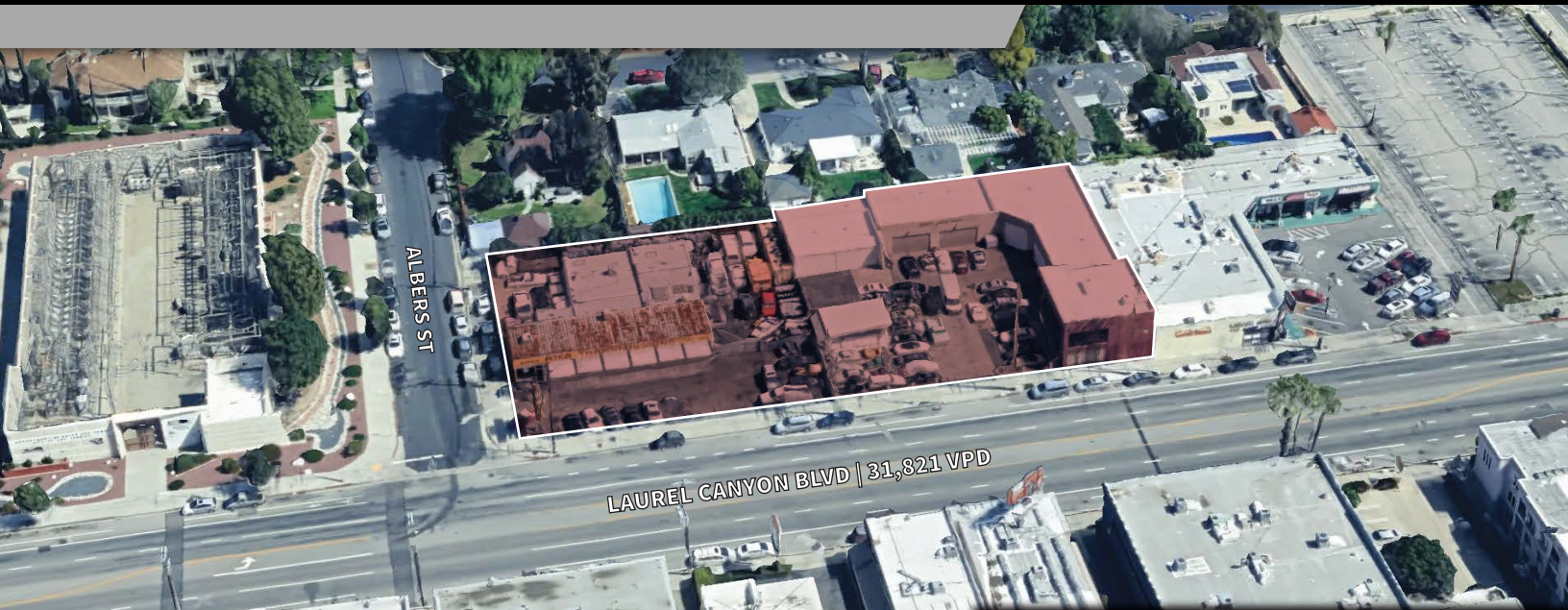


UNENTITLED ±220 UNIT MIXED USE DEVELOPMENT OPPORTUNITY



5452 & 5434 Laurel Canyon Blvd | Valley Village, CA 91607



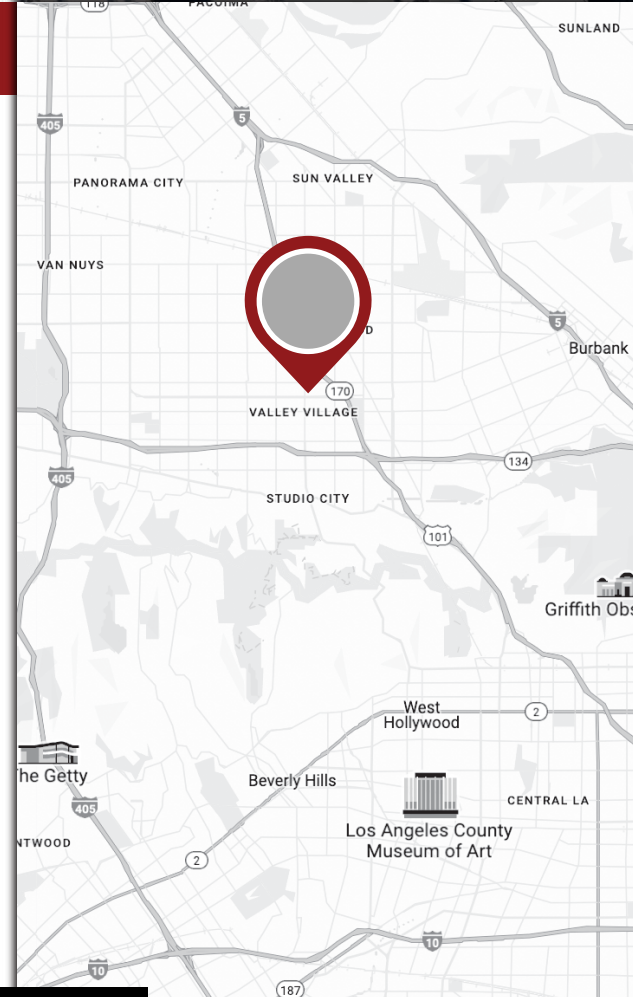
FOR SALE: \$12,900,000

PROPERTY DESCRIPTION

Located at the prime intersection of Laurel Canyon Blvd and Albers St, this 0.80-acre flat, development-ready site offers excellent frontage along a high-traffic commercial corridor. The property is ED1-eligible, allowing for a 7-story mixed-use project with ±220 affordable units and 6,000 SF of retail. Positioned near the Chandler Blvd Transit Corridor and Metro, it sits in a high-demand submarket between the NoHo Arts District and Studio City.

PROPERTY HIGHLIGHTS

- **ED 1-Qualified Site** – By-right development opportunity under Los Angeles Executive Directive 1, expediting entitlement for 100% affordable housing projects
- **High-Density Potential** – ±220 affordable units plus 6,000 SF of retail on a compact 0.80-acre site
- **Transit-Oriented Location** – Adjacent to the Chandler Blvd Transit Corridor, with excellent access to Metro stations and regional connectivity
