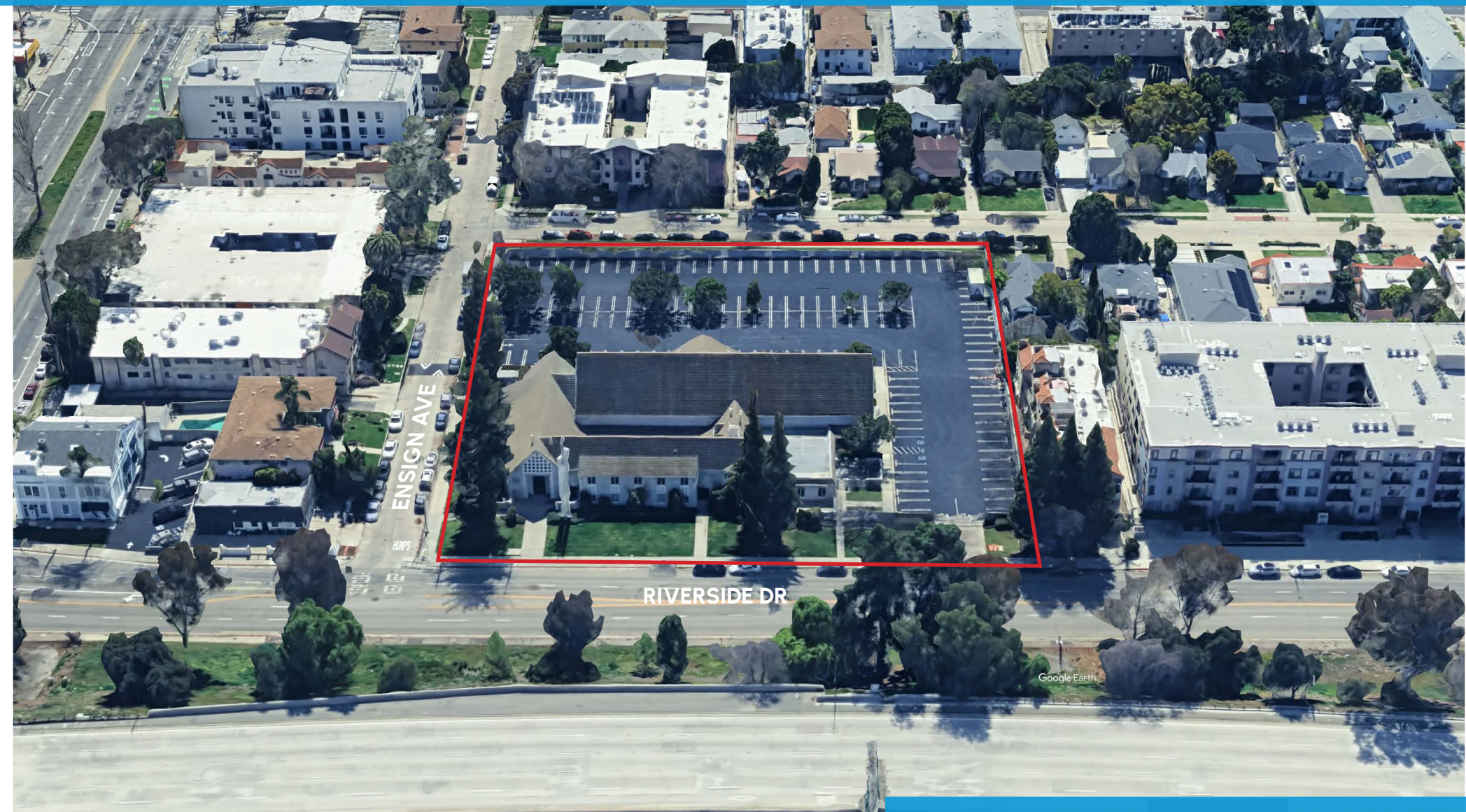


FOR SALE

21,689 SF RELIGIOUS FACILITY WITH 6.8:1 PARKING, OR
2.0-ACRE RESIDENTIAL DEVELOPMENT OPPORTUNITY



11022 WEST RIVERSIDE DRIVE
NORTH HOLLYWOOD (CITY OF LOS ANGELES), CA 91602

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

THE OFFERING

OPPORTUNITY OVERVIEW

Built in 1952, this 21,689 SF Religious Facility has 149 gated parking spaces (6.8:1,000 SF). The chapel has a seating capacity of 247 persons. The connected "Cultural Hall" (Gymnasium/Performance Stage) expands the seating capacity to 325 