



8144 SEPULVEDA PL,  
PANORAMA CITY, CA 91402

# 8144 Sepulveda PI

| Sale Price | Monthly Income | Units | Cost Per Unit |
|------------|----------------|-------|---------------|
| 1,195,000  | \$9,160        | 6     | \$199,166     |

Situated near the heart of Van Nuys, 8144 Sepulveda PI offers strong rental demand, proximity to major transit routes, and excellent upside in a rapidly improving submarket.



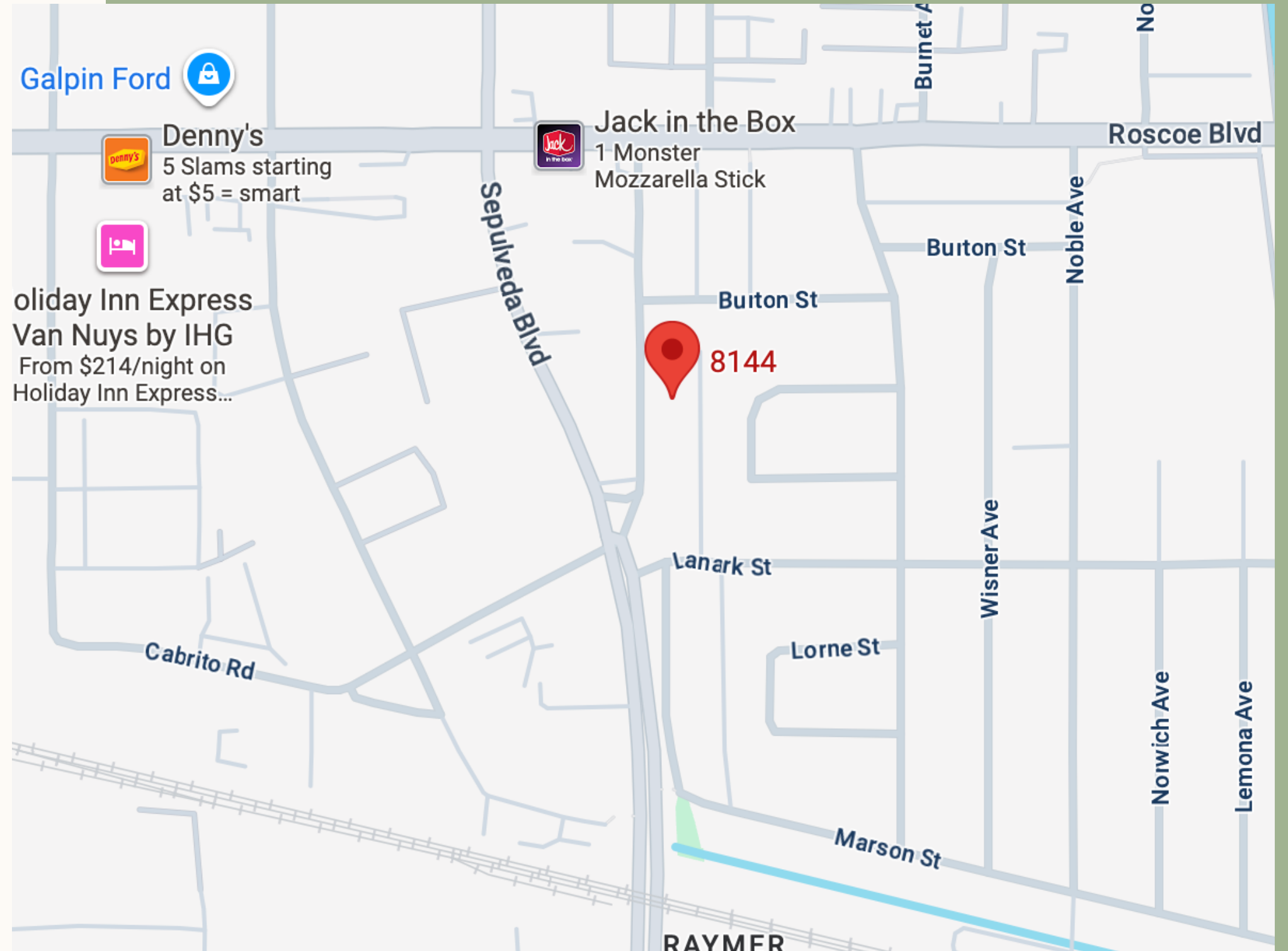
# Location

## Directions

8144 Sepulveda Pl  
