

7300 West La Tuna Canyon Road, Sun Valley, CA 91352

\$2,395,000



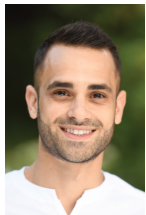
Positioned along the highly traveled 210 Freeway corridor at the La Tuna Canyon exit, this rare offering consists of three contiguous parcels totaling approximately 4.55 acres of Agricultural-zoned land with exceptional freeway frontage, visibility & regional accessibility. Situated at the intersection of the San Fernando Valley, Pasadena, Glendale, Burbank & the Inland Empire, the property offers a strategic infill Los Angeles location connecting multiple major economic & residential hubs throughout Southern California.

With traffic counts exceeding 150,000 vehicles per day along the 210 Freeway, the site benefits from extraordinary exposure to eastbound & westbound commuter traffic traveling between Pasadena, San Bernardino, Santa Clarita, Northridge, Downtown LA & surrounding trade areas. Opportunities to acquire land with this combination of scale, visibility, and freeway presence in LA County are increasingly limited.

Surrounded by scenic foothills & major transportation infrastructure, the property presents an exceptional opportunity for investors, land bankers, owner-users, recreational concepts, agricultural use, or future strategic development potential subject to buyer verification & municipal approvals. This is a rare chance to secure a highly visible land holding in one of Southern California's most connected freeway corridors.

Property Highlights:

- ±4.55 acres across 3 contiguous parcels
- Agricultural zoning
- Prime 210 Freeway frontage and visibility
- Located directly at the La Tuna Canyon exit
- Exposure to 150,000+ vehicles per day
- Centrally positioned between the San Fernando Valley, Pasadena, Glendale, Burbank & Inland Empire
- Convenient access to Downtown Los Angeles, Santa Clarita, Northridge & San Bernardino
- Rare infill land opportunity within Los Angeles County
- Strong long-term investment and land banking potential
- Scenic foothill backdrop with significant regional connectivity
- Easy access from both eastbound and westbound freeway directions



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