persons. The building features numerous large meeting rooms, classrooms, a serving kitchen and an interior, tiled courtyard area for secure gatherings. The current use is "7100 – Institutional – Church".

Comprised of five (5) legal parcels, the north 50% of the site is zoned "R3-1-RIO" MULTIPLE DWELLING ZONE. Every lot shall have a minimum width of 50' and a minimum area of 5,000 SF. The minimum lot area per dwelling unit shall be 800 SF. The south 50% of the site is zoned "R1-1-RIO" ONE-FAMILY ZONE. Every lot shall have a minimum width of 50' and a minimum area of 5,000 SF. The minimum lot area per dwelling unit shall also be 5,000 SF.



APNS

2423-011-007, 011, 012, 013, 027

TOTAL SITE SIZE

2.0 Acres

STREET FRONTAGE

Riverside Drive – 285'

Ensign Avenue – 305'

CURRENT USE

7100 – Institutional – Church

IMPROVEMENTS

21,689 SF 2-Story Religious Facility built in 1952.

The roof might need to be replaced. Please inspect.

Note:

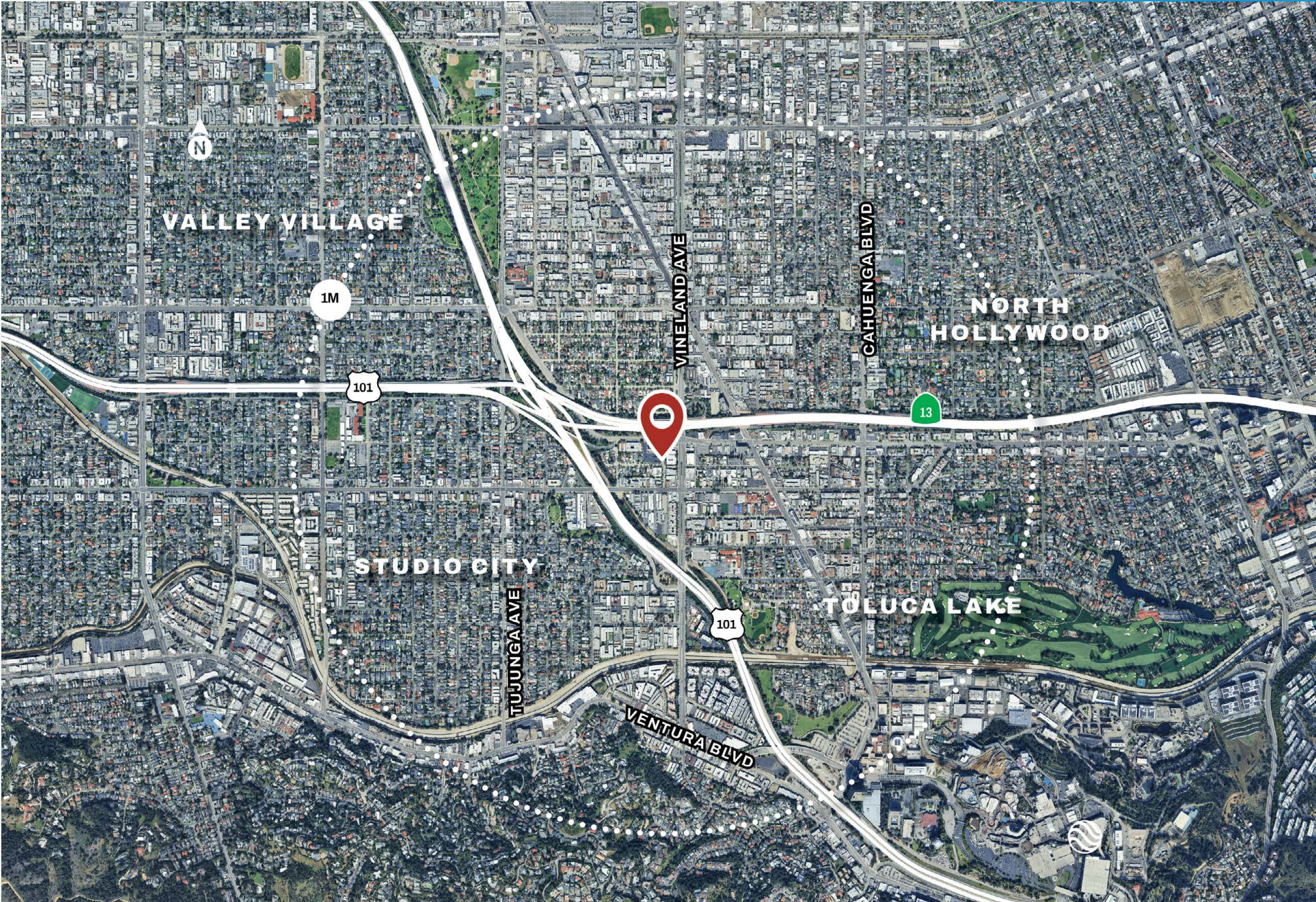
If the property is developed, it will be Buyer's responsibility to demolish the existing structure at Buyer's expense following Close of Escrow.