Panorama City, CA 91402

## Office Phone

310-382-7731



# Zoning

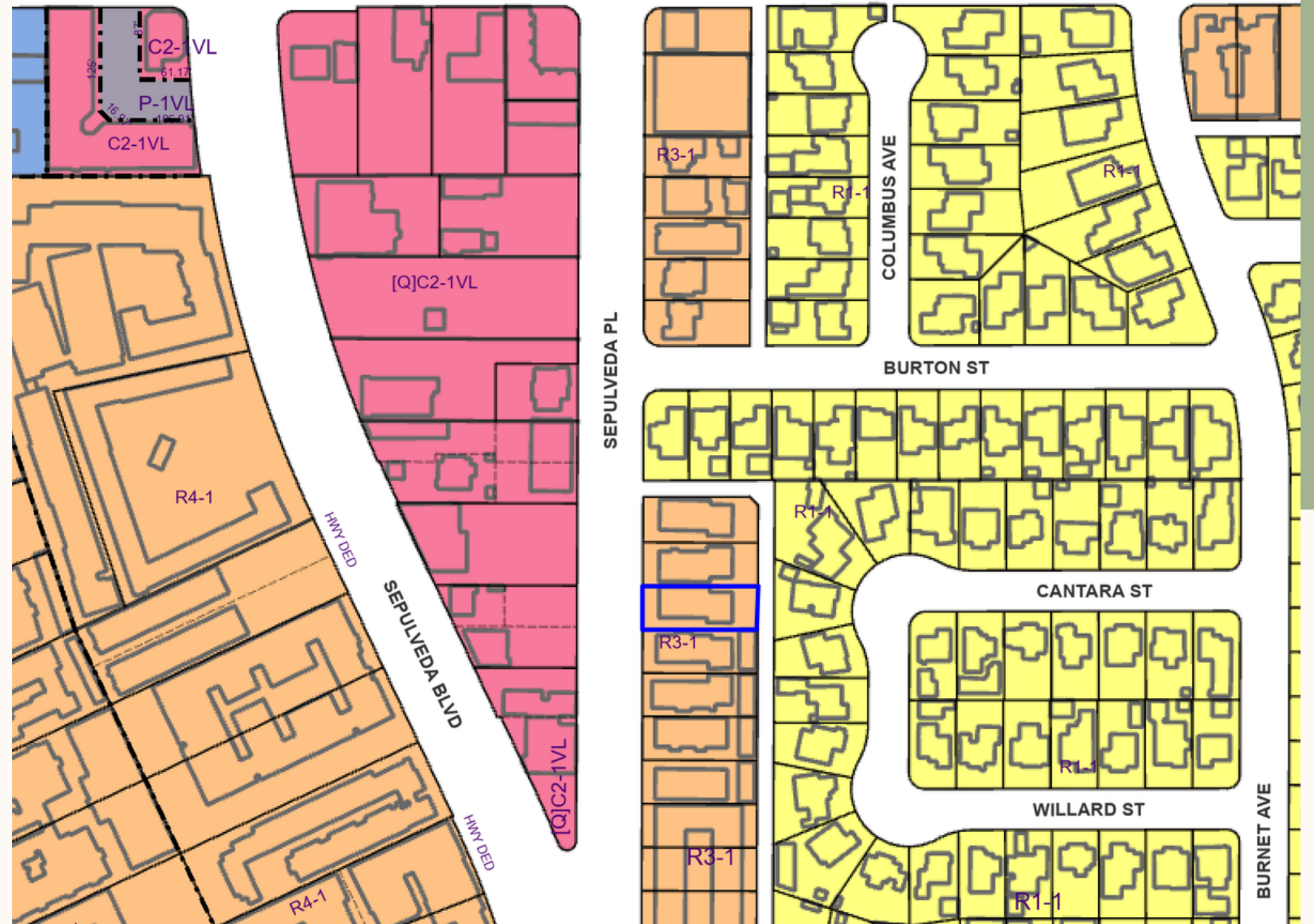
Zoning: **R3-1**

Lot: 7,420.3 (sq ft)

Building: **5,418.0 (sq ft)**

Year Built: **1952**

Transit Oriented Communities  
(TOC): **Tier 2**





# The Neighborhood

## Neighborhood Profile

### **PANORAMA CITY / SAN FERNANDO VALLEY**

Diverse working families, long-term renters, and everyday neighborhood retail create a steady multifamily rental market.

