

# 210 Freeway Development Opportunity

6320 Honolulu Ave, La Crescenta, CA 91214



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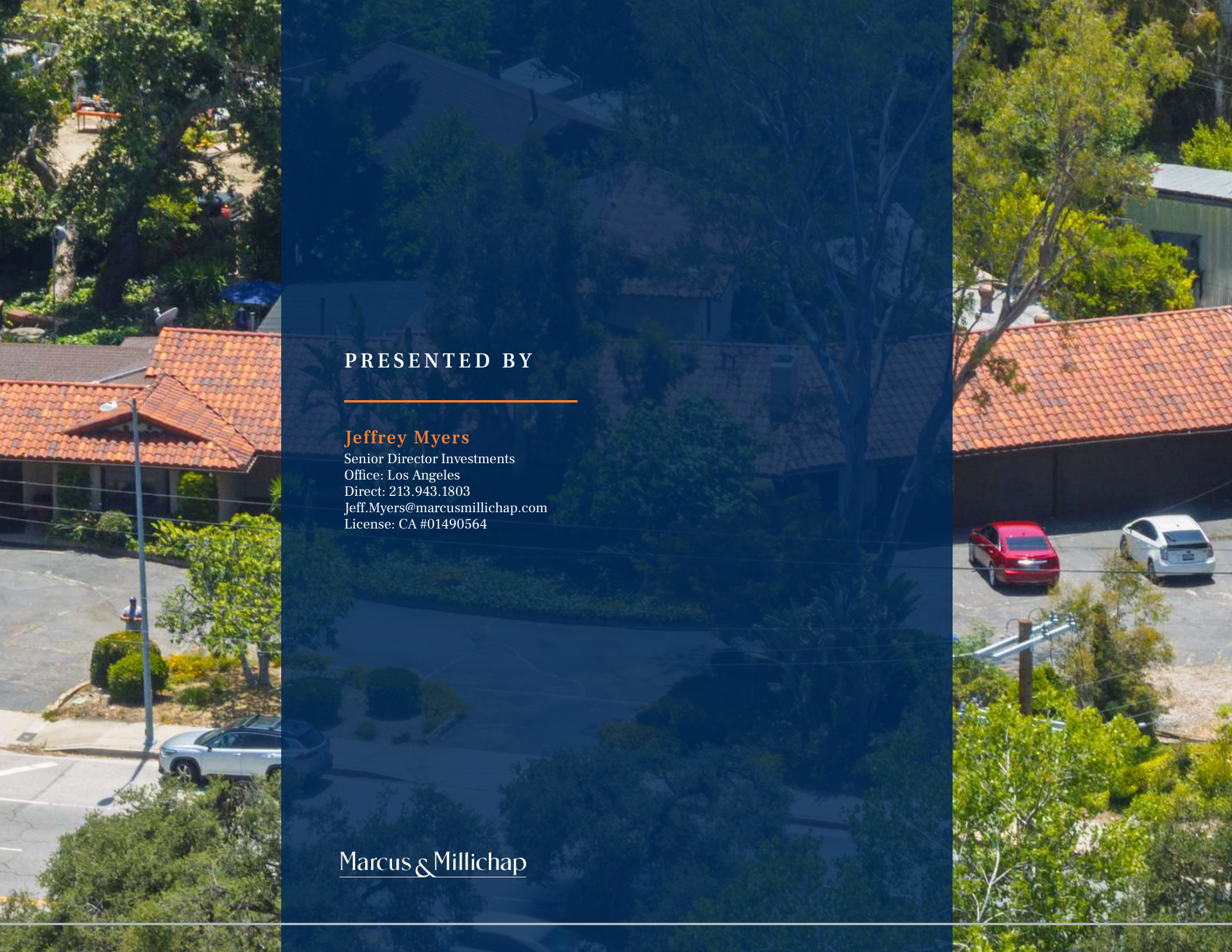
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PRESENTED BY

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**Jeffrey Myers**

Senior Director Investments

Office: Los Angeles

Direct: 213.943.1803

Jeff.Myers@marcusmillichap.com

License: CA #01490564

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SECTION 1

# Investment Overview

PROPERTY SUMMARY

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REGIONAL MAP

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AERIAL MAP

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# PROPERTY SUMMARY // 210 Freeway Adjacent Development Opportunity



## PROPERTY DESCRIPTION

Marcus & Millichap is pleased to offer for sale 6320 Honolulu Avenue in La Crescenta, California, a 1.07 acre site situated adjacent to the 210 Freeway and La Tuna Canyon Road.