PROPERTY HIGHLIGHTS

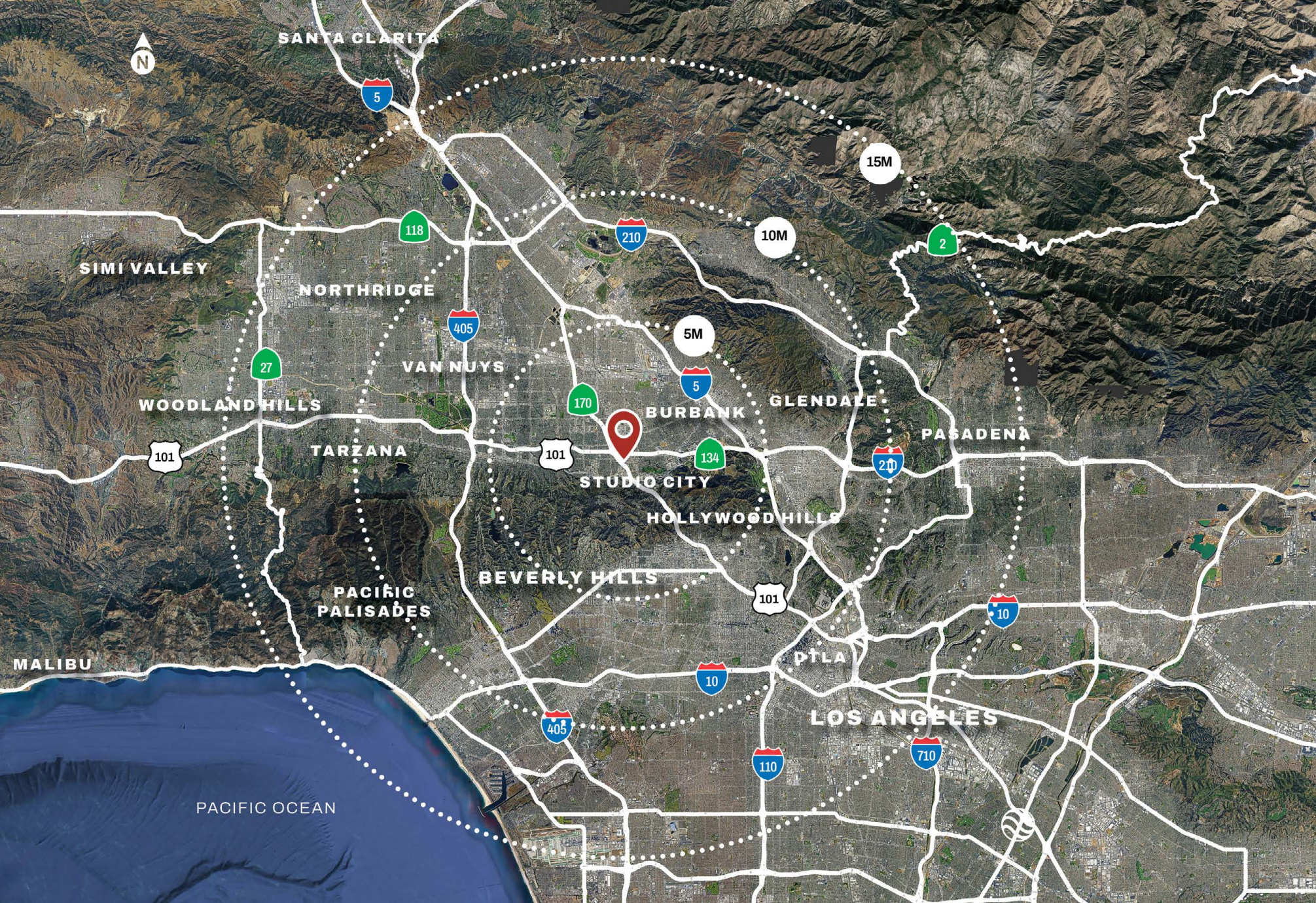
- ✓ Two-Story Religious Facility with Large Chapel (Seating Capacity – 247 persons)
- ✓ Expanded Seating Capacity in Cultural Hall (Additional 325 Persons)
- ✓ Cultural Hall Features a Basketball Court & Performance Stage
- ✓ 149 On-Site Parking Spaces (6.8:1,000 SF)
- ✓ Numerous Meeting Rooms/Classrooms, a Serving Kitchen, Interior Courtyard
- ✓ Built in 1952; In Good Condition
- ✓ ½ Zoned R3; ½ Zoned R1 for Residential In-Fill Development Opportunity
- ✓ Located on Corner Parcel with 3 Access Points
- ✓ Frontage on 134 Freeway
- ✓ 340' from 101/134/170 Freeways Interchange
- ✓ 2024 Avg HH Income: \$114,821 (3-mile Radius)
- ✓ Do Not Disturb Occupant - Call to Show