- **Prime Corner Lot** – Positioned at Laurel Canyon Blvd & Albers St, offering high visibility and strong vehicular and pedestrian traffic
- **Retail Activation** – ±6,000 SF of street-level retail enhances community integration and increases long-term value
- **Strong Market Demand** – Located in a severely supply-constrained area of Los Angeles with growing demand for affordable housing
- **Urban Amenities** – Surrounded by shops, restaurants, schools, and parks in desirable Valley Village and near North Hollywood



FOR MORE INFORMATION CONTACT

Jim McArthur | Senior Advisor
DRE# 01766468 | 408.202.3855
JMcArthur@AiCREPartners.com

Arthur Dedeyan | KW Commercial Glendale
DRE# 02036890 | 424.382.4819
ArthurDedeyan@yahoo.com

UNENTITLED ±220 UNIT MIXED USE DEVELOPMENT OPPORTUNITY



5452 & 5434 Laurel Canyon Blvd | Valley Village, CA 91607

DEVELOPMENT LAW UPDATE: CEQA REFORMS UNLOCK OPPORTUNITY AT LAUREL CANYON BLVD

(N) CEQA Reform Unlocks Fast-Track Redevelopment at 5452 & 5434 Laurel Canyon Blvd Development Feasibility Statement: 5452 & 5434 Laurel Canyon Blvd

