

FOR SALE · SPECIALTY HEALTHCARE REAL ESTATE



DHCS-Licensed 14-Bed Residential Detox & Treatment Facility

JOINT COMMISSION ACCREDITED · REAL ESTATE + FF&E INCLUDED

ASKING PRICE

\$3,900,000

15008 Larkspur Street
Sylmar, California 91342

EXECUTIVE SUMMARY



A behavioral healthcare campus offered with its improvements, its furnishings, and its current regulatory standing intact, on a single parcel in Los Angeles County.

15008 Larkspur Street is a specialty healthcare real estate offering in Sylmar: a residential campus purpose-configured for behavioral healthcare use, improved with three residential structures arranged around a central courtyard and outfitted throughout. The property is vacant, allowing an incoming operator to configure operations to its own business plan and timetable.

**CURRENT
DHCS LICENSE**
THROUGH
8.31.2027

**CURRENT
JOINT
COMMISSION
ACCREDITATION**

**14-BED
CAPACITY
COMBINED**

**INCLUDED
REAL ESTATE
+ FF&E**

INVESTMENT HIGHLIGHTS

- ✓ Current California DHCS license through August 31, 2027
- ✓ Current Joint Commission accreditation
- ✓ 14-bed residential detox and treatment facility
- ✓ Purpose-configured behavioral healthcare campus
- ✓ Three residential structures on one parcel
- ✓ ±4,049 SF of improvements
- ✓ ±11,011 SF single parcel, no additional parcels
- ✓ Communal living, dining, and multiple kitchens
- ✓ Swimming pool and BBQ patio
- ✓ Dedicated fitness room
- ✓ Real estate and FF&E included, subject to final inventory
- ✓ Vacant and available for buyer transition

OFFERING TERMS

ASKING PRICE **\$3,900,000**

ADDRESS	15008 Larkspur Street Sylmar, CA 91342
APN	2502007012
PARCELS	One
LAND AREA	±11,011 SF (±0.253 acres)
IMPROVEMENTS	±4,049 SF
STRUCTURES	Three, on one parcel
DHCS LICENSE	Current, 14 beds, through August 31, 2027
ACCREDITATION	Current, The Joint Commission
ZONING	LARE11 (Residential Estate)
YEAR BUILT	1974
PARKING	On-street, Larkspur and adjacent
OCCUPANCY	Vacant

Licensure and accreditation are current and do not transfer by sale; DHCS change-of-ownership approval is required. All items subject to buyer verification.

INVESTMENT HIGHLIGHTS



CURRENT DHCS LICENSE, 14-BED CAPACITY

Licensed by the California Department of Health Care Services as a residential alcohol and drug treatment facility, 14 beds combined, current through August 31, 2027.



CURRENT JOINT COMMISSION ACCREDITATION

Accredited by The Joint Commission for Behavioral Health Care and Human Services.



THREE RESIDENTIAL STRUCTURES, SINGLE PARCEL

A main residence, an attached ADU, and a detached two-story ADU, arranged around a central courtyard.



TURNKEY PHYSICAL FIT-OUT

Furnishings, beds, appliances, and kitchen and laundry equipment expected to convey, subject to final inventory.



EXTENSIVE ON-SITE AMENITIES

In-ground pool and patio, BBQ patio, dedicated fitness room, and mature landscaped grounds.



IMMEDIATE FREEWAY ACCESS

Minutes to Interstate 210, Interstate 5, and State Route 118, connecting greater Los Angeles.



POOL & PRINCIPAL ELEVATION

In-ground swimming pool and surrounding patio set against the principal elevation.