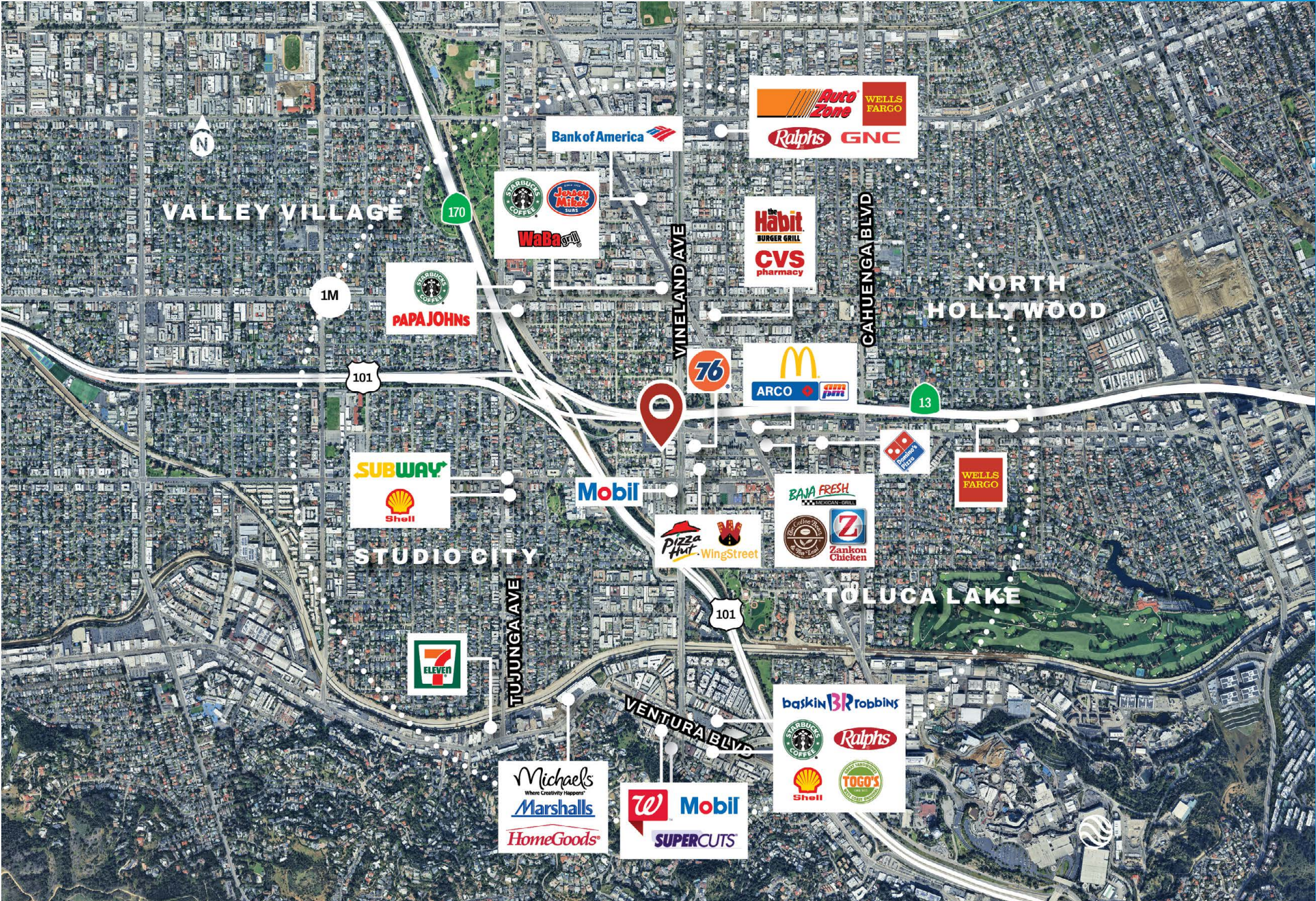
LOCATION MAP



AREA MAP

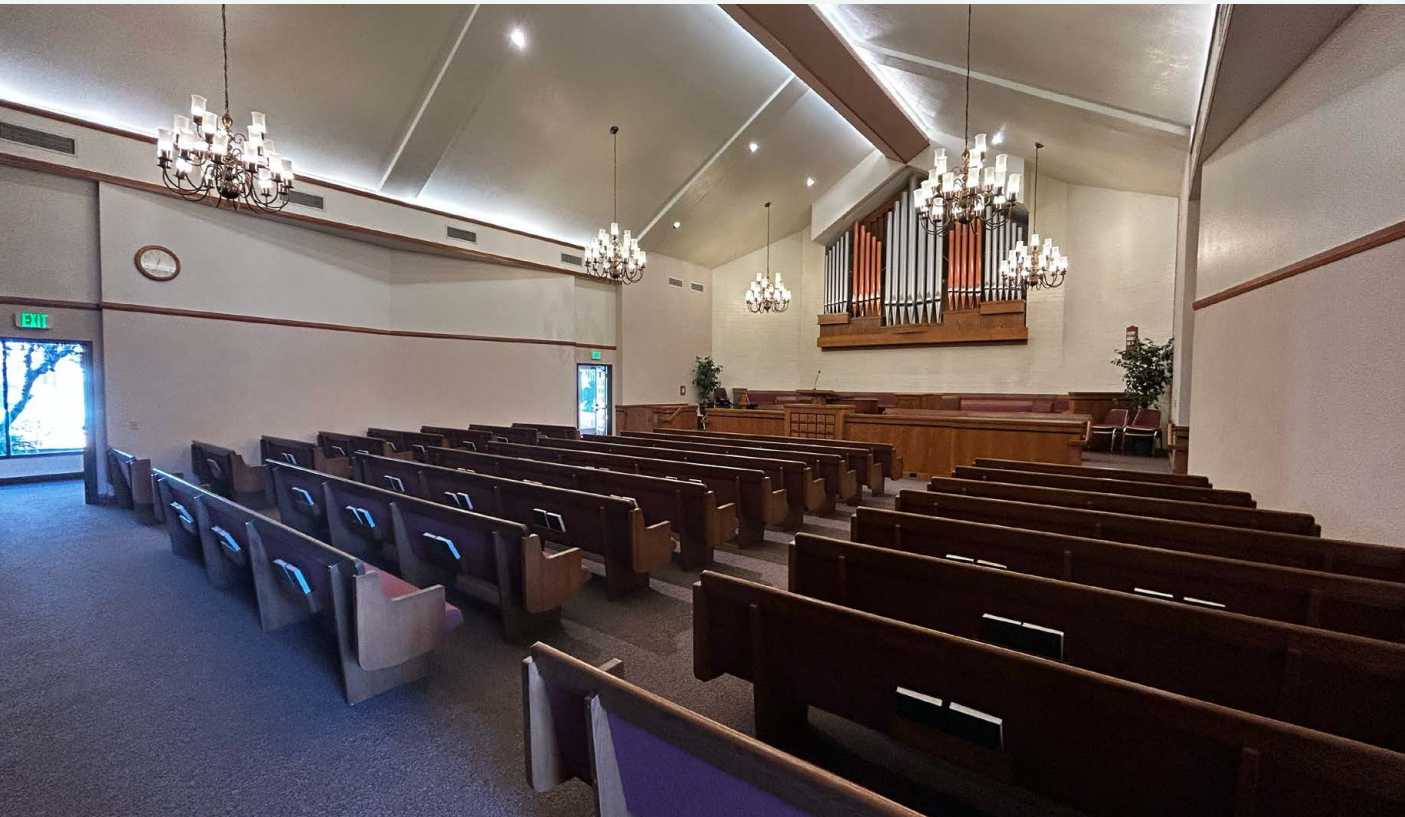


RETAIL TRADE AERIAL



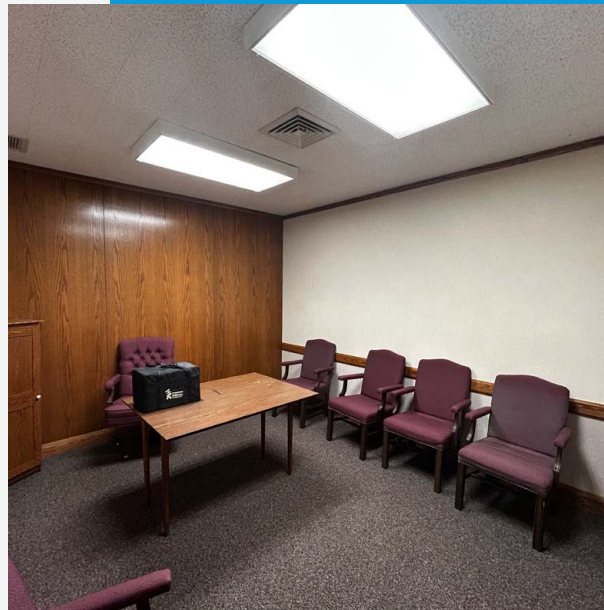
PHOTOS | EXTERIOR



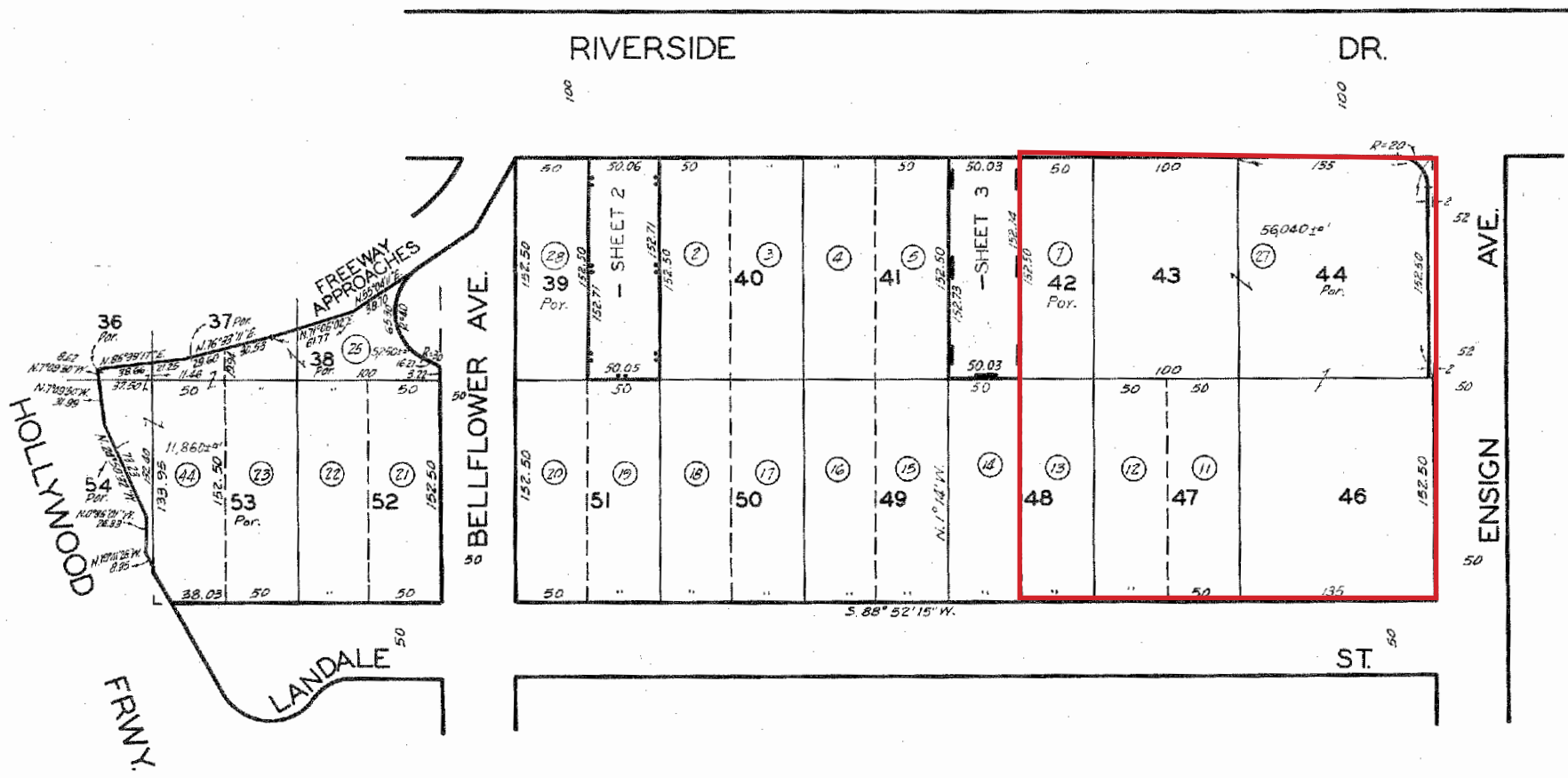




PHOTOS | INTERIOR







THIS SITE HAS TWO ZONING DESIGNATIONS: The north approximately 50% portion of the entire site is zoned “R3-1-RIO” MULTIPLE DWELLING ZONE. This designation allows for multifamily development whereby every lot shall have a minimum width of 50' and a minimum area of 5,000 SF. The minimum lot area per dwelling unit shall be 800 SF. The R3 designation also allows all uses permitted in the “R2” Two-family Zone and the “R1” One-family Zone.