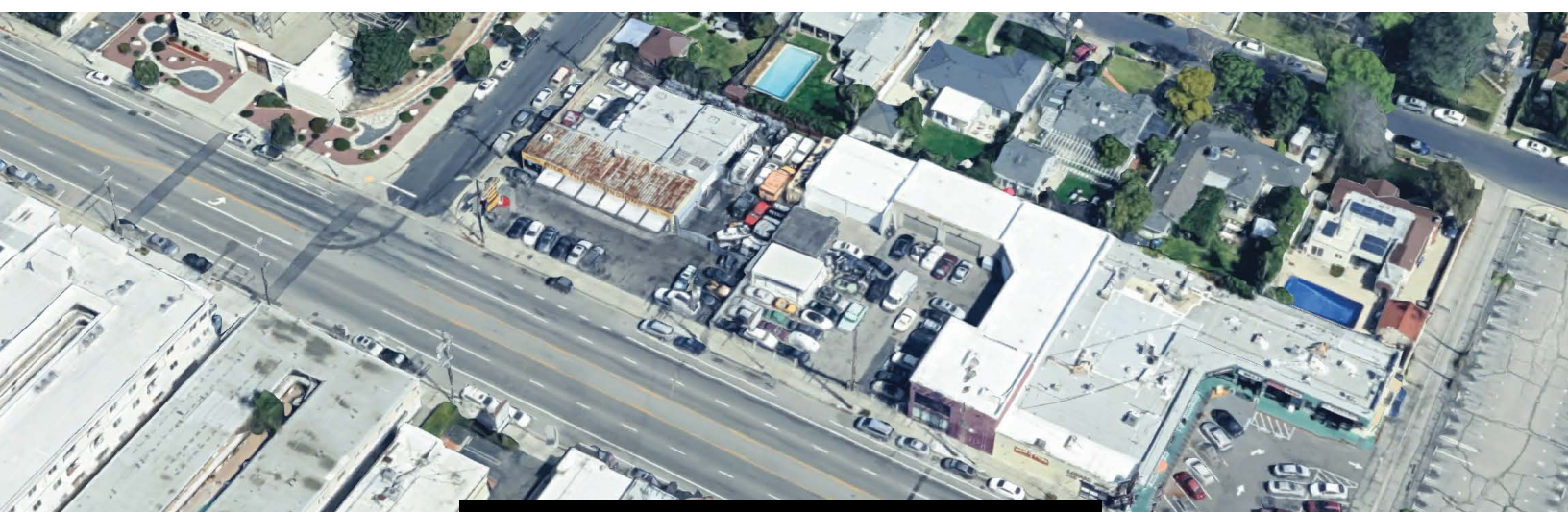
The ±220-unit mixed-use affordable housing opportunity at 5452 & 5434 Laurel Canyon Blvd is uniquely positioned to capitalize on California's recent reforms to the California Environmental Quality Act (CEQA)—specifically AB 130 and SB 131—which substantially reduce entitlement risk and timeline.

As a transit-oriented infill site under 0.80 acres and designated ED1-eligible for 100% affordable housing, this project qualifies for CEQA exemption under AB 130. This exemption shields the project from most CEQA-based legal challenges, significantly streamlining the permitting process and enhancing investor and developer confidence.

Moreover, SB 131 allows developers to address specific environmental concerns in isolation, without triggering a comprehensive CEQA review. This targeted flexibility offers a practical and cost-effective path forward should isolated issues arise.

Together, these legislative reforms accelerate the development timeline from years to months, increase certainty in the entitlement process, and make this one of the most shovel-ready affordable housing development opportunities in the Los Angeles market today.

Disclaimer: While recent legislative reforms such as AB 130 and SB 131, along with Executive Directive 1 (ED1), are expected to streamline the entitlement process and minimize CEQA-related risks, project eligibility and the extent of benefits realized will ultimately depend on interpretation and implementation by local agencies and stakeholders. Developers and investors are encouraged to conduct independent due diligence to verify applicability and compliance with all relevant legal and planning requirements.



