

**FOR SALE  
OR LEASE**

**±4.93 AC with Tremendous Visibility**  
*Prime San Fernando Valley Location*

**12451  
GRIDLEY STREET**

*Sylmar | CA 91342*

**Saxum  
West**

# EXECUTIVE SUMMARY

12451 Gridley Street presents a rare opportunity to acquire or lease approximately ±4.93 acres of flat, usable land in the highly sought-after Sylmar submarket of the San Fernando Valley. Positioned with strong visibility and convenient access, the site offers immediate usability and long-term development potential in a supply-constrained infill location.

The property is zoned A1 (Agricultural), allowing for a wide range of permitted and conditional uses including agricultural operations, equestrian facilities, community-oriented uses, religious institutions, educational facilities, and select commercial or specialty applications. This flexible zoning, combined with the site's size and configuration, makes it ideal for both owner-users and investors seeking optionality and future upside.

Strategically located near major transportation corridors including the 210, 118, 5, and 405 freeways, the property benefits from excellent regional connectivity. The surrounding area is characterized by dense residential neighborhoods, growing population trends, and proximity to key demand drivers such as Los Angeles Mission College, UCLA Medical Center, retail amenities, and recreational facilities. With strong demographics, increasing development activity in the surrounding area, and limited availability of large land parcels, 12451 Gridley Street offers a compelling opportunity for a variety of uses—from agricultural and open space to institutional or redevelopment plays. The property's scale, accessibility, and versatility position it as a unique asset capable of supporting both immediate occupancy and long-term value creation.



**12451  
GRIDLEY STREET**

# PROPERTY SUMMARY

## PROPERTY DETAILS

|                          |                                      |
|--------------------------|--------------------------------------|
| <b>ADDRESS</b>           | 12451 Gridley St<br>Sylmar, CA 91342 |
| <b>ASKING SALE PRICE</b> | \$5,900,000                          |
| <b>ASKING LEASE RATE</b> | \$20,000/Mo                          |
| <b>LOT SF</b>            | ±214,000 SF                          |
| <b>LOT AC</b>            | ± 4.91 AC                            |
| <b>ZONING</b>            | A1                                   |
| <b>APN</b>               | 2580-004-016                         |

## PROPERTY FEATURES

- Approximately 4.93 Acres
- Flat and gently rolling topography
- Excellent site for a multitude of uses
- Tremendous visibility
- Immediate occupancy available

## LOCATION HIGHLIGHTS

- Prime San Fernando Valley location
- Excellent demographics and day time population
- Surrounded by residential developments
- Close proximity to the 210, 118, 5 & 405 freeways
- Minutes from UCLA Medical Center, Los Angeles Mission College, fitness facilities, daycare centers, restaurants, shopping centers, golf clubs, and more



# A1 AGRICULTURAL ZONE USES

(\*) indicates a use which is accessory to a residential use, and not for commercial purposes.