## PROPERTY HIGHLIGHTS

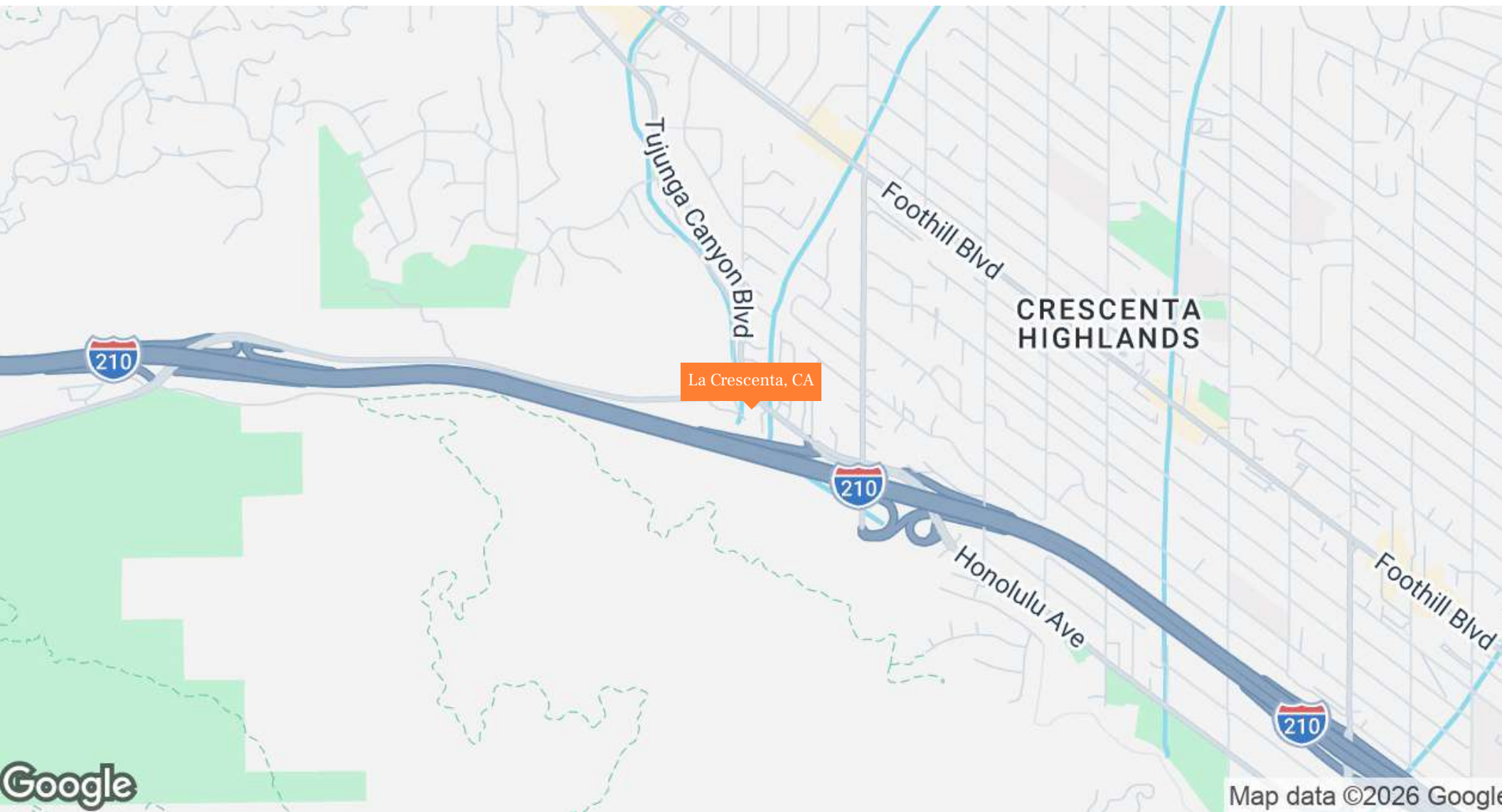
- 1.07 Acre Parcel of Land Situated Adjacent to the 210 Freeway in La Crescenta
- First Time on the Market in Over 50 Years
- Situated directly Southeast of a Proposed 200+ Single Family Home Development
- Extremely Unique Property | Operated as a Chinchilla Ranch for Many Years
- Five Structures on Site: (1) Single Family Residence + Attached Office, (2) A Two-Story 2,400 SF apartment and (3) Three industrial buildings ranging from 1,200 to 1,450 SF

## OFFERING SUMMARY

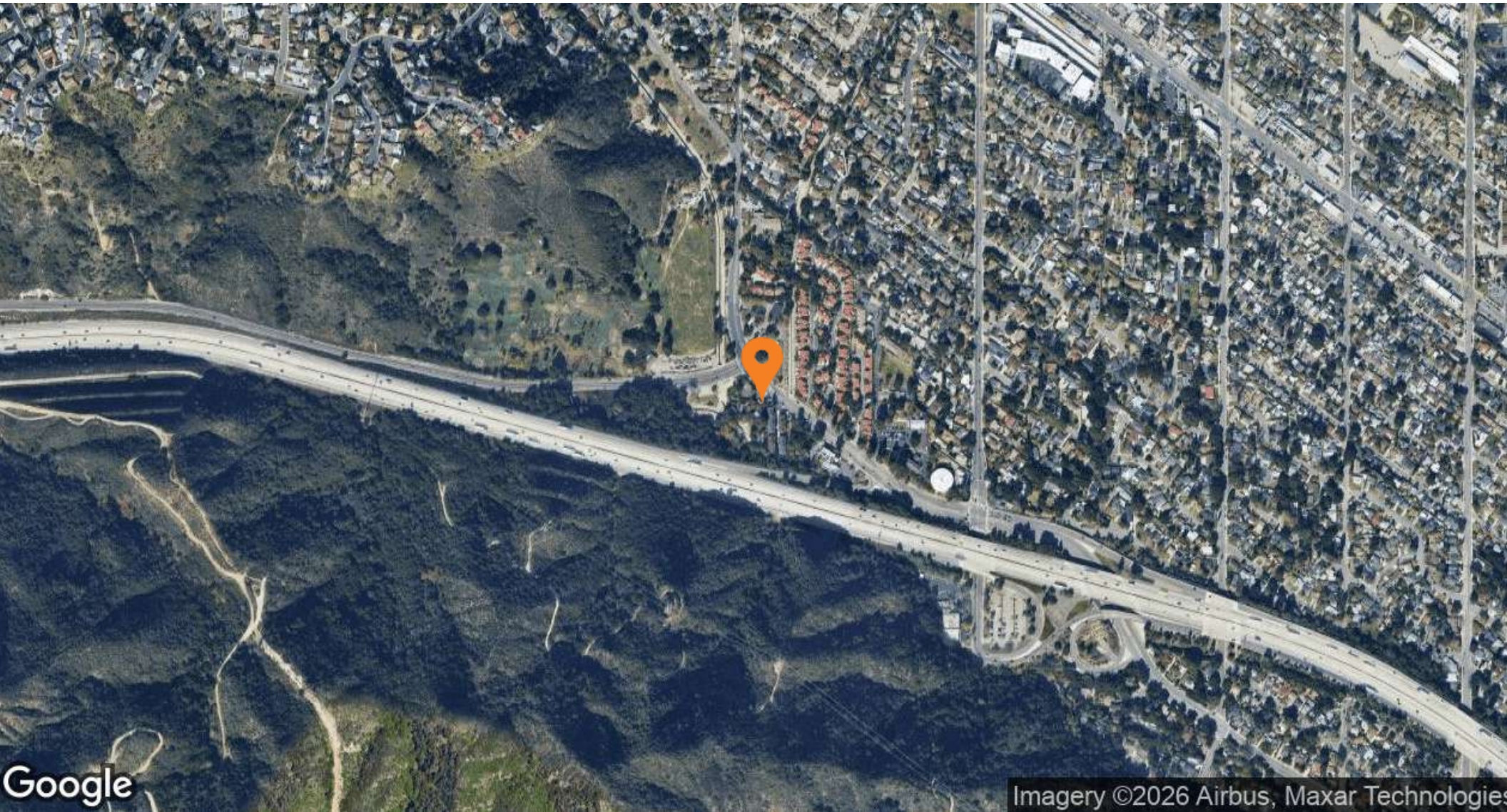
|                |              |
|----------------|--------------|
| Listing Price: | \$3,750,000  |
| Lot Size:      | 1.07 Acres   |
| Price/Acre:    | \$3.5M/Acre  |
| Buildable SF:  | TBD          |
| Zoning:        | LAA1         |
| Price/Land SF: | \$80.71 PSF  |
| APN:           | 2572-023-021 |
| FAR:           | TBD          |