### **Average Age**

28–45 Years

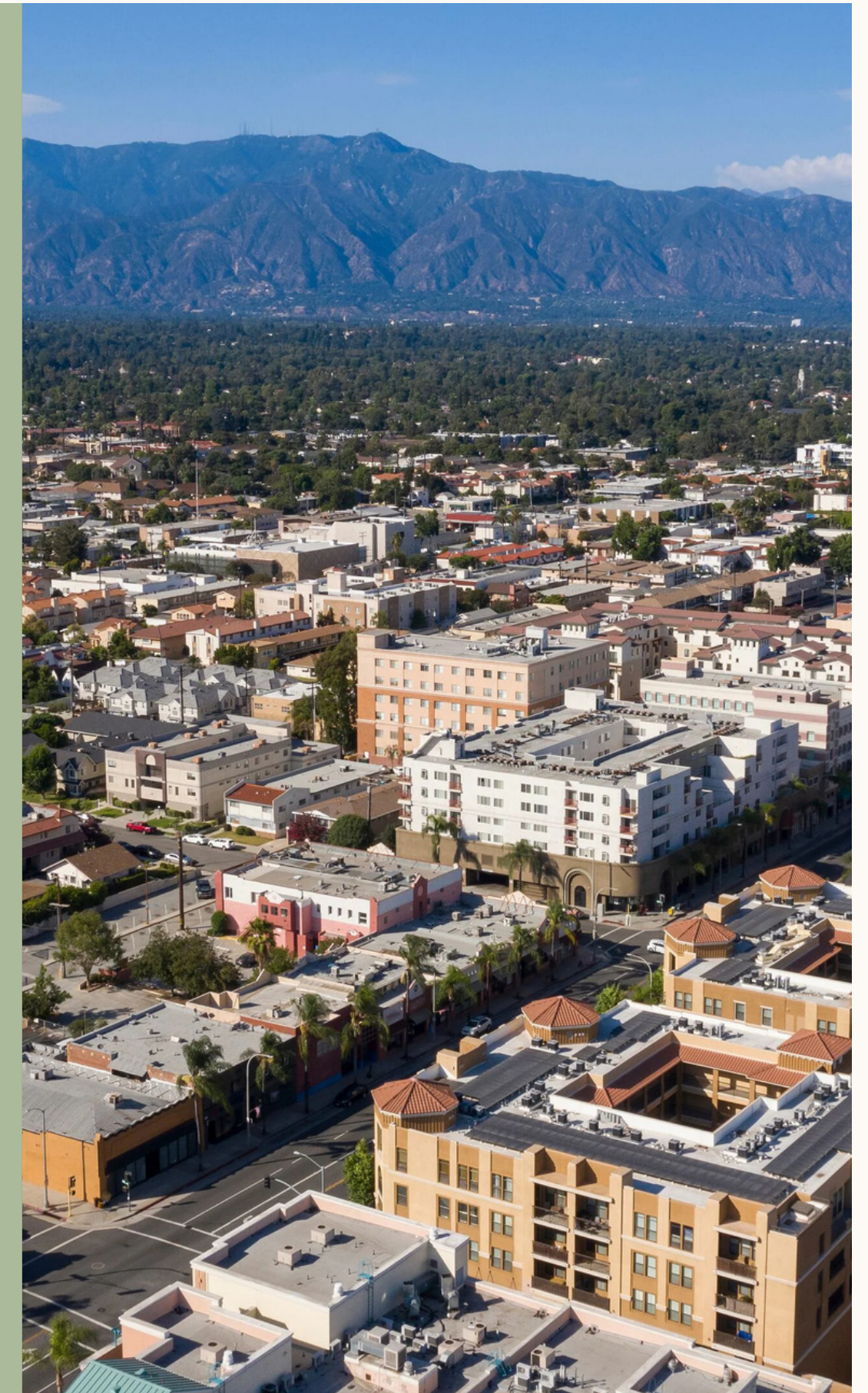
Young families, workforce households, and established local residents.

### **Average income**

\$50,000–\$95,000

### **Nearby Ammenities**

- Kaiser Permanente Panorama City
- The Plant Shopping Center and Panorama Mall
- Easy access to the 405, 170, and 5 freeways



# Entertaining

## Entertaining Areas

- Convenient access to The Plant Shopping Center, Panorama Mall, and a variety of retail and grocery options
- Diverse dining scene with local favorites, casual eateries, and international cuisine
- Close to schools, parks, and recreation centers for outdoor activities
- Easy access to the 405, 170, and 5 freeways for a quick commute
- Live entertainment, community events, and cultural attractions throughout the San Fernando Valley



# Contact Us

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