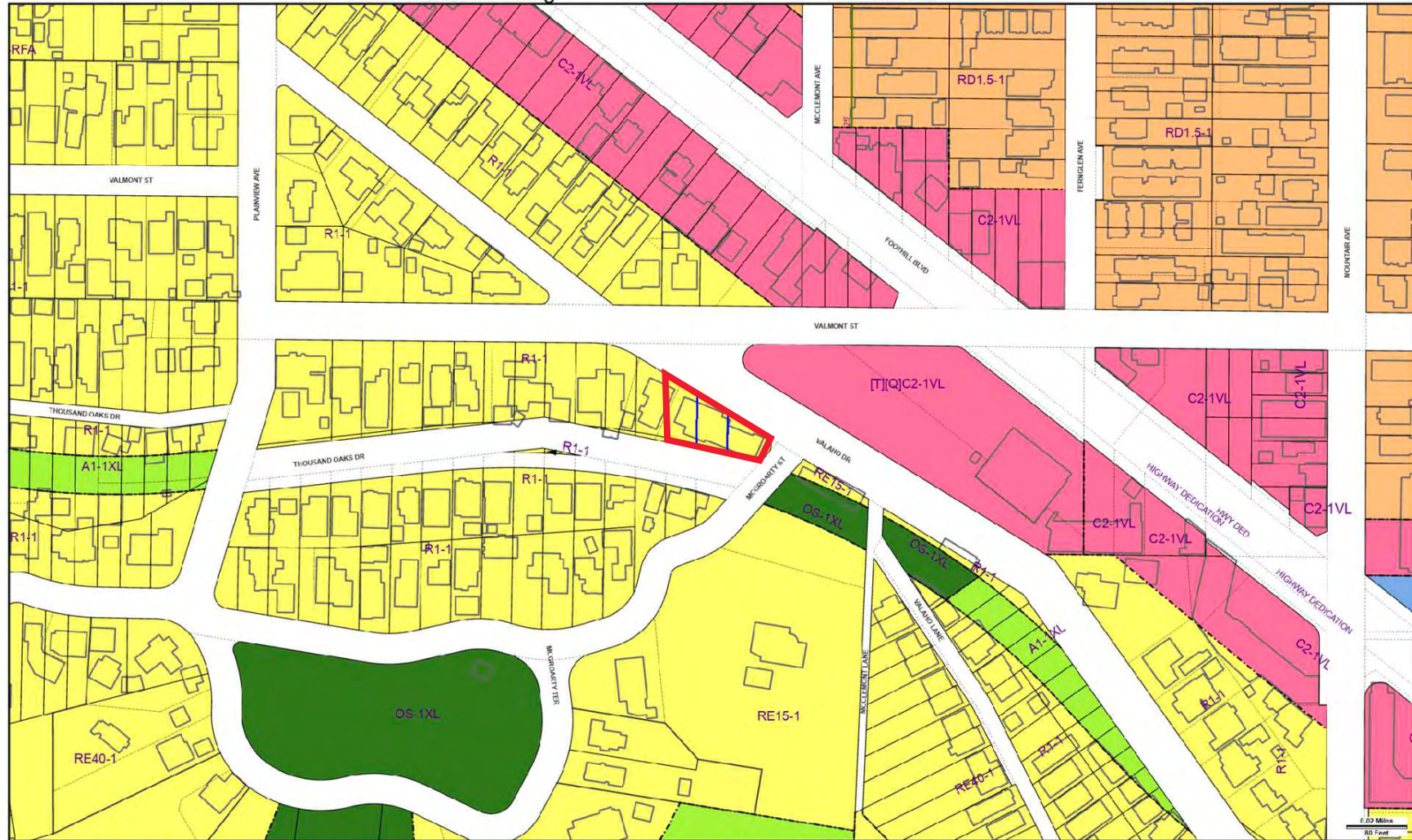
# ZONING MAP

City of Los Angeles  
Department of City Planning

ZIMAS PUBLIC

Generalized Zoning

02/24/2025

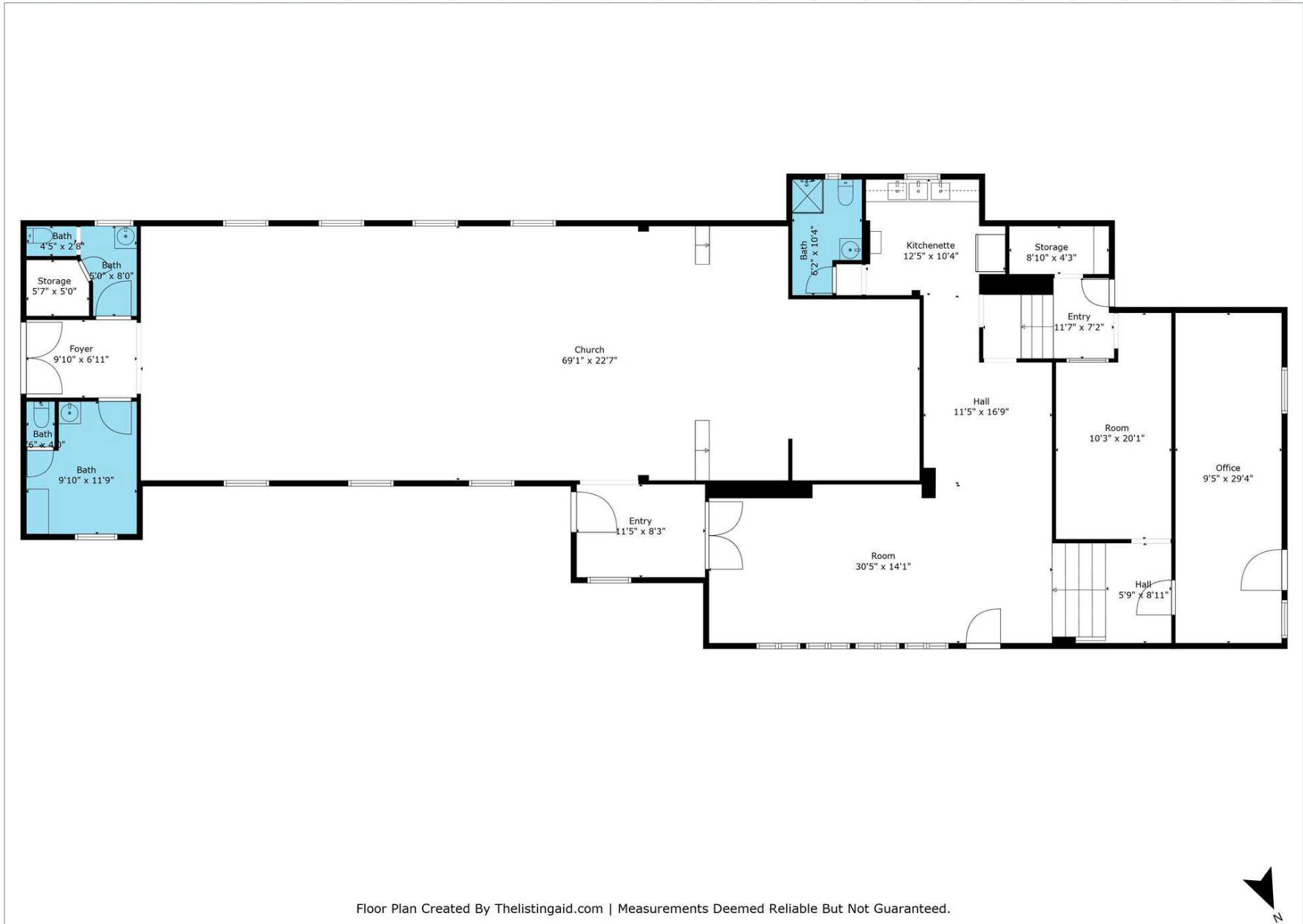


Address: 7510 W VALAHO DR  
APN: 2563007020

Zoning: R1-1  
General Plan: Low Residential



# FLOOR PLAN

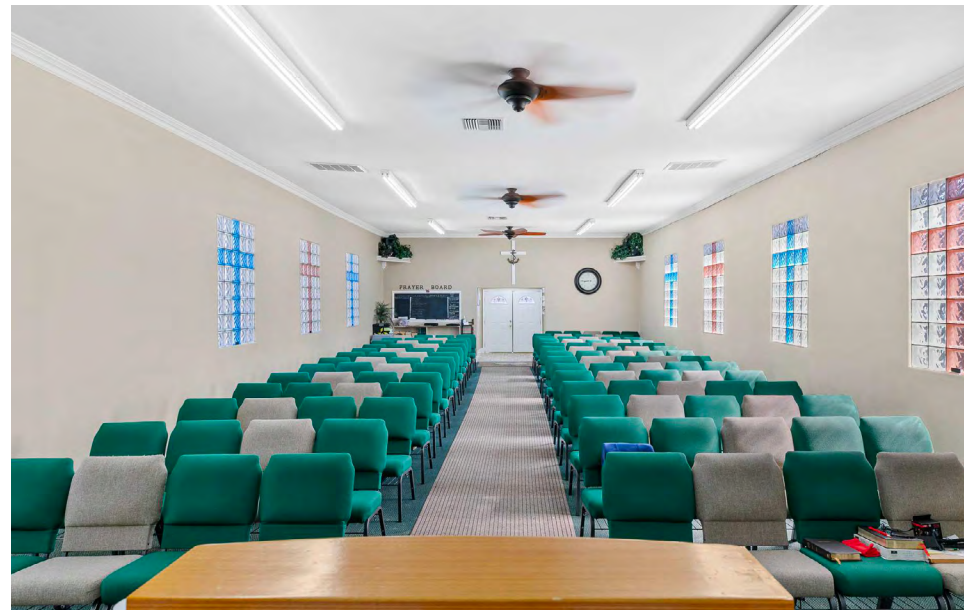


Floor Plan Created By TheListingAid.com | Measurements Deemed Reliable But Not Guaranteed.

# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# 03

# LOCATION OVERVIEW

# TUJUNGA, CA

## STRATEGIC CONNECTIVITY AND MARKET POSITION

Tujunga represents a rare "mountain-suburban" hybrid market, serving as a critical gateway between the San Fernando and San Gabriel Valleys. Positioned along the Foothill Corridor, the area offers premier commercial visibility with immediate access to the I-210 Freeway, placing it approximately 15 minutes from the Hollywood Burbank Airport (BUR) and within easy reach of the major employment hubs in Glendale and Pasadena. Unlike the densely industrial neighboring regions, Tujunga maintains a specialized retail and service-oriented atmosphere, catering to a stable, affluent local population that values both urban convenience and the serenity of the Angeles National Forest foothills.