## REGIONAL MAP // 210 Freeway Adjacent Development Opportunity



## 210 Freeway Adjacent Development Opportunity // AERIAL MAP



SECTION 2

# Market Overview

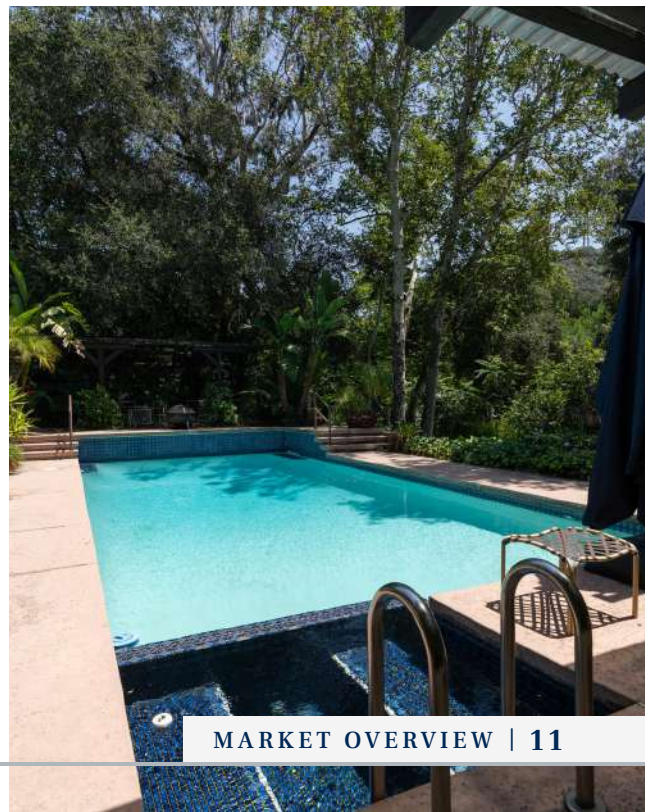
MARKET OVERVIEW

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DEMOGRAPHICS

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### LOS ANGELES

The Los Angeles-Long Beach metro is located entirely within Los Angeles County, covering 4,751 square miles. The county encompasses 88 incorporated cities and numerous unincorporated areas. It is bordered on the east by San Bernardino County, on the north by Kern and Ventura counties, on the west by the Pacific Ocean and on the south by Orange County. The area is home to 10.1 million residents. The city of Los Angeles accounts for more than 4 million people. The Los Angeles coastline stretches along 81 miles of world-famous beaches. The Santa Monica and San Gabriel mountains are located in the county, with the highest point at Mount San Antonio reaching more than 10,000 feet.

#### METRO HIGHLIGHTS



##### ECONOMIC CENTER

Los Angeles is the entertainment capital of the world, as well as a leading international trade and manufacturing center.



##### PROMINENT PORT ACTIVITY

The Port of Los Angeles and the Port of Long Beach are two of the largest and busiest ports in the nation, making the metropolitan area a key link in the international supply chain.



##### JOB AND POPULATION GROWTH

A desirable climate, proximity to the ocean and recreational opportunities attract companies and residents to the sizable metro.



### TRANSPORTATION

- The region has well-established and interconnected transportation systems by road, rail and sea, allowing access to most of the world's markets.
- Various interstate routes make the area accessible nationwide. This list includes interstates 5, 10, 15, 110, 210, 215, 405 and 710.
- Amtrak and Metrolink provide passenger rail service. Freight rail lines servicing the county include Union Pacific and BNSF.
- The expanding light rail network provides increased access to in-town travel.
- LAX is one of the busiest airports in the nation. Other commercial airports serving the county include Long Beach, Burbank and Palmdale.
- Alameda Corridor, a 20-mile railroad express line, facilitates port activity, connecting the two local ports to the transcontinental rail network east of downtown.



MORE THAN

**15.6**

MILLION TEU CONTAINERS ARE SHIPPED  
THROUGH THE PORTS OF  
LOS ANGELES AND LONG BEACH  
ANNUALLY, RANKING THEM FIRST AND  
SECOND IN THE NATION.