- ACCESSORY BUILDING (to permitted use).
- ACCESSORY LIVING QUARTERS\* - no kitchen.
- ACCESSORY USES.
- AGRICULTURAL USES.
- ANIMAL KEEPING or RAISING, domestic\* (see definition of Accessory Use) 17,500 square-foot minimum lot area - limitations on commercial activity.
- ANTENNA, amateur radio transmission and receiving, according to Section 12.24 X. 3.
- APIARY (bee raising).
- ARENA, according to Section 12.24 U. 2.
- AUDITORIUM, according to Section 12.24 U. 2.
- AUTOMOBILE PARKING, under the provisions of Section 12.21 A. 4.
- AVIARY (bird raising).
- BANQUET HALL, according to Section 12.24 W. 35.
- BANQUET HALL (with entertainment), according to Section 12.24 W. 35.
- BED and BREAKFAST in historic building, according to Section 12.24 X. 12. (a). (1).
- BINGO (subject to the provisions of Section 12.21 A. 13).
- CATTLE KEEPING\* -17,500 square-foot minimum lot area - 4,000 square feet of lot area per animal.
- CATTLE FEED or SALES YARD, according to Section 12.24 W.5.
- CHICKEN KEEPING or RAISING\* (for commercial purposes, must be on lots of 5 acres or more).
- CHILD CARE FACILITY, according to Section 12.24 W. 51.
- CHINCHILLA KEEPING or RAISING\* (for commercial purposes, must be on lots of 5 acres or more).
- CHIPPING and GRINDING ACTIVITIES (enclosed building), according to Section 12.24 U. 9. (a). (1).
- CHRISTMAS TREE FARM.
- CHRISTMAS TREE and ORNAMENT SELLING - December 1 to 25 only subject to the provisions of Sec. 12.22 A. 4.
- CHURCH, according to Section 12.24 W. 9.
- CIRCUS QUARTERS or MENAGERIE, according to Section 12.24 W. 10.
- CLUB, private, nonprofit, according to Section 12.24 W. 35.
- COLUMBARIUM, outside cemetery, according to Section 12.24 W. 12.
- COMMERCIAL GRAZING, BREEDING, BOARDING, RAISING, or TRAINING of DOMESTIC ANIMALS, according to Section 12.24 W. 5.
- COMMUNITY ANTENNA FACILITY, according to Section 12.24 W. 13.
- COMMUNITY CARE FACILITY, serving 6 or fewer residents.
- COMMUNITY CENTER, operated by governmental agency.
- COMMUNITY GARDEN.
- COMPOSTING FACILITY (enclosed building), according to Section 12.24 U. 9. (a). (2).
- CORRECTIONAL or PENAL INSTITUTION, according to Section 12.24 U. 5.
- CREMATORIUM, outside cemetery, according to Section 12.24 W. 12.
- CURING FACILITY (enclosed building), according to Section 12.24 U. 9. (a). (3).
- DAIRY, cattle or goat, according to Section 12.24 W. 6.
- DAY CARE - accessory to residential use - 14 or fewer children (for limitations see Section 12.22 A. 3).
- DRIVE-IN THEATER, according to Section 12.24 W. 16.
- DWELLING, one-family - no more than two on any one lot.
- EARTHWORM OR GRUB RAISING.
- EDUCATIONAL INSTITUTION, according to Section 12.24 U. 6.
- ELECTRIC CAR CHARGING STATION, in permitted parking lot.
- ELECTRIC POWER GENERATING SITE, PLANT, or STATION, according to Section 12.24 U. 7.
- EQUINE KEEPING\* (See ZI 2438 for conditions) - 17,500 square-foot minimum lot area - 4,000 square feet of lot area per animal - limitations on commercial activity.
- FARMER'S MARKET, according to Section 12.24 X. 6. (a). (1).
- FARMING.
- FIRE STATION, performance standards, according to Section 14.00 A. 3.
- FISH KEEPING or RAISING\*.
- FOSTER CARE HOME, occupied by a total of five or six children, according to Section 12.24 X. 9.