FOR MORE INFORMATION CONTACT

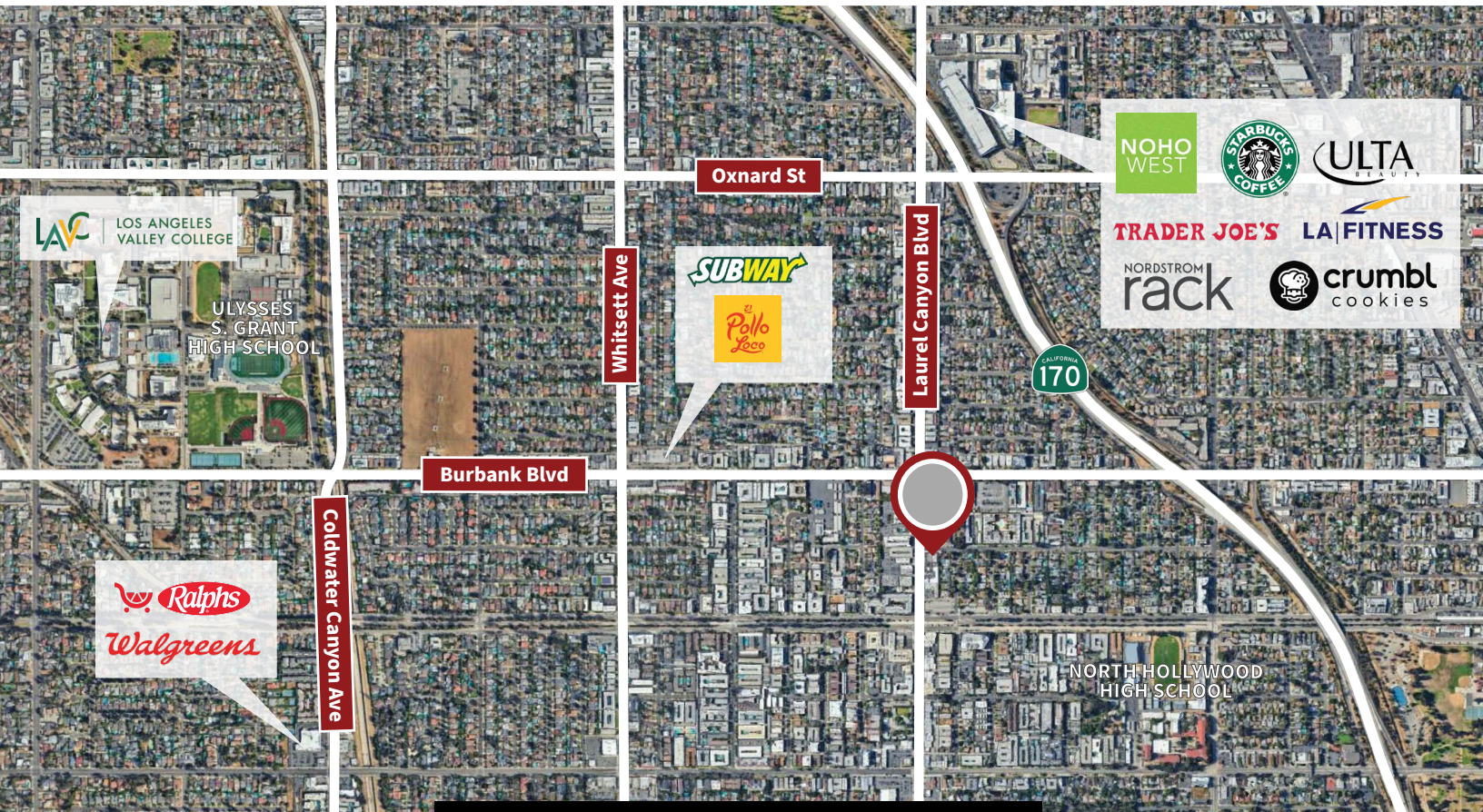
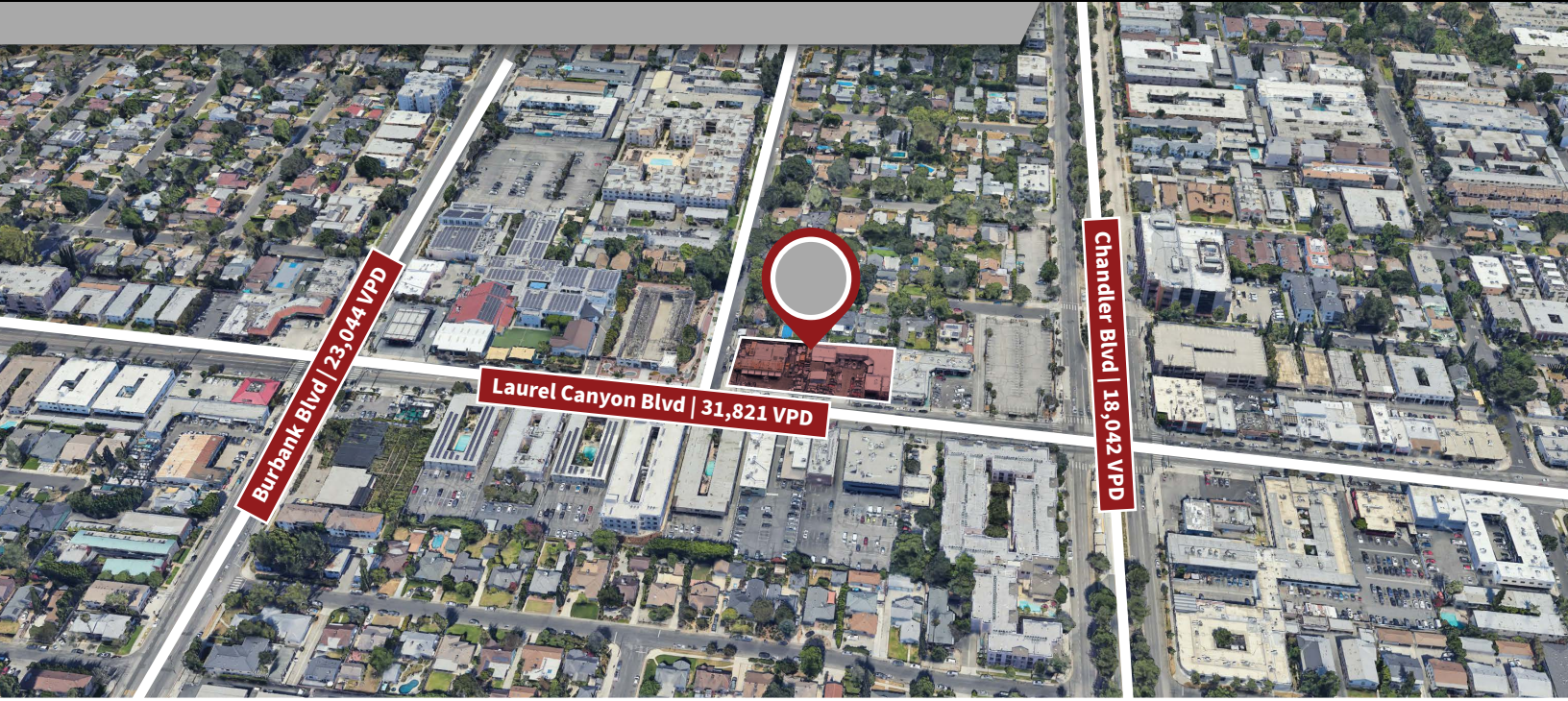
Jim McArthur | Senior Advisor
DRE# 01766468 | 408.202.3855
JMcArthur@AiCREPartners.com