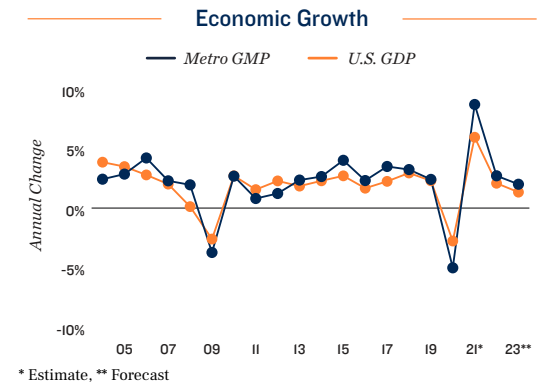
## MARKET OVERVIEW // 210 Freeway Adjacent Development Opportunity

### ECONOMY

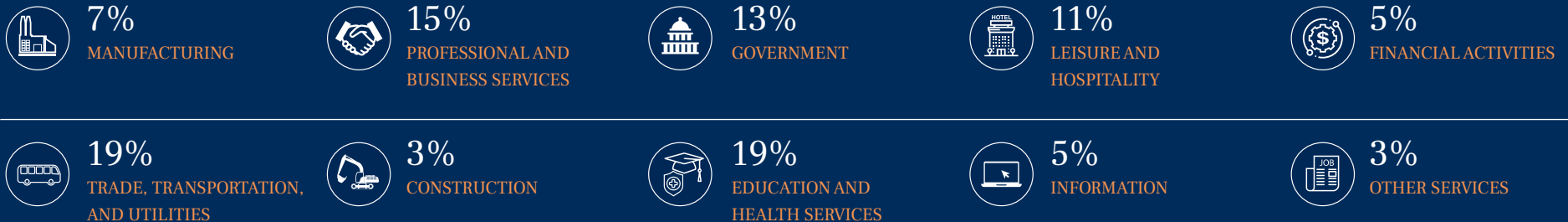
- The motion picture/entertainment industry is one of the most high-profile sectors of the economy.
- The gross metropolitan product is expected to grow at a pace faster than the United States rate this year.
- Nine Fortune 500 companies are currently headquartered in the metro.
- A significant aerospace presence exists in the South Bay, led by employers that include Boeing, Northrop Grumman, Raytheon Technologies Corp. and SpaceX.
- Employers across a variety of industries employed nearly 4.6 million individuals at the onset of 2023.
- The metro's two ports make the area a major player in the domestic supply chain, fueling demand for warehouse and distribution space.

#### MAJOR AREA EMPLOYERS

- Kaiser Permanente
- Northrop Grumman Corp.
- The Boeing Co.
- Kroger Co.
- Cedars-Sinai Medical Center
- University of California, Los Angeles
- Target Corp.
- Amazon
- Home Depot
- Providence Health & Services



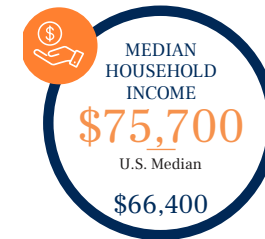
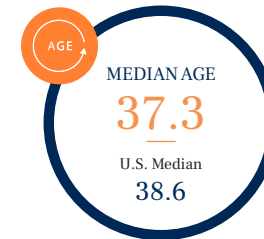
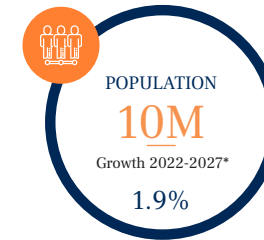
#### SHARE OF 2022 TOTAL EMPLOYMENT



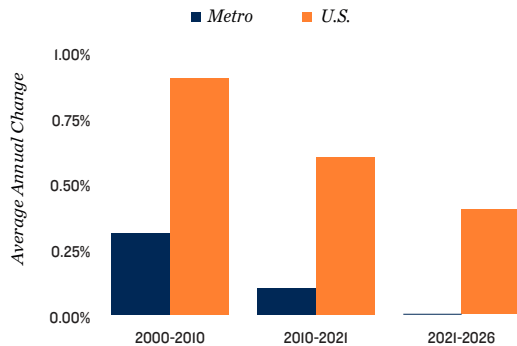
## DEMOGRAPHICS

- The population of roughly 10.1 million people makes Los Angeles County the most populous metropolitan area in the U.S.
- More than 192,000 new residents are expected through 2027, translating into roughly 78,000 households formed during the period.
- A median home price that is more than twice that of the U.S. average translates to a homeownership rate that is well below the national level.
- Approximately 30 percent of residents ages 25 and older have attained at least a bachelor's degree. More than 10 percent also hold a graduate or professional degree.

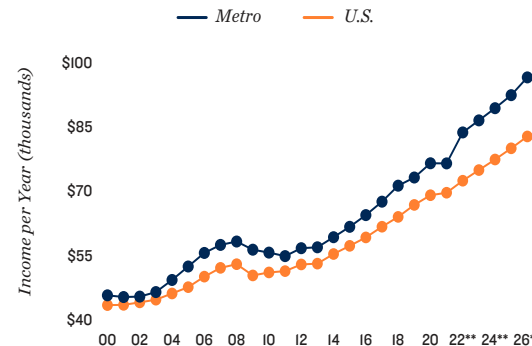
### QUICK FACTS



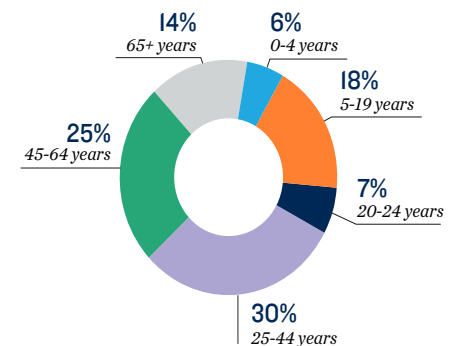
Population Growth



Median Household Income



2022 Population by Age



\* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

# MARKET OVERVIEW // 210 Freeway Adjacent Development Opportunity

## QUALITY OF LIFE

The Los Angeles region enjoys pleasant weather, with sunshine throughout the year. Bounded by mountains and the Pacific Ocean, the temperature rarely rises above 85 degrees or falls below 40 degrees, and rainfall is minimal most years. During winter and early spring, it's possible to swim in the ocean and ski on the mountains during the same day.

There are almost 60 institutes of higher learning in the county, including one campus of the University of California system and six California State University campuses. Private institutions, such as Caltech, the Claremont Colleges, Occidental College and the University of Southern California, along with a number of community colleges, are also included in this count.

