

FOR SALE

14,820 SF RELIGIOUS FACILITY WITH 157 PARKING SPOTS, OR
2.81-ACRE RESIDENTIAL DEVELOPMENT OPPORTUNITY

GRANADA HILLS

WHITE OAK AVE

YARMOUTH AVE

INDEX ST

11315 WHITE OAK AVENUE
GRANADA HILLS (CITY OF LOS ANGELES), CA 91344

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

THE OFFERING

OPPORTUNITY OVERVIEW

Built in 1965, this 14,820 SF Single-Story Religious Facility has 157 gated parking spaces (10.6:1,000 SF). The chapel has a seating capacity of 234 persons. The connected “Cultural Hall” (Gymnasium/Performance Stage) offers significant expansion seating capacity. The building features numerous large meeting rooms, classrooms and a serving kitchen. The current use is “7100 – Institutional – Church – One Story”.

Comprised of one (1) legal parcel, the site is zoned “RA1-1” SUBURBAN ZONE which allows one-family dwellings. Every lot shall have a minimum width of 70' and a minimum area of 17,500 SF.

APN

2711-017-019

TOTAL SITE SIZE

2.81 Acres

STREET FRONTAGE

White Oak Avenue – 315'

CURRENT USE

7100 – Institutional – Church

IMPROVEMENTS

14,820 SF Single-Story Religious Facility built in 1965.

The roof was replaced in 2015.
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

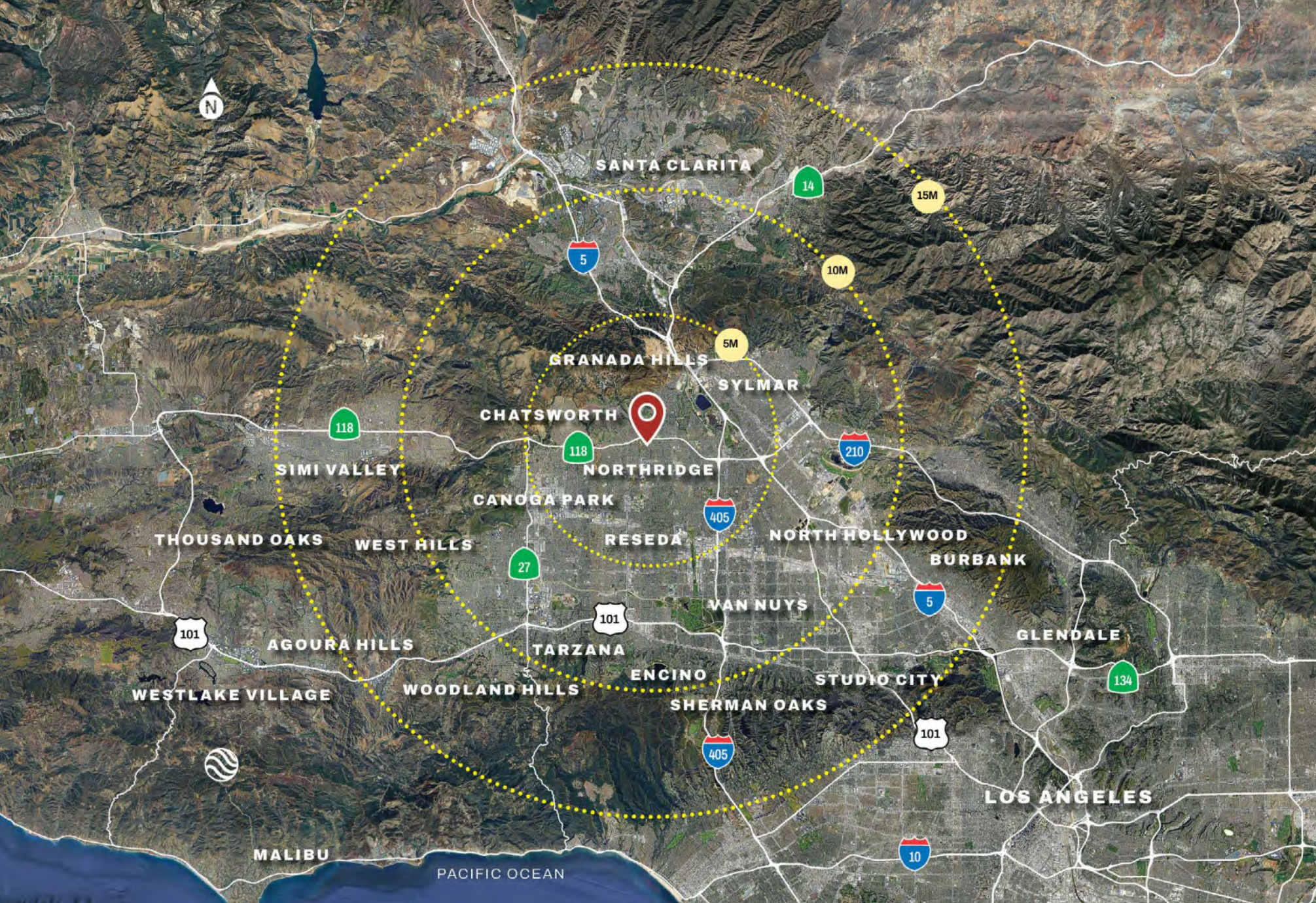
- ✓ Single-Story Religious Facility with Large Chapel (Seating Capacity – 234 persons)
- ✓ Expanded Seating Capacity in Cultural Hall (Gymnasium)
- ✓ Cultural Hall Features a Basketball Court & Performance Stage
- ✓ Numerous Meeting Rooms/Classrooms, Serving Kitchen, 8 Restrooms
- ✓ 157 On-Site Secured Parking Spaces (10.6:1,000 SF)
- ✓ Two (2) Access Points; White Oak Avenue & Yarmouth Ave
- ✓ Built in 1965; In Good Condition
- ✓ Zoned RA-1 for Residential In-Fill Development Opportunity
- ✓ 1.25 Miles from 118 Frwy & Balboa Blvd On/Off Ramp; 3.1 Miles from 405 Frwy
- ✓ Median HH Income: \$116,647 (2025 3-Mile Radius)
- ✓ Do Not Disturb Occupant - Call to Show





WHITE OAK AVE

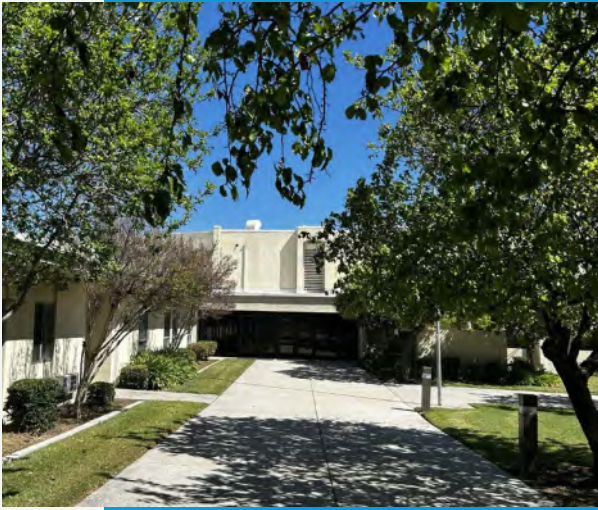
AREA MAP



RETAIL TRADE AERIAL



PHOTOS | EXTERIOR



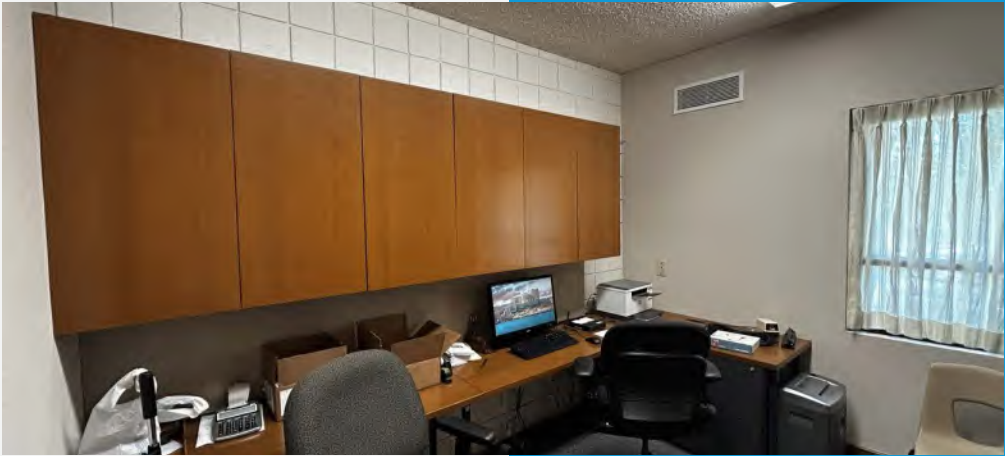




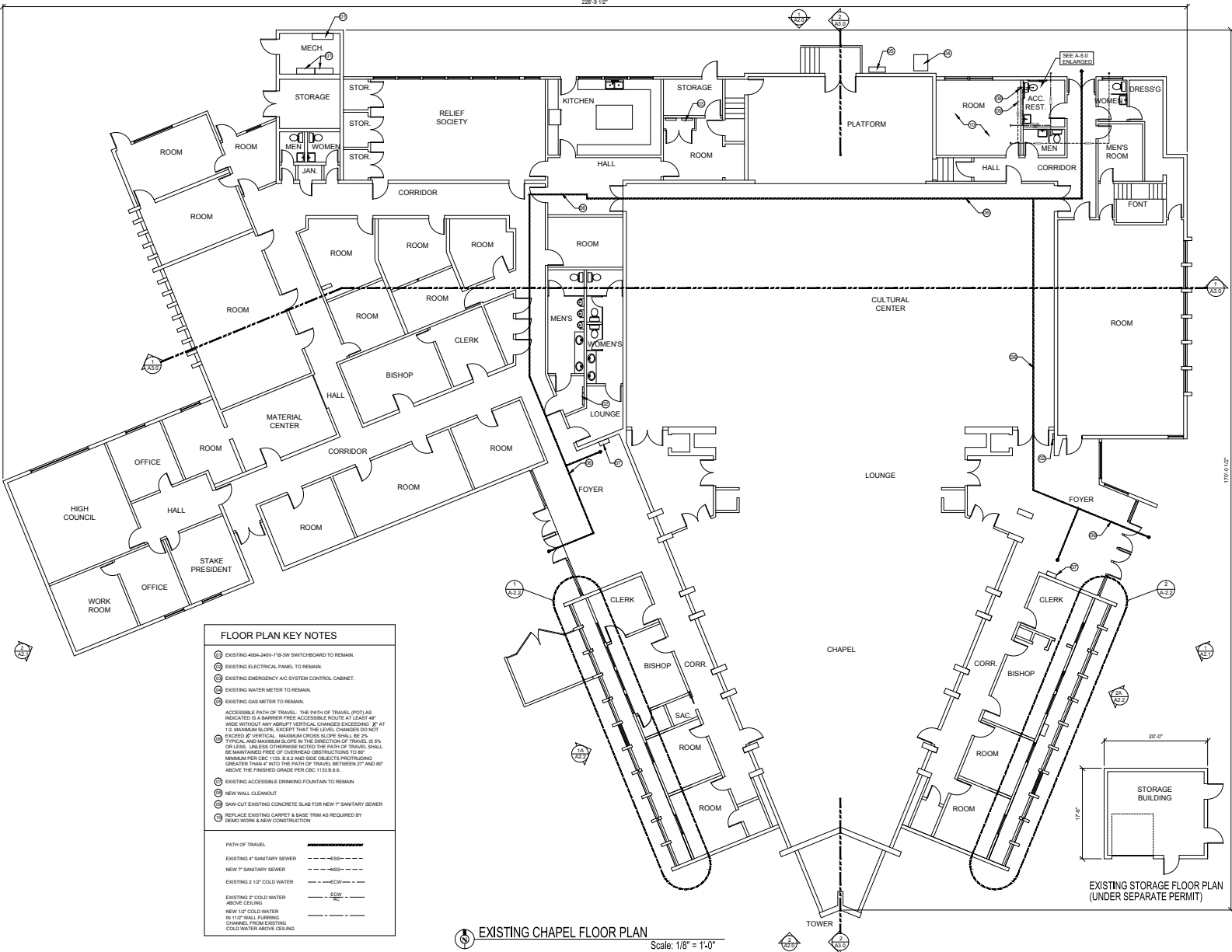
PHOTOS | INTERIOR

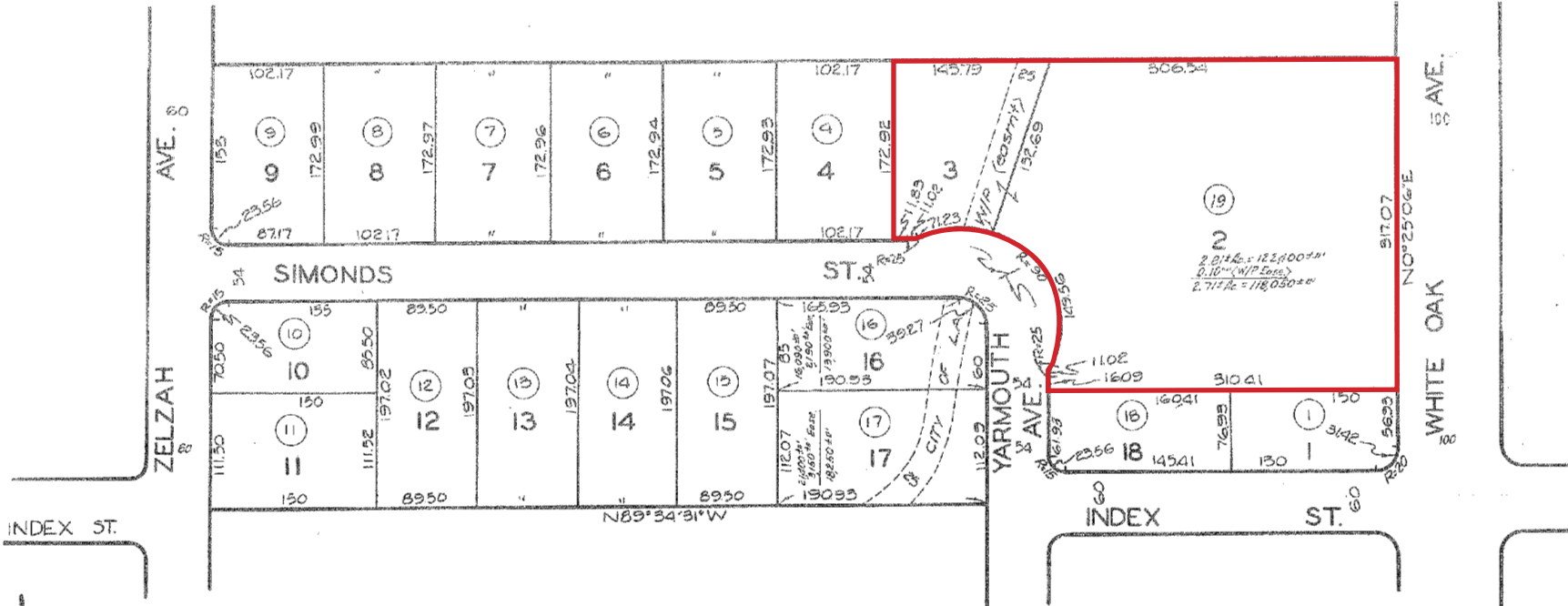


PHOTOS | INTERIOR



FLOOR PLAN





TRACT NO.22943
M. B. 613 - 1 - 2



CODE
16

COMPRISED OF ONE (1) LEGAL PARCEL, the site is zoned “RA1-1” SUBURBAN ZONE which allows one-family dwellings. Every lot shall have a minimum width of 70' and a minimum area of 17,500 SF.

The required setbacks in this zone are:

- **FRONT YARD:** Not less than 20% of the depth of the lot, but such front yard need not exceed 25'
- **SIDE YARDS:** 10' 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:** Not less than 25% of the depth of the lot, but such rear yard need not exceed 25'

The current use is “7100 – Institutional – Church – One Story”. 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)	14,442	125,009	396,215
Projected Population (2030)	13,843	119,318	387,369
Census Population (2020)	13,871	122,011	394,815
Projected Annual Growth (2025-2030)	-599	-5,690	-8,846
Estimated Population Density PSM (2025)	4,599	4,422	5,047
Trade Area Size (Sq Mi)	3.1	28.3	78.5

HOUSEHOLDS

Estimated Households (2025)	4,724	42,523	125,214
Projected Households (2030)	4,641	41,597	124,617
Census Households (2020)	4,731	43,131	123,033
Census Households (2010)	4,717	41,979	116,131
Projected Annual Growth (2025-2030)	-83	-925	-597
Historical Annual Change (2010-2025)	8	544	9,083

AVERAGE HOUSEHOLD INCOME

Estimated Average Household Income (2025)	\$184,494	\$165,169	\$139,649
Projected Average Household Income (2030)	\$184,544	\$165,683	\$140,494
Projected Annual Change (2025-2030)	\$50	\$514	\$845
Historical Annual Change (2000-2025)	\$96,916	\$82,634	\$73,382



LOCATION OVERVIEW

NESTLED ALONG THE NORTHERN EDGE OF THE SAN FERNANDO VALLEY, Granada Hills is a highly desirable Los Angeles neighborhood known for its strong residential character, educated workforce, and exceptional quality of life. With a population of nearly 47,000 residents, the community offers a balanced blend of suburban comfort and metropolitan access—making it an attractive location for businesses, service providers, and investors seeking long term stability.

Granada Hills benefits from its strategic location at the foothills of the Santa Susana Mountains, providing scenic surroundings while maintaining convenient connectivity via the Ronald Reagan Freeway (State Route 118), which runs directly through its southern boundary¹. This accessibility supports strong customer reach and efficient employee commutes, positioning the area as a practical and appealing commercial hub within the Valley.

The neighborhood is defined by its diverse and affluent demographic base, with a median household income of \$116,647—well above many surrounding communities—paired with an average household size of 2.9 people and a stable ownership -driven housing stock. This combination creates a reliable, high engagement consumer market for retailers, professional services, healthcare, childcare, and neighborhood-focused commercial uses.

The area's unique character is complemented by strong educational infrastructure. With fourteen public schools and ten private schools serving the neighborhood¹, Granada Hills attracts families seeking long-term residency, which in turn supports demand for childcare, educational services, healthcare offices, and family-oriented retail.

With its combination of strong demographics, excellent transportation linkages, educated and engaged residents, and an attractive suburban setting within the Los Angeles metropolitan area, Granada Hills stands out as a premier location.

GRANADA HILLS-KNOLLWOOD COMMUNITY PLAN AREA

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