Arthur Dedeyan | KW Commercial Glendale
DRE# 02036890 | 424.382.4819
ArthurDedeyan@yahoo.com

UNENTITLED ±220 UNIT MIXED USE DEVELOPMENT OPPORTUNITY



Aerial & Amenities Map



FOR MORE INFORMATION CONTACT

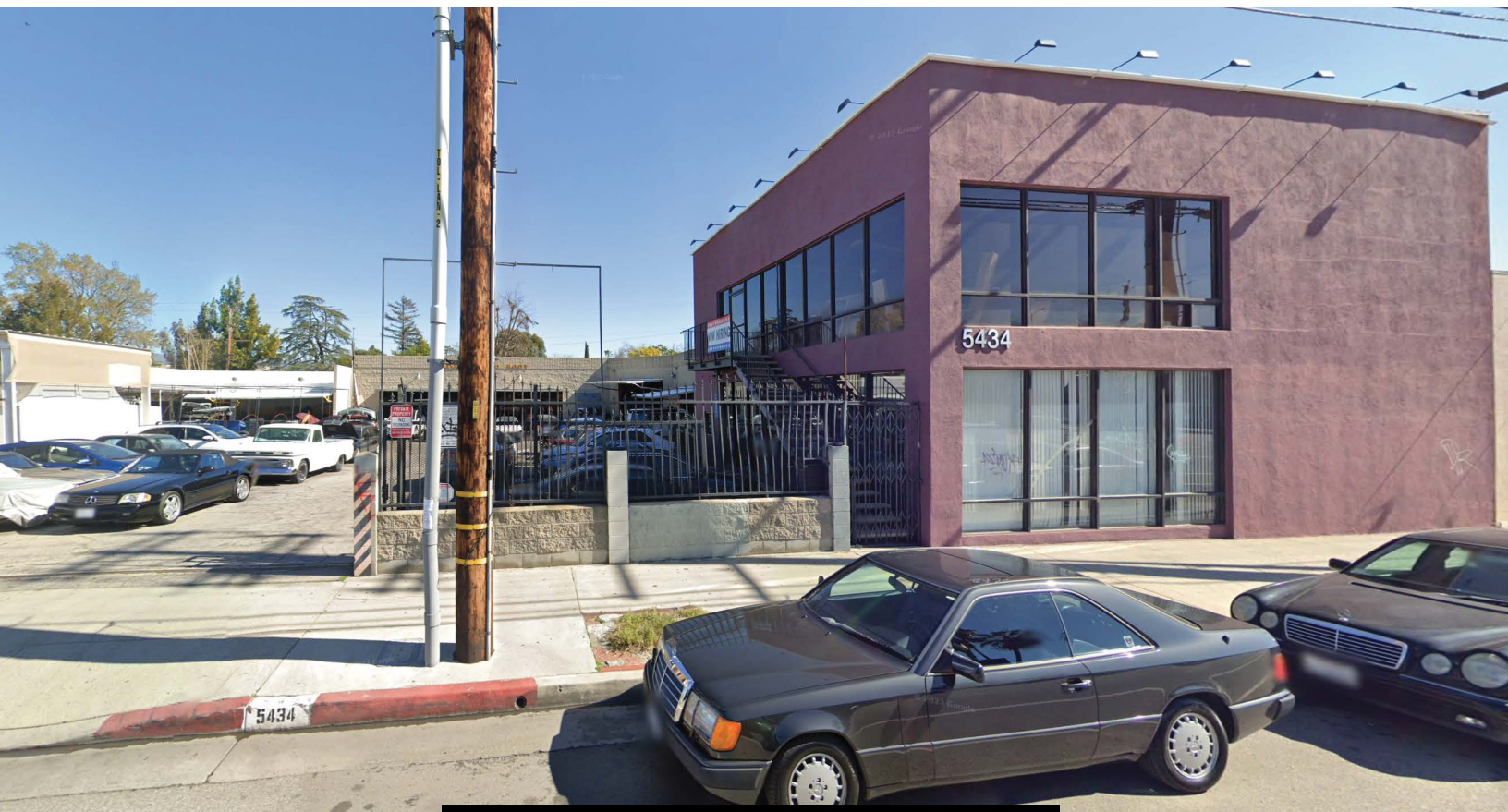
Jim McArthur | Senior Advisor
DRE# 01766468 | 408.202.3855
JMcArthur@AiCREPartners.com

Arthur Dedeyan | KW Commercial Glendale
DRE# 02036890 | 424.382.4819
ArthurDedeyan@yahoo.com