A number of professional and college teams are located in the area. Cultural venues include Walt Disney Concert Hall, Dorothy Chandler Pavilion, the Hollywood Bowl, Warner Bros. Studios, the Huntington Library, the Museum of Art, and the Natural History Museum of Los Angeles County.



### SPORTS

|            |     |                      |
|------------|-----|----------------------|
| Baseball   | MLB | LOS ANGELES DODGERS  |
| Football   | NFL | LOS ANGELES RAMS     |
| Basketball | NBA | LOS ANGELES LAKERS   |
| Hockey     | NHL | LOS ANGELES KINGS    |
| Soccer     | MLS | LOS ANGELES GALAXY   |
| Basketball | NBA | LOS ANGELES CLIPPERS |
| Football   | NFL | LOS ANGELES CHARGERS |
| Soccer     | MLS | LOS ANGELES FC       |

### EDUCATION

- UNIVERSITY OF CALIFORNIA, LOS ANGELES
- UNIVERSITY OF SOUTHERN CALIFORNIA
- CALIFORNIA INSTITUTE OF TECHNOLOGY
- LOYOLA MARYMOUNT UNIVERSITY
- CALIFORNIA STATE UNIVERSITY, LOS ANGELES
- CALIFORNIA STATE UNIVERSITY, NORTHRIDGE
- PEPPERDINE UNIVERSITY

### ARTS & ENTERTAINMENT

- LOS ANGELES ZOO & BOTANICAL GARDENS
- LOS ANGELES COUNTY MUSEUM OF ART
- NATURAL HISTORY MUSEUM OF LOS ANGELES COUNTY
- THE GREEK THEATRE

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

## 210 Freeway Adjacent Development Opportunity // DEMOGRAPHICS

| POPULATION                    | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|--------|---------|---------|
| <b>2027 Projection</b>        |        |         |         |
| Total Population              | 9,143  | 76,642  | 231,322 |
| <b>2022 Estimate</b>          |        |         |         |
| Total Population              | 9,037  | 75,509  | 226,833 |
| <b>2010 Census</b>            |        |         |         |
| Total Population              | 8,992  | 74,787  | 222,770 |
| <b>2000 Census</b>            |        |         |         |
| Total Population              | 8,929  | 71,479  | 214,959 |
| <b>Daytime Population</b>     |        |         |         |
| 2022 Estimate                 | 8,781  | 54,709  | 233,722 |
| HOUSEHOLDS                    | 1 Mile | 3 Miles | 5 Miles |
| <b>2027 Projection</b>        |        |         |         |
| Total Households              | 3,354  | 27,906  | 86,793  |
| <b>2022 Estimate</b>          |        |         |         |
| Total Households              | 3,304  | 27,524  | 85,167  |
| Average (Mean) Household Size | 2.7    | 2.7     | 2.6     |
| <b>2010 Census</b>            |        |         |         |
| Total Households              | 3,230  | 26,888  | 82,227  |
| <b>2000 Census</b>            |        |         |         |
| Total Households              | 3,212  | 26,158  | 80,375  |

| HOUSEHOLDS BY INCOME     | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------------------|-----------|-----------|-----------|
| <b>2022 Estimate</b>     |           |           |           |
| \$250,000 or More        | 7.0%      | 8.0%      | 9.3%      |
| \$200,000-\$249,999      | 7.1%      | 6.1%      | 6.0%      |
| \$150,000-\$199,999      | 13.7%     | 11.6%     | 10.2%     |
| \$125,000-\$149,999      | 12.5%     | 9.5%      | 8.0%      |
| \$100,000-\$124,999      | 14.1%     | 11.5%     | 11.1%     |
| \$75,000-\$99,999        | 16.0%     | 12.8%     | 13.1%     |
| \$50,000-\$74,999        | 10.9%     | 14.7%     | 14.0%     |
| \$35,000-\$49,999        | 6.8%      | 8.4%      | 8.5%      |
| \$25,000-\$34,999        | 4.6%      | 5.3%      | 5.3%      |
| \$15,000-\$24,999        | 3.4%      | 5.0%      | 6.3%      |
| Under \$15,000           | 3.8%      | 7.1%      | 8.3%      |
| Average Household Income | \$137,129 | \$129,698 | \$131,288 |
| Median Household Income  | \$107,519 | \$93,243  | \$89,252  |
| Per Capita Income        | \$50,255  | \$47,419  | \$49,440  |

## DEMOGRAPHICS // 210 Freeway Adjacent Development Opportunity

| POPULATION PROFILE       | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|--------|---------|---------|
| <b>Population By Age</b> |        |         |         |
| 2022 Estimate            | 9,037  | 75,509  | 226,833 |
| 0 to 4 Years             | 3.8%   | 4.0%    | 4.1%    |
| 5 to 14 Years            | 10.8%  | 10.3%   | 9.8%    |
| 15 to 17 Years           | 4.0%   | 3.6%    | 3.3%    |
| 18 to 19 Years           | 2.4%   | 2.3%    | 2.1%    |
| 20 to 24 Years           | 5.4%   | 5.6%    | 5.5%    |
| 25 to 29 Years           | 5.4%   | 6.3%    | 6.8%    |
| 30 to 34 Years           | 4.7%   | 5.8%    | 6.8%    |
| 35 to 39 Years           | 4.8%   | 5.4%    | 6.2%    |
| 40 to 49 Years           | 12.8%  | 13.0%   | 13.1%   |
| 50 to 59 Years           | 18.2%  | 17.4%   | 15.7%   |
| 60 to 64 Years           | 7.8%   | 8.0%    | 7.3%    |
| 65 to 69 Years           | 6.1%   | 6.1%    | 6.1%    |
| 70 to 74 Years           | 5.1%   | 4.6%    | 4.9%    |
| 75 to 79 Years           | 3.4%   | 3.1%    | 3.5%    |
| 80 to 84 Years           | 2.5%   | 2.1%    | 2.4%    |
| Age 85+                  | 2.8%   | 2.3%    | 2.6%    |
| Median Age               | 47.2   | 45.6    | 44.5    |