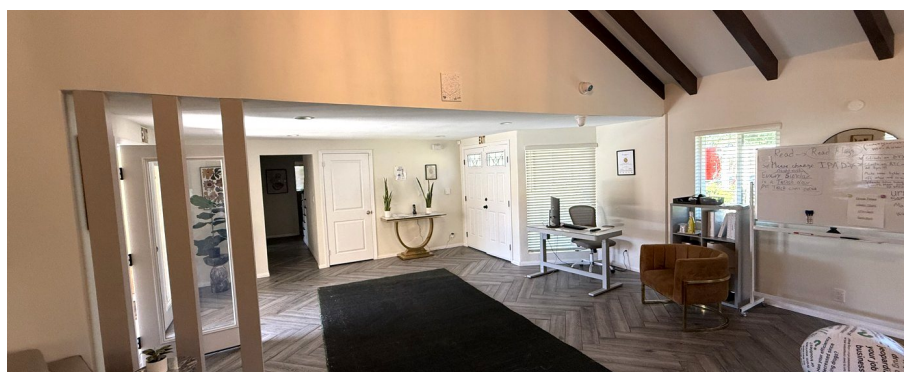
PROPERTY OVERVIEW

ADDRESS	15008 Larkspur St, Sylmar, CA 91342
APN	2502007012
PARCELS	One, no additional parcels
LAND AREA	±11,011 SF (±0.253 acres)
BUILDING AREA	±4,049 SF
RESIDENTIAL STRUCTURES	Three
LOT	Rectangular, level, landscaped
CLIMATE CONTROL	Central heating and A/C
LAUNDRY	Washer and dryer on site
SECURITY	Closed-circuit camera system
ZONING	LARE11 (Residential Estate)
YEAR BUILT	1974
PARKING	On-street, Larkspur and adjacent
DHCS LICENSE	Current, 14 beds, through 8.31.2027
ACCREDITATION	Current, The Joint Commission
FF&E	Included, subject to final inventory
OCCUPANCY	Vacant
ANNUAL TAXES	\$13,354 (2025)

Three residential structures sit on a single parcel: a main residence, an attached accessory dwelling unit, and a detached two-story accessory dwelling unit, together measuring approximately 4,049 square feet.

Principal common areas are set beneath vaulted, beamed ceilings and are configured for communal dining, group gathering, and shared living. Bedrooms are furnished in multiple-bed configurations. Kitchens are finished with stainless appliances and stone surfaces. A dedicated fitness room occupies the former garage of the detached two-story structure.

Exterior improvements include an in-ground swimming pool with surrounding patio, a covered outdoor living area, a BBQ patio, and mature landscaped grounds. The site is fully improved and enclosed.

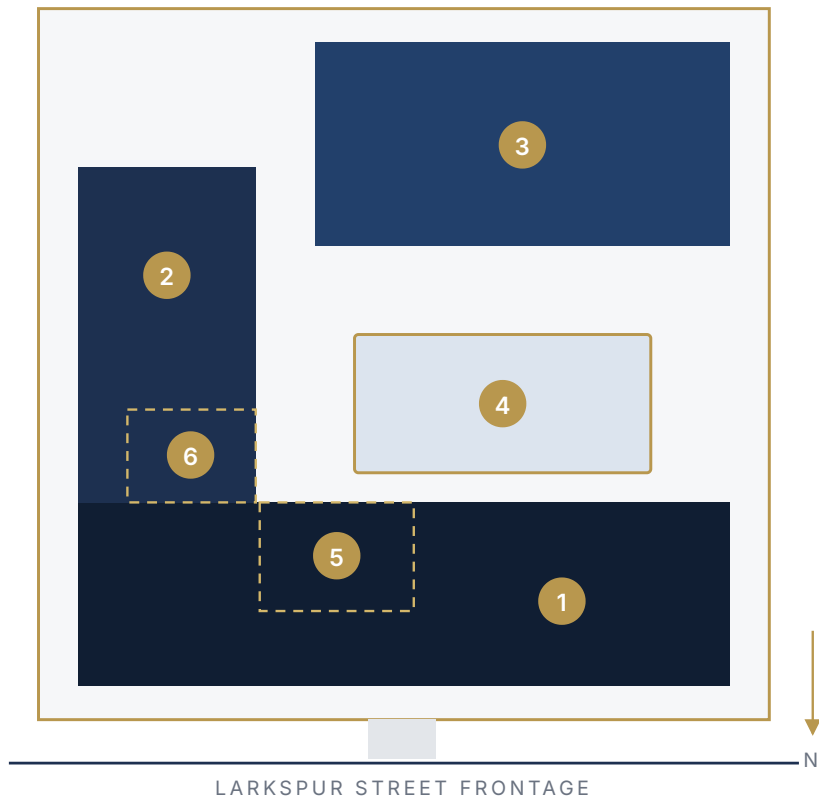


PRINCIPAL COMMON AREA

Open plan beneath vaulted, beamed ceilings.

Zoning and year built derived from third-party public records; remaining information derived from the prior listing record. All items subject to buyer verification.

CAMPUS OVERVIEW



Conceptual site diagram, oriented with Larkspur Street to the north. Structure positions and proportions are indicative only, are not to scale, and are subject to verification.