UNENTITLED ±220 UNIT MIXED USE DEVELOPMENT OPPORTUNITY



Property Photos



FOR MORE INFORMATION CONTACT

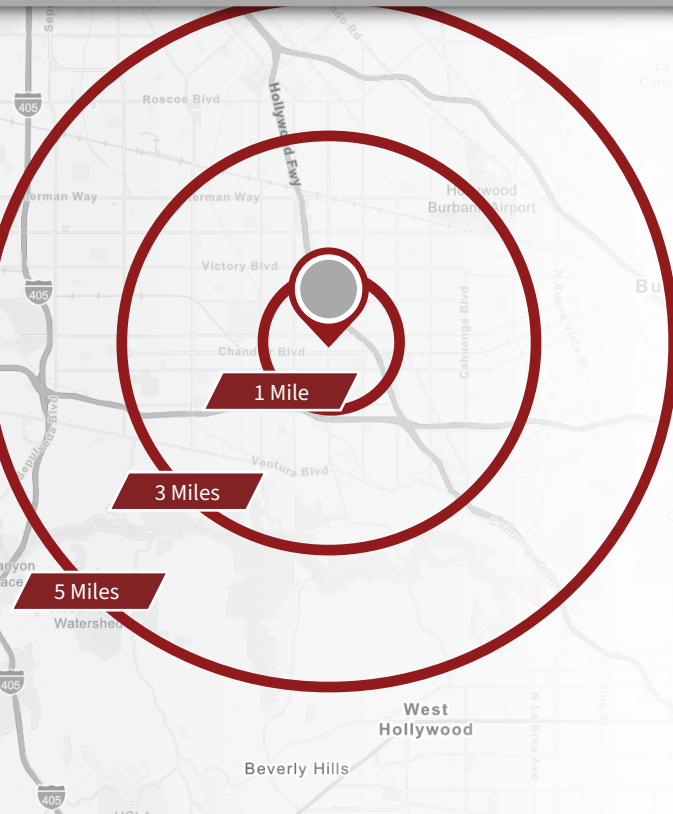
Jim McArthur | Senior Advisor
DRE# 01766468 | 408.202.3855
JMArthur@AiCREPartners.com

Arthur Dedeyan | KW Commercial Glendale
DRE# 02036890 | 424.382.4819
ArthurDedeyan@yahoo.com

UNENTITLED ±220 UNIT MIXED USE DEVELOPMENT OPPORTUNITY



Location Overview

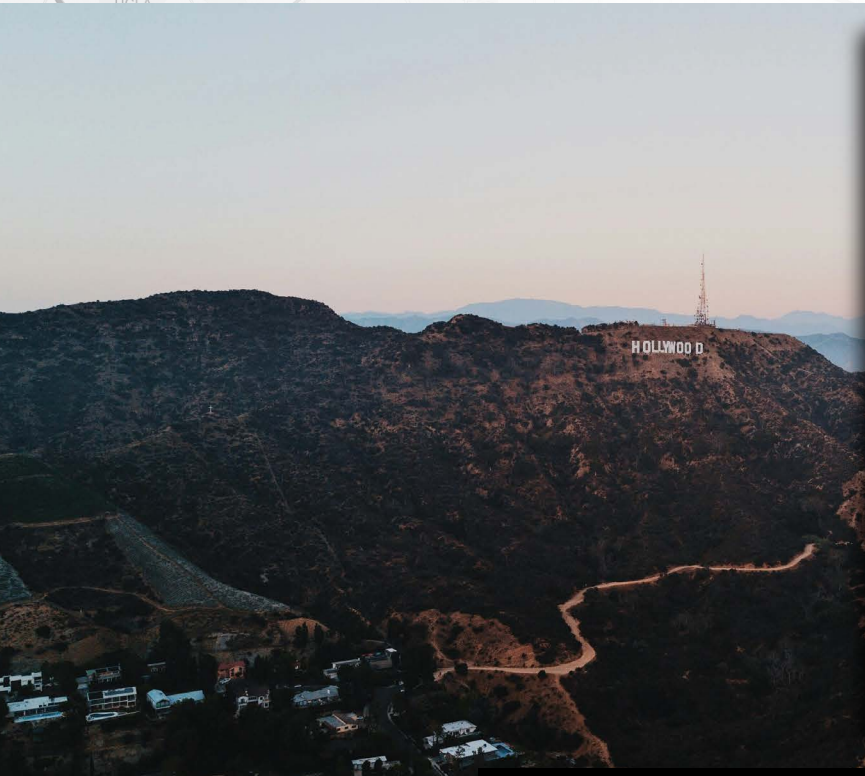


2025 Summary

	1 MILE	3 MILES	5 MILES
Population	40,290	295,038	592,078
Households	18,343	125,521	235,954
Families	9,006	66,223	135,556
Average Household Size	2.17	2.32	2.48
Owner Occupied Housing Units	5,166	40,849	90,805
Renter Occupied Housing Units	13,177	84,672	145,149
Median Age	38.8	38.5	39.0
Median Household Income	\$89,451	\$87,039	\$90,166
Average Household Income	\$126,751	\$134,697	\$141,811