| POPULATION PROFILE                       | 1 Mile | 3 Miles | 5 Miles |
|------------------------------------------|--------|---------|---------|
| <b>Population 25+ by Education Level</b> |        |         |         |
| 2022 Estimate Population Age 25+         | 6,648  | 55,964  | 170,652 |
| Elementary (0-8)                         | 3.2%   | 5.5%    | 5.4%    |
| Some High School (9-11)                  | 4.0%   | 4.5%    | 4.5%    |
| High School Graduate (12)                | 20.7%  | 19.3%   | 18.9%   |
| Some College (13-15)                     | 18.9%  | 19.8%   | 19.0%   |
| Associate Degree Only                    | 11.7%  | 9.6%    | 9.5%    |
| Bachelor's Degree Only                   | 25.2%  | 26.0%   | 27.5%   |
| Graduate Degree                          | 16.3%  | 15.3%   | 15.3%   |
| <b>HOUSING UNITS</b>                     |        |         |         |
| <b>Occupied Units</b>                    |        |         |         |
| 2027 Projection                          | 3,477  | 29,446  | 91,969  |
| 2022 Estimate                            | 3,422  | 28,983  | 90,007  |
| Owner Occupied                           | 2,738  | 16,839  | 44,350  |
| Renter Occupied                          | 566    | 10,685  | 40,816  |
| Vacant                                   | 118    | 1,460   | 4,841   |
| <b>Persons in Units</b>                  |        |         |         |
| 2022 Estimate Total Occupied Units       | 3,304  | 27,524  | 85,167  |
| 1 Person Units                           | 20.5%  | 23.1%   | 25.0%   |
| 2 Person Units                           | 31.0%  | 28.4%   | 29.6%   |
| 3 Person Units                           | 19.3%  | 18.9%   | 18.1%   |
| 4 Person Units                           | 20.0%  | 19.1%   | 17.6%   |
| 5 Person Units                           | 6.1%   | 6.4%    | 6.0%    |
| 6+ Person Units                          | 3.2%   | 4.0%    | 3.7%    |

## 210 Freeway Adjacent Development Opportunity // DEMOGRAPHICS



### POPULATION

In 2022, the population in your selected geography is 226,833. The population has changed by 5.5 percent since 2000. It is estimated that the population in your area will be 231,322 five years from now, which represents a change of 2.0 percent from the current year. The current population is 48.3 percent male and 51.7 percent female. The median age of the population in your area is 44.5, compared with the U.S. average, which is 38.6. The population density in your area is 2,888 people per square mile.



### HOUSEHOLDS

There are currently 85,167 households in your selected geography. The number of households has changed by 6.0 percent since 2000. It is estimated that the number of households in your area will be 86,793 five years from now, which represents a change of 1.9 percent from the current year. The average household size in your area is 2.6 people.



### INCOME

In 2022, the median household income for your selected geography is \$89,252, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 70.8 percent since 2000. It is estimated that the median household income in your area will be \$104,117 five years from now, which represents a change of 16.7 percent from the current year.

The current year per capita income in your area is \$49,440, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$131,288, compared with the U.S. average, which is \$96,357.



### EMPLOYMENT

In 2022, 114,501 people in your selected area were employed. The 2000 Census revealed that 74.7 percent of employees are in white-collar occupations in this geography, and 25.4 percent are in blue-collar occupations. In 2022, unemployment in this area was 6.0 percent. In 2000, the average time traveled to work was 24.1 minutes.



### HOUSING

The median housing value in your area was \$780,812 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 44,437 owner-occupied housing units and 35,938 renter-occupied housing units in your area. The median rent at the time was \$710.