The required setbacks in this zone are:

- **Front Yard:** 15'
- **Side Yards:** 5' for 2-story structures and 1' shall be added for each additional story above the 2nd story, but in no event shall a side yard of more than 16 feet in width be required
- **Rear Yard:** 15'

The south approximately 50% portion of the entire site is zoned “R1-1-RIO” ONE-FAMILY ZONE. This designation allows for single-family development whereby every lot shall have a minimum width of 50' and a minimum area of 5,000 SF. The minimum lot area per dwelling unit shall also be 5,000 SF.

The required setbacks in this zone are:

- **Front Yard:** Not less than 20% of the depth of the lot, but not exceed 20'
- **Side Yards:** 5' for 2-story structures and 1' shall be added for each additional story above the 2nd story
- **Rear Yard:** 15'

The current use is “7100 – Institutional – Church”. Per the code, “Any lot or portion of a lot which is being lawfully used at the time the property is first classified in a zone in which the use is permitted only by conditional use, shall be deemed to be approved for the conditional use and may be continued on the lot. No conditional use may be changed to a different type of conditional use unless the new use is authorized in accordance with the procedure prescribed for the establishment of a conditional use. If a conditional use is abandoned or is discontinued for a continuous period of one year, it may not be re-established unless authorized in accordance with the procedure for the establishment of a conditional use.



DEMOGRAPHICS

11022 RIVERSIDE DR

POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population (2025)	43,438	219,266	628,019
Projected Population (2030)	42,604	211,715	604,516
Census Population (2020)	-834	-7,551	-23,503
Projected Annual Growth (2025-2030)	-1,037	-12,067	-27,850
Estimated Population Density (2025)	13,834	7,759	8,000
Trade Area Size (Sq Mi)	3.1	28.3	78.5

HOUSEHOLDS

Estimated Households (2025)	22,441	96,812	277,375
Projected Households (2030)	22,871	96,469	275,636
Census Households (2020)	21,066	94,049	270,316
Census Households (2010)	19,274	88,408	255,588
Projected Annual Growth (2025-2030)	430	-343	-1,739
Historical Annual Change (2010-2025)	3,167	8,404	21,787

AVERAGE HOUSEHOLD INCOME

Estimated Average Household Income (2025)	\$143,445	\$156,161	\$148,099
Projected Average Household Income (2030)	\$141,891	\$154,879	\$147,302
Projected Annual Change (2025-2030)	-\$1,553	-\$1,282	-\$797
Historical Annual Change (2000-2025)	\$84,961	\$87,972	\$82,855



LOCATION OVERVIEW

NORTH HOLLYWOOD—WIDELY KNOWN AS “NOHO”— is a culturally rich and increasingly sought after neighborhood in the San Fernando Valley, celebrated for its arts community, dining scene, and convenient connectivity across Los Angeles. NoHo’s culinary landscape includes trendy eateries, global cuisine, and beloved local establishments along Magnolia and Lankershim Boulevards. Nearby NoHo West adds modern retail, dining, and entertainment options, contributing to a walkable and social lifestyle.

North Hollywood offers prime access to the 101, 134, and 170 freeways, making regional travel simple. Public transit is a major strength, with the Metro Red Line and the North Hollywood Metro Station offering efficient commuting into Hollywood, Downtown LA, and beyond. The neighborhood also borders Hollywood Burbank Airport, ideal for frequent travelers.

NORTH HOLLYWOOD REDEVELOPMENT PLAN CONTACT

Address:	Phone:	Email:
201 N. Figueroa St. Suite 525, Los Angeles, CA 90012	(213) 202.5456	planning.redevelopment@lacity.org

SHERMAN OAKS / STUDIO CITY / TOLUCA LAKE / CAHUENGA PASS COMMUNITY PLAN

STAFF CONTACT: PROJECT REVIEW

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