




**FOR SALE**

**5440**  
**Valley Blvd**

Los Angeles, CA  
90032

 **Land Size:** ±12,984 SF  
(±0.30 AC)

 **Zoning:** [Q]C2-1VL

 **APN:** 5221-010-033



## Property Highlights

 Located on a Commercial Boulevard

 Adjacent to Cal State Los Angeles and Alhambra

 Next to FWY 710 On/Off Ramp

 Strong Visibility & High Traffic Counts

 C2 Zoning Offers Broad Commercial Uses



900 Wilshire Boulevard, Suite 2400  
Los Angeles, CA 90017  
cushmanwakefield.com  
Lic #01880493

For more information, please contact:

**BRANDON GILL**  
Executive Director  
+1 213 629 6528  
brandon.gill@cushwake.com  
Lic #01262330

**BRANDON BURNS**  
Executive Director  
+1 213 629 6541  
brandon.burns@cushwake.com  
Lic #01194796

**JAE YOO**  
Executive Director  
+1 213 629 6551  
jae.yoo@cushwake.com  
Lic #01503567

**DILLON KNEAFSEY**  
Associate  
+1 213 955 5159  
dillon.kneafsey@cushwake.com  
Lic #02439066

## ZONING: [Q]C2-1VL

- LA's Most Flexible Commercial Designation
- Broad Commercial Uses Permitted By-Right
- Permits R4-Equivalent Residential Density By-Right (1 unit per 400 SF of lot area)
- Mixed-Use Development Ready
- No Front Yard Setback Required for Commercial Uses



Property Looking West



Property Looking Northwest



900 Wilshire Boulevard, Suite 2400  
Los Angeles, CA 90017  
cushmanwakefield.com  
Lic #01880493

For more information, please contact:

**BRANDON GILL**  
Executive Director  
+1 213 629 6528  
brandon.gill@cushwake.com  
Lic #01262330

**BRANDON BURNS**  
Executive Director  
+1 213 629 6541  
brandon.burns@cushwake.com  
Lic #01194796

**JAE YOO**  
Executive Director  
+1 213 629 6551  
jae.yoo@cushwake.com  
Lic #01503567

**DILLON KNEAFSEY**  
Associate  
+1 213 955 5159  
dillon.kneafsey@cushwake.com  
Lic #02439066