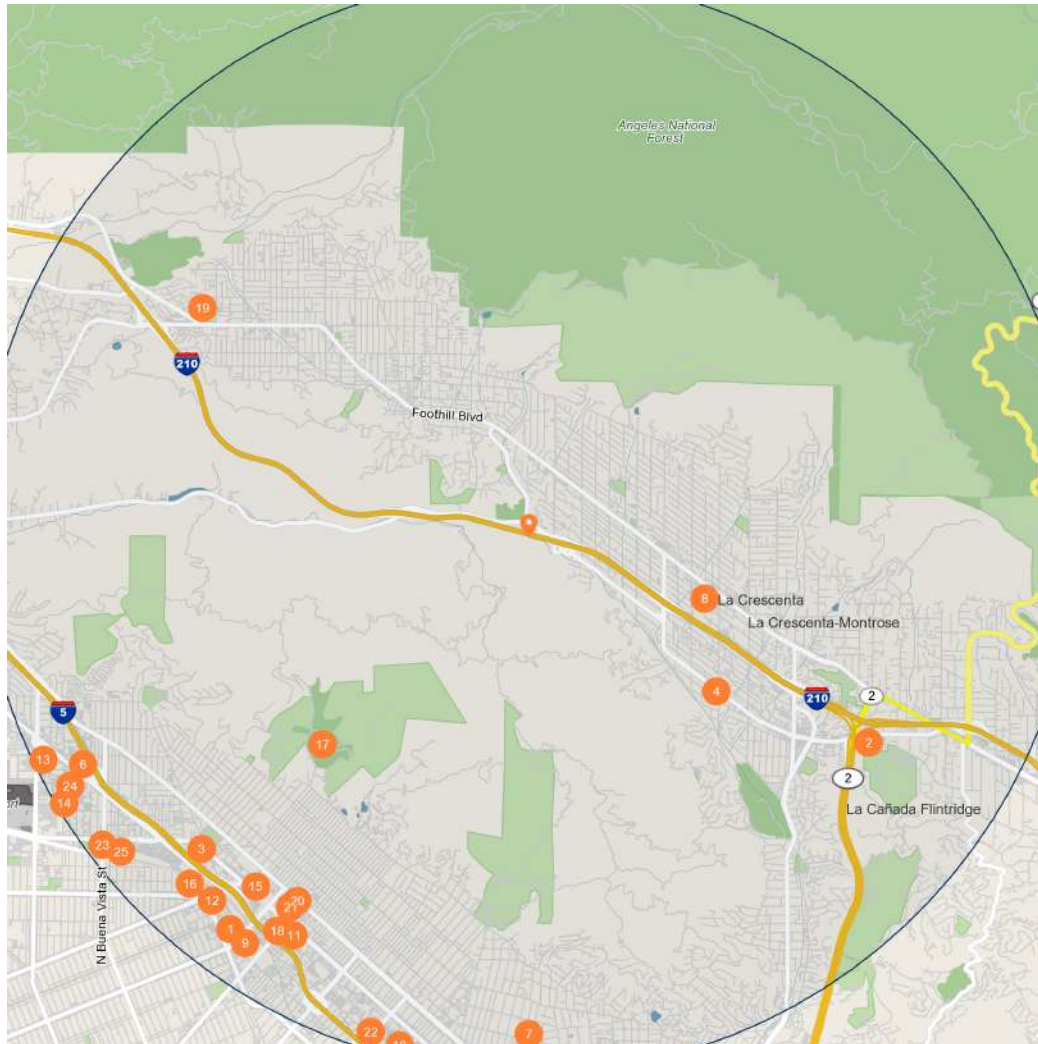
### EDUCATION

The selected area in 2022 had a higher level of educational attainment when compared with the U.S. averages. 15.3 percent of the selected area's residents had earned a graduate degree compared with the national average of only 12.3 percent, and 27.5 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was higher than the nation's at 9.5 percent vs. 8.4 percent, respectively.

The area had fewer high-school graduates, 18.9 percent vs. 27.1 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 19.0 percent in the selected area compared with the 20.4 percent in the U.S.