## ECONOMIC DEMOGRAPHICS AND ZONING

The investment appeal is anchored by a high-income resident base, with a median household income exceeding \$94,000 and a high rate of homeownership. The primary commercial artery, Foothill Boulevard, is predominantly zoned C2/C4 (Commercial Manufacturing) under the City of Los Angeles. This versatile zoning supports a wide range of high-value applications, including traditional retail, professional office suites, medical facilities, and mixed-use residential developments.

## DEVELOPMENT AND GROWTH POTENTIAL

Tujunga is a supply-constrained market characterized by high barriers to entry, which naturally protects property values and supports long-term appreciation. There is significant untapped development potential, particularly for multifamily housing and modernized retail centers that serve the "active lifestyle" demographic of the area. As demand for transit-accessible yet nature-adjacent living continues to rise, Tujunga stands out as a prime location for investors seeking a stable asset with a clear path toward value-add appreciation.

# TUJUNGA, CA CONTINUED

Strategically located at Tujunga, CA, **7510 Valaho Dr** offers premier commercial visibility along the bustling Foothill Corridor in the historic East San Fernando Valley. Positioned as a gateway between the San Fernando and San Gabriel Valleys, this high-profile location provides a strategic advantage for businesses requiring easy access to affluent neighboring communities while maintaining a cost-effective operational footprint.



## UNMATCHED ACCESSIBILITY

- **Direct Freeway Access:** Situated just minutes from the I-210 (Foothill Freeway), the property serves as a central connector for the region. This corridor provides seamless logistics and commuter routes east toward La Cañada and Pasadena, and west toward the San Fernando and Santa Clarita Valleys, bypassing the congestion of the central city.
- **Public Transportation:** The property is well-served by major Metro Local lines running along Foothill Boulevard, ensuring reliable access for a local workforce. It is also conveniently located within a short drive of the Sun Valley Metrolink Station, connecting commuters to the wider Southern California rail network.
- **Regional Airport Proximity:** Located approximately 15 minutes from Hollywood Burbank Airport (BUR), the site offers exceptional convenience for executive travel and client accessibility without the density of Los Angeles proper.