2030 Summary

	1 MILE	3 MILES	5 MILES
Population	39,958	294,329	588,669
Households	18,601	128,092	239,959
Families	9,145	67,773	138,108
Average Household Size	2.12	2.27	2.42
Owner Occupied Housing Units	5,340	42,141	93,240
Renter Occupied Housing Units	13,262	85,951	146,719
Median Age	40.2	39.9	40.4
Median Household Income	\$101,328	\$99,266	\$103,075
Average Household Income	\$141,241	\$150,027	\$157,974



Valley Village is a vibrant and sought-after neighborhood in the heart of Los Angeles, known for its strong sense of community and strategic location. With easy access to major freeways, including the 101 and 170, the area offers excellent connectivity to key economic hubs like Hollywood, Burbank, and Downtown LA. Valley Village has seen steady population growth, driven by its attractive mix of suburban charm and urban convenience.

The neighborhood boasts high household incomes, making it a prime location for businesses catering to an affluent demographic. The area's thriving economy, combined with a well-maintained infrastructure, makes Valley Village an ideal setting for commercial ventures looking to capitalize on a stable and prosperous market.

FOR MORE INFORMATION CONTACT

Jim McArthur | Senior Advisor
DRE# 01766468 | 408.202.3855
JMcArthur@AiCREPartners.com

Arthur Dedeyan | KW Commercial Glendale
DRE# 02036890 | 424.382.4819
ArthurDedeyan@yahoo.com

UNENTITLED ±220 UNIT MIXED USE DEVELOPMENT OPPORTUNITY



5452 & 5434 Laurel Canyon Blvd | Valley Village, CA 91607

DISCLAIMER

The information contained in this Offering Memorandum is confidential and is provided for the sole purpose of allowing persons to evaluate whether there is interest in proceeding with further discussions with the owner regarding a possible transaction with respect to the Property. The information contained herein shall not be photocopied or disclosed to any other party and shall not be used for any other purpose.

Neither the owner, nor AiCRE Partners, nor any of their officers, directors, employees or agents, assume any responsibility or make any representations or warranties, whether express or implied, by operation of law or otherwise, with respect to the Property or this Offering Memorandum or any information or statements (including financial statements and projections) contained herein or relating hereto, including the accuracy or completeness of such information or statements and the condition, quality or fitness of the Property. Such information and statements have in many circumstances been obtained from outside sources, have not been tested or verified and may be subject to errors or omissions. Projections, in particular, are based on various assumptions and subjective determinations as to which no guaranty or assurance can be given. Without limiting the foregoing, in the event this Offering Memorandum contains information relating any hazardous, toxic or dangerous materials in relation to the Property, such information shall in no way be construed as creating any warranties or representations, express or implied, by operation of law or otherwise, by any party, as to the existence or non-existence or nature of such materials in, under, on or around the Property. Potential investors are urged to perform their own examination and inspection of the Property and information relating to same, and shall rely solely on such examination and investigation and not on this Offering Memorandum or any information or materials contained herein or otherwise provided.

The only party authorized to represent the owner of the Property is AiCRE Partners and the owner shall not be obligated to pay any fees or commissions to any other advisor, broker or representative. This Offering Memorandum is provided subject to prior sale or lease, change of price or terms and other changes to the materials, statements and information contained herein or relating to the Property, and is subject to withdrawal, all without notice or any liability. In no event shall the delivery or receipt of this Offering Memorandum be deemed to create any legal obligation to enter into any transaction with respect to the Property, and only a definitive agreement signed by all parties shall create a binding commitment to enter into a transaction.

FOR MORE INFORMATION CONTACT

Jim McArthur | Senior Advisor
DRE# 01766468 | 408.202.3855
JMcArthur@AiCREPartners.com

Arthur Dedeyan | KW Commercial Glendale
DRE# 02036890 | 424.382.4819
ArthurDedeyan@yahoo.com