## DEMOGRAPHICS // 210 Freeway Adjacent Development Opportunity

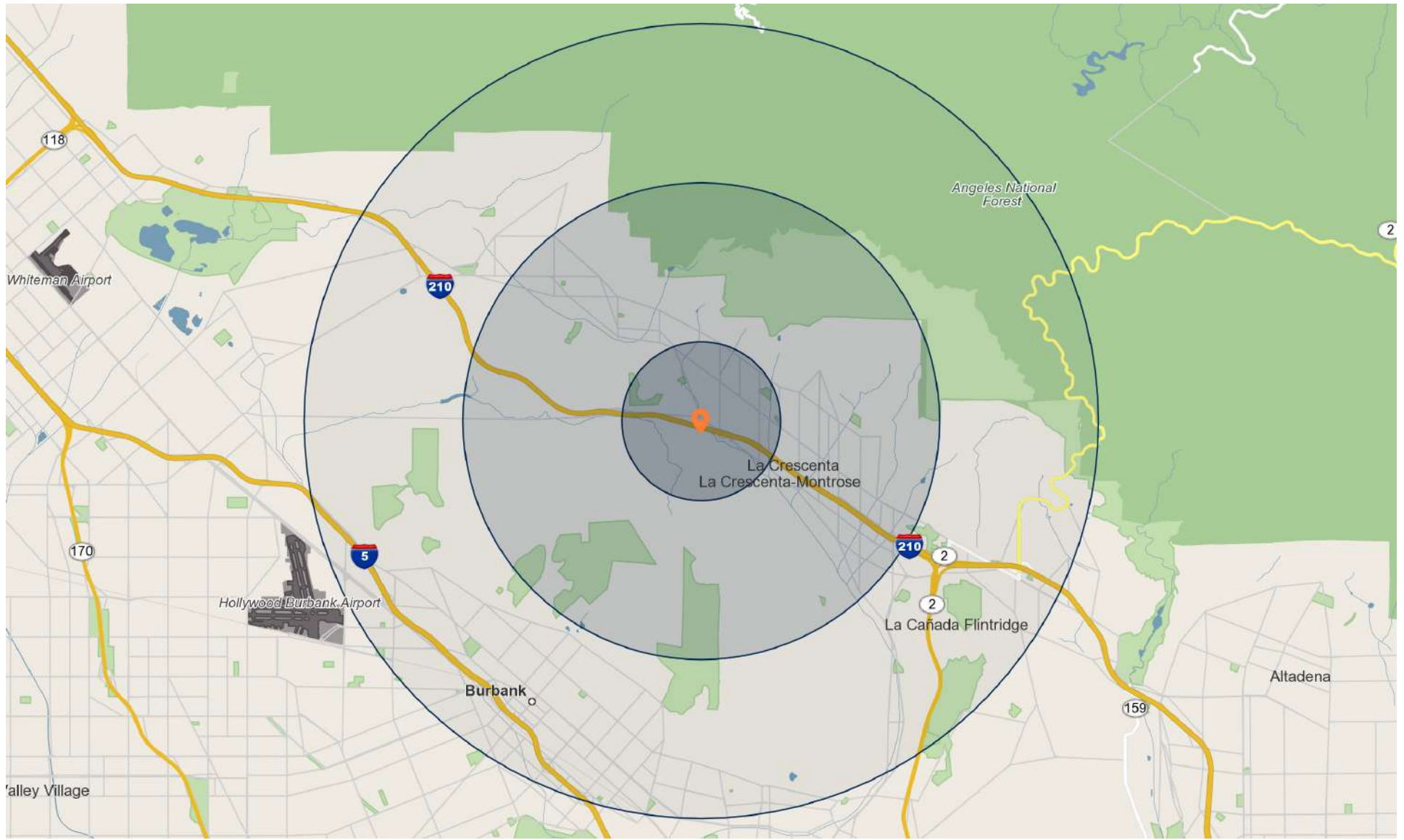


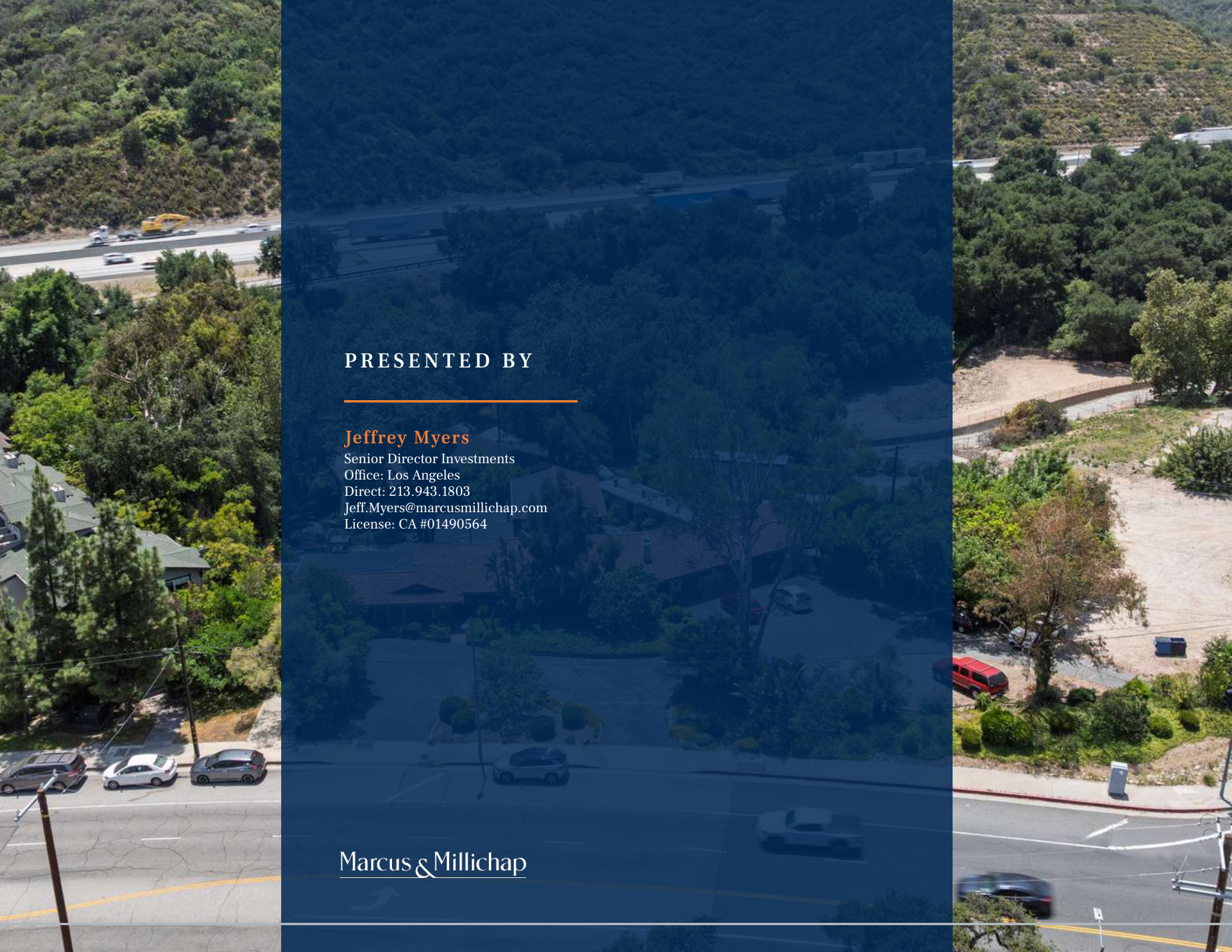
### Major Employers

### Employees

|    |                                                          |       |
|----|----------------------------------------------------------|-------|
| 1  | Andrews International Inc                                | 1,700 |
| 2  | Usc Verdugo Hills Hospital LLC                           | 750   |
| 3  | Come Land Maint Svc Co Inc                               | 513   |
| 4  | Allzone Management Svcs Inc-Allzone Management Solutions | 500   |
| 5  | Usc Vrdugo Hlls Hosp Foundation-U S C                    | 446   |
| 6  | Senior Operations LLC-Senior Aerospace SSP               | 380   |
| 7  | Glendale Unified School Dst-Herbert Hoover High School   | 350   |
| 8  | Glendale Unified School Dst-Crescenta Valley High School | 338   |
| 9  | City of Burbank-Burbank Water & Power                    | 315   |
| 10 | Walt Disney Pictures-Disney                              | 300   |
| 11 | OH So Original Inc                                       | 300   |
| 12 | Twdc Enterprises 18 Corp                                 | 298   |
| 13 | Entertainment Partners Inc                               | 295   |
| 14 | Photronics Inc-Photronics California                     | 280   |
| 15 | IKEA Purchasing Svcs US Inc                              | 270   |
| 16 | Costco Wholesale Corporation-Costco                      | 270   |
| 17 | Specialty Restaurants Corp-Castaway Restaurant The       | 254   |
| 18 | Aramark Unf & Career AP LLC-Aramark                      | 250   |
| 19 | New Vista Health Services-New Vsta Nrsing Rhbltation Ctr | 208   |
| 20 | City of Burbank-Burbank Housing & Grants Div             | 204   |
| 21 | City of Burbank-City Burbank Police Department           | 204   |
| 22 | Public Storage-PUBLIC STORAGE                            | 200   |
| 23 | Time Warner Cable Entps LLC-Time Warner                  | 200   |
| 24 | Hydro-Aire Aerospace Corp                                | 200   |
| 25 | Cast & Crew LLC-Cast and Crew Entrmt Svcs                | 195   |

## 210 Freeway Adjacent Development Opportunity // DEMOGRAPHICS



An aerial photograph of a suburban neighborhood. In the foreground, a paved road with a yellow curb runs horizontally. Several cars are parked along the side of the road, including a white sedan and a dark SUV. To the left of the road, there are lush green trees and a portion of a house with a green roof. In the background, a large, dark-roofed house is partially obscured by dense greenery. A blue semi-transparent overlay covers the right half of the image, containing white and orange text. The overall scene is bright and sunny, with clear shadows.

PRESENTED BY

**Jeffrey Myers**

Senior Director Investments

Office: Los Angeles

Direct: 213.943.1803

[Jeff.Myers@marcusmillichap.com](mailto:Jeff.Myers@marcusmillichap.com)

License: CA #01490564

Marcus & Millichap