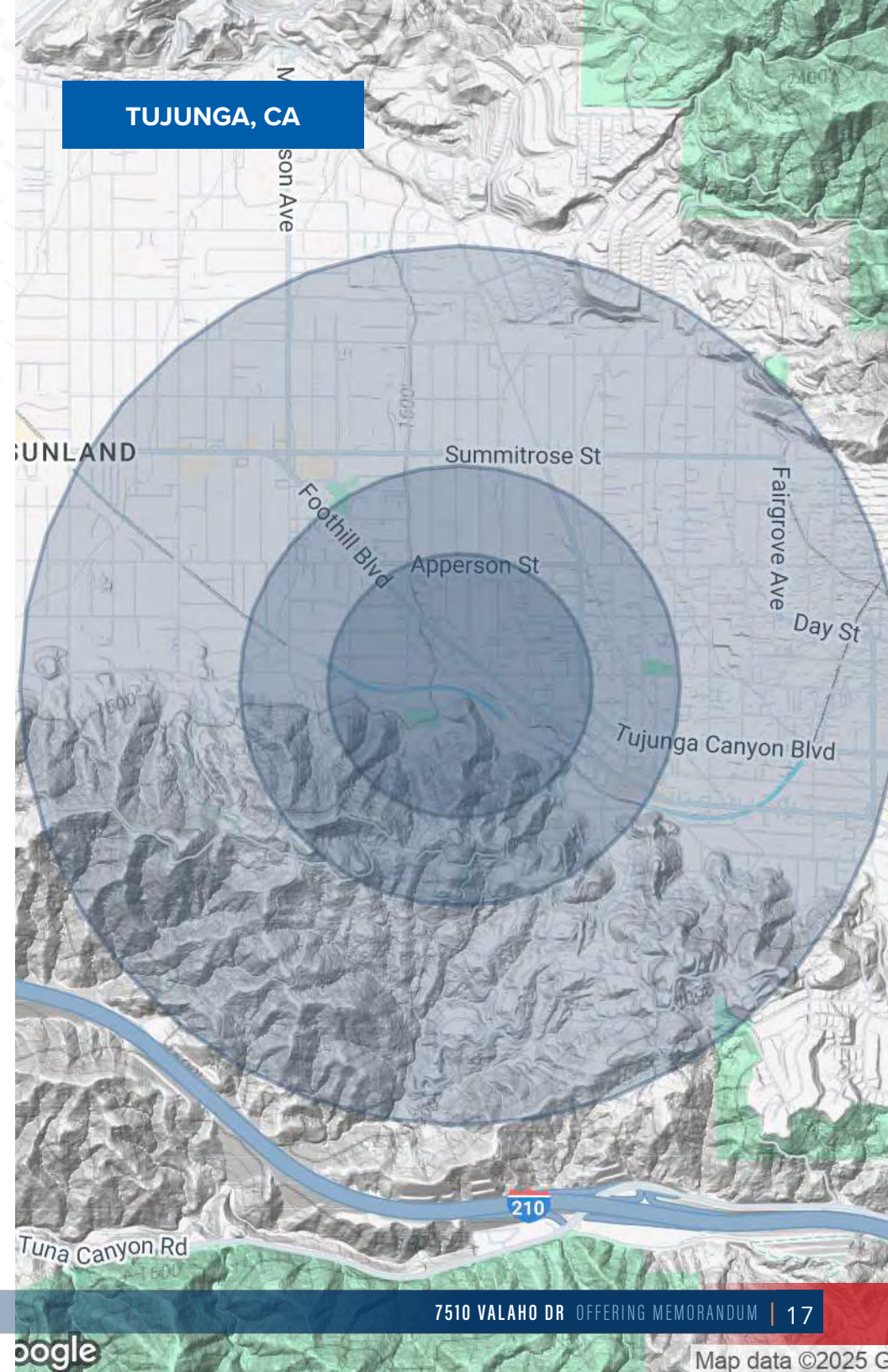


## STRATEGIC BUSINESS LOCATION

- **Foothill Corridor Advantage:** Positioned in the heart of Tujunga's primary commercial artery, the site benefits from consistent daily traffic counts and serves a captive audience from Sunland, Tujunga, and La Crescenta.
- **Zoning & Infrastructure:** Zoned LARD3 in the City of Los Angeles, the site supports a diverse range of uses, from retail and professional offices to medical services and mixed-use applications.
- **Thriving Local Economy:** The property sits within a resilient business hub home to national retailers and essential service providers. The location creates a unique synergy between community-focused commerce and regional service capabilities.

# DEMOGRAPHICS

	0.3 miles	0.5 miles	1 mile
<b>Population</b>	2,017	6,862	22,957
<b>Avg. Age</b>	43	43	43
<b>Avg. Age (Male)</b>	42	42	43
<b>Avg. Age (Female)</b>	44	44	44
<b>Total Households</b>	771	2,562	8,530
<b># of Persons per HH</b>	2.6	2.7	2.7
<b>Avg. HH Income</b>	\$83,161	\$84,911	\$98,945
<b>Avg. House Value</b>	\$701,405	\$749,684	\$768,187



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