# A1 AGRICULTURAL ZONE USES (CONT)

- FOWL KEEPING or RAISING\*.
- FRATERNITY HOUSE, according to Section 12.24 W. 21.
- FROG KEEPING or RAISING\*.
- GEOLOGICAL CORE HOLE DRILLING and TESTING, temporary, according to Section 12.24 W. 47.
- GOAT KEEPING or RAISING\* 17,500 square-foot minimum lot area.
- GOLF COURSE - except driving tees or ranges, miniature and pitch and putt courses, illuminated courses and similar commercial operations (only limited accessory clubhouse).
- GOLF COURSE, miniature, according to Section 12.24 W. 26.
- GOLF COURSE, pitch and putt, according to Section 12.24 W.26.
- GOLF DRIVING RANGE, according to Section 12.24 W. 26.
- GOVERNMENTAL ENTERPRISE, performance standards, according to Section 14.00 A.3.
- GREENHOUSE (as accessory use only).
- HELICOPTER LANDINGS - infrequent, with Fire Department permit.
- HISTORICAL VEHICLE COLLECTION (accessory), according to Section 12.24 X. 29.
- HOG KEEPING, five or fewer (see Swine Keeping).
- HOME OCCUPATIONS, subject to the provisions of Section 12.05 A. 16.
- HORSE KEEPING.
- HOSPITAL, according to Section 12.24 U. 12; incidental heliport, according to Section 12.24 W. 23.
- HOUSE OF WORSHIP, according to Section 12.24 W. 9.
- HYDROPONIC AGRICULTURAL ENTERPRISE.
- JOINT LIVING and WORK QUARTERS, in historic building, for professional uses, according to Section 12.24 X. 12. (a) (2).
- LAND RECLAMATION PROJECT, according to Section 12.24 U. 13.
- LARGE FAMILY DAY CARE HOME, according to Section 12.24 X 25.
- LIBRARY, public, performance standards, according to Section 14.00 A. 3.
- MAUSOLEUM, outside cemetery, according to Section 12.24 W. 12.
- MOBILE HOME PARK, according to Section 14.00 A. 7.
- MODEL HOME, according to Section 12.24 X. 15.
- MOTION PICTURE STUDIO, according to Section 12.24 U. 15.
- MULCHING FACILITY (enclosed building), according to Section 12.24 U. 9. (a). (4).
- MUSEUM, nonprofit, performance standards, according to Section 14.00 A. 3.
- NAMEPLATES, SIGNS or ADVERTISING MATTER (as provided in Section 12.21 A. 7).
- NATURAL RESOURCE DEVELOPMENT, according to Section 12.24 U. 17.
- NURSERY, flower, plant or tree (sale of stock raised only on premises).
- NURSERY SCHOOL, according to Section 12.24 W. 51.
- NUTRIA KEEPING or RAISING.
- PARKING AREA, public, according to Section 12.24 W. 37.
- PARK or PLAYGROUND (outdoor open space) - owned and operated by governmental agency.
- PIGEON KEEPING or RAISING\*.
- POLICE STATION, performance standards, according to Section 14.00 A. 3.
- POULTRY KEEPING or RAISING\*.
- PUBLIC PARKING AREA, according to Section 12.24 W. 37.
- PUBLIC UTILITIES and PUBLIC SERVICE USES and STRUCTURES, except wireless telecommunication facilities and radio or television transmitters, according to Section 14.00 A. 6.
- PUMPKIN SALES - October 15 to 31 only.
- RABBIT KEEPING or RAISING\* (for commercial purposes, must be on lots of 5 acres or more).
- RECREATION CENTER, operated by government agency, according to Section 14.00 A. 5.
- RESEARCH and DEVELOPMENT CENTER, according to Section 12.24 U. 23.
- RIDING ACADEMY, according to Section 12.24 W. 5.
- SANITARIUM, according to Section 12.24 U. 12.
- SCHOOL, private, elementary, middle, or high, according to Section 12.24 U. 24. (b).
- SCHOOL, private, other than nursery, elementary, middle, or high, according to Section 12.24 U. 24. (c).
- SCHOOL, public, elementary, middle, or high, according to Section 12.24 U. 24. (a).
- SEA WATER DESALINATION FACILITY, according to Section 12.24 U. 25.
- SECOND DWELLING UNIT, according to Section 12.24 W. 43.

# A1 AGRICULTURAL ZONE USES (CONT)

- SERVANT'S QUARTERS, as accessory use .
- SHEEP KEEPING or RAISING\* - 17,500 square-foot minimum lot area.
- SHELTER for the HOMELESS, declared shelter crisis, government property (only pursuant to a Council resolution as provided in Sec. 12.80).
- SORORITY HOUSE, according to Section 12.24 W. 21.
- SIGNS, NAMEPLATES or ADVERTISING MATTER (as provided in Section 12.21 A. 7).
- SNAKE or REPTILE KEEPING or RAISING.
- SOLAR ENERGY SYSTEM STRUCTURES, not otherwise permitted, according to Section 12.24 W. 53.
- STABLE - private (as accessory to dwelling on lot with minimum 17,500 square-foot area and capacity not exceeding one horse per 4,000 square feet of lot area.
- STADIUM, baseball, football, sports, maximum seating capacity for 3,000 people, according to Section 12.24 U. 2.
- STAND for DISPLAY and SALE of AGRICULTURAL
- PRODUCTS RAISED on the PREMISES.
- SWINE KEEPING\* - five or fewer.
- SWINE KEEPING, six or more, according to Section 12.24 W. 46.
- TELEVISION STUDIO, according to Section 12.24 U. 15.
- TURKEY KEEPING or RAISING.
- WIRELESS TELECOMMUNICATION FACILITY, according to Section 12.24 W. 49.



# AERIAL MAP



# DEMOGRAPHICS

## POPULATION

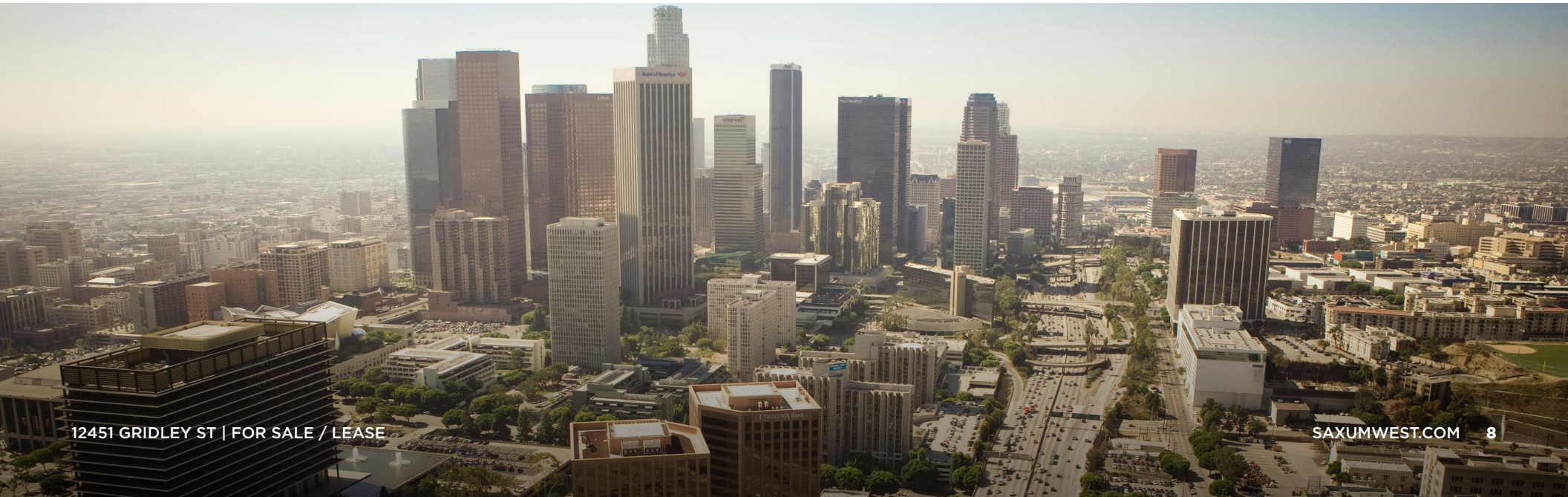
|                    | 1 MILE | 3 MILE | 5 MILE  |
|--------------------|--------|--------|---------|
| 2024 POPULATION    | 9,521  | 94,158 | 199,143 |
| 2024 HOUSEHOLDS    | 2,591  | 23,949 | 50,258  |
| OWNER OCCUPIED HH  | 2,178  | 15,089 | 30,549  |
| RENTER OCCUPIED HH | 360    | 8,502  | 18,633  |
| AVG HOUSEHOLD SIZE | 3.6    | 3.7    | 3.7     |
| MEDIAN AGE         | 41.1   | 37.8   | 37.6    |

## BUSINESS

|                  | 1 MILE | 3 MILE | 5 MILE |
|------------------|--------|--------|--------|
| TOTAL EMPLOYEES  | 792    | 21,705 | 60,280 |
| TOTAL BUSINESSES | 133    | 2,758  | 6,773  |

## INCOME

|                     | 1 MILE    | 3 MILE    | 5 MILE    |
|---------------------|-----------|-----------|-----------|
| AVG HH INCOME       | \$133,293 | \$116,064 | \$111,441 |
| MEDIAN HH INCOME    | \$112,103 | \$92,211  | \$88,046  |
| < \$25,000          | 202       | 2,950     | 6,329     |
| \$25,000 - 50,000   | 276       | 3,568     | 8,086     |
| \$50,000 - 75,000   | 284       | 3,603     | 7,479     |
| \$75,000 - 100,000  | 334       | 2,693     | 6,199     |
| \$100,000 - 125,000 | 410       | 2,858     | 6,002     |
| \$125,000 - 150,000 | 205       | 1,929     | 3,988     |
| \$150,000 - 200,000 | 457       | 3,046     | 5,882     |
| \$200,000+          | 421       | 3,303     | 6,293     |



# 12451 GRIDLEY STREET

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