



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 561+- 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 1,500+- 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.

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

| 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 0 |
|---------------------|------------------------|-------|
| 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 | 6 |
| Covered Parking | |
| Uncovered Parking | 6 |

| 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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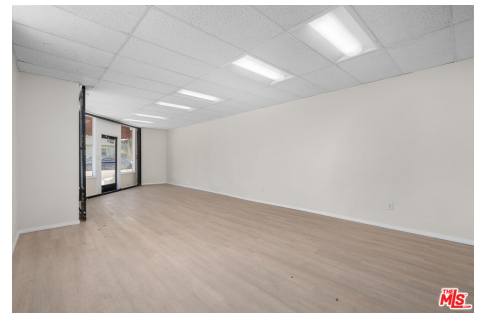
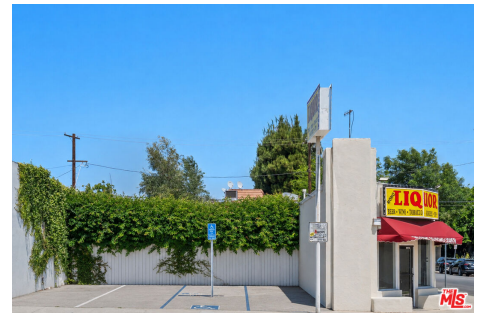
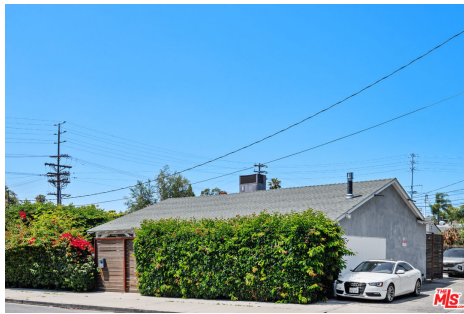
2
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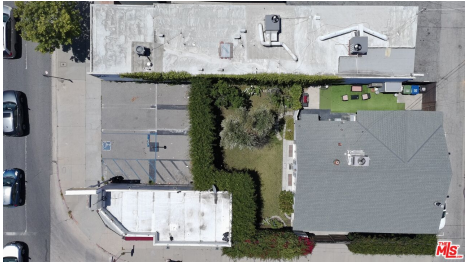
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