CAMPUS KEY

- 1 MAIN RESIDENCE**
Principal structure, south of the central courtyard
- 2 ATTACHED ADU**
Joined to the main residence at approximately ninety degrees
- 3 DETACHED TWO-STORY ADU**
Separate structure containing the fitness room, on the Larkspur Street side
- 4 SWIMMING POOL**
In-ground pool within the central courtyard
- 5 COVERED PATIO & LOGGIA**
Covered outdoor area at the west end of the main residence
- 6 BBQ PATIO**
Built-in barbecue and seating at the south end of the attached ADU

PARCEL	One, APN 2502007012
LAND AREA	±11,011 SF
IMPROVEMENTS	±4,049 SF
STRUCTURES	Three
PRIOR CAPACITY	14 beds combined

DIFFICULT TO REPLICATE

This is not a large residence. It is a campus already configured, built out, and furnished for residential group living: the product of planning, construction, and capital that would take considerable time and expense to assemble again today.

SITE & STRUCTURE

A comparable property begins with a single parcel able to hold three residential structures and the courtyard between them, a profile not readily available in established Los Angeles neighborhoods.

It then requires constructing or converting those structures, including a detached two-story building, with all the planning, permitting, and design coordination that entails.

AMENITY & GROUNDS

Outdoor improvements include an in-ground pool and patio, a covered outdoor living area, a BBQ patio, and mature landscaping, elements that take years to establish.

The site is fully improved and enclosed.

INTERIOR BUILD-OUT

The improvements extend well past standard residential finish: communal living and dining areas scaled for group use, multiple-bed rooms, more than one full kitchen, laundry capacity, and a dedicated fitness room.

Closed-circuit camera coverage is installed throughout the campus.

FURNITURE, FIXTURES & EQUIPMENT

Beds, casegoods, televisions, appliances, kitchen and laundry equipment, and common-area furnishings are expected to convey, subject to a final inventory and any written exclusions.

Outfitting a campus of this size represents meaningful cost and lead time on its own.

SIGNIFICANT TIME & CAPITAL ALREADY INVESTED

The campus reflects substantial investment in planning, construction, interior improvements, furnishings, equipment, and operational configuration. That work is complete and included in the offering.

For a qualified operator the practical value is time: a buyer begins with a physical plant already built around residential group living, not a site and a construction schedule.

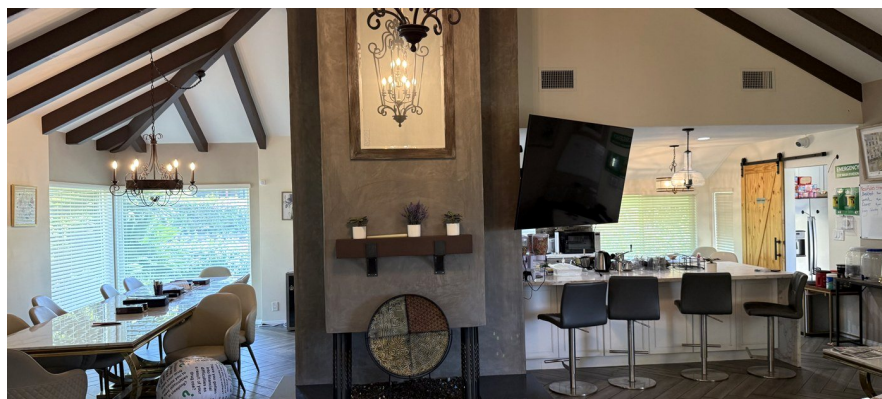
THE PROPERTY

Residential character combined with a configuration built for group living, communal dining, and shared amenity use.



COMMON LIVING AREA

Vaulted and beamed ceilings, fireplace, and open seating in the principal common area.



Communal Dining

Gathering space adjacent to the kitchen, set beneath the same vaulted, beamed structure that characterizes the principal common areas.



FURNISHED BEDROOM

Multiple-bed configurations with wall-mounted televisions and built-in storage.



KITCHEN

Full residential kitchen with stainless appliances and adjacent dining area.



FITNESS ROOM

Occupying the former garage of the detached two-story structure.

Furnishings and equipment shown are expected to be included in the offering, subject to a final inventory and any written exclusions.



COVERED OUTDOOR LIVING

Shaded patio and seating adjacent to the pool and BBQ patio.

USE & REGULATORY FRAMEWORK



The following summarizes the property's represented prior use, its current status, and the responsibilities of a prospective buyer. Prospective purchasers should review this section carefully.

LICENSURE & ACCREDITATION

The property holds a current California Department of Health Care Services license as a residential alcohol and drug detox and treatment facility with a combined capacity of 14 beds, current through August 31, 2027, together with current Joint Commission accreditation for Behavioral Health Care and Human Services.

The allocation of beds among the residential structures is not documented and is not represented. Copies of the license and accreditation certificate are available to qualified buyers during due diligence.

CURRENT STATUS

The property is vacant and not presently operating.

Licensure and accreditation are not transferable by sale. Neither conveys automatically to a buyer, and neither is represented as an asset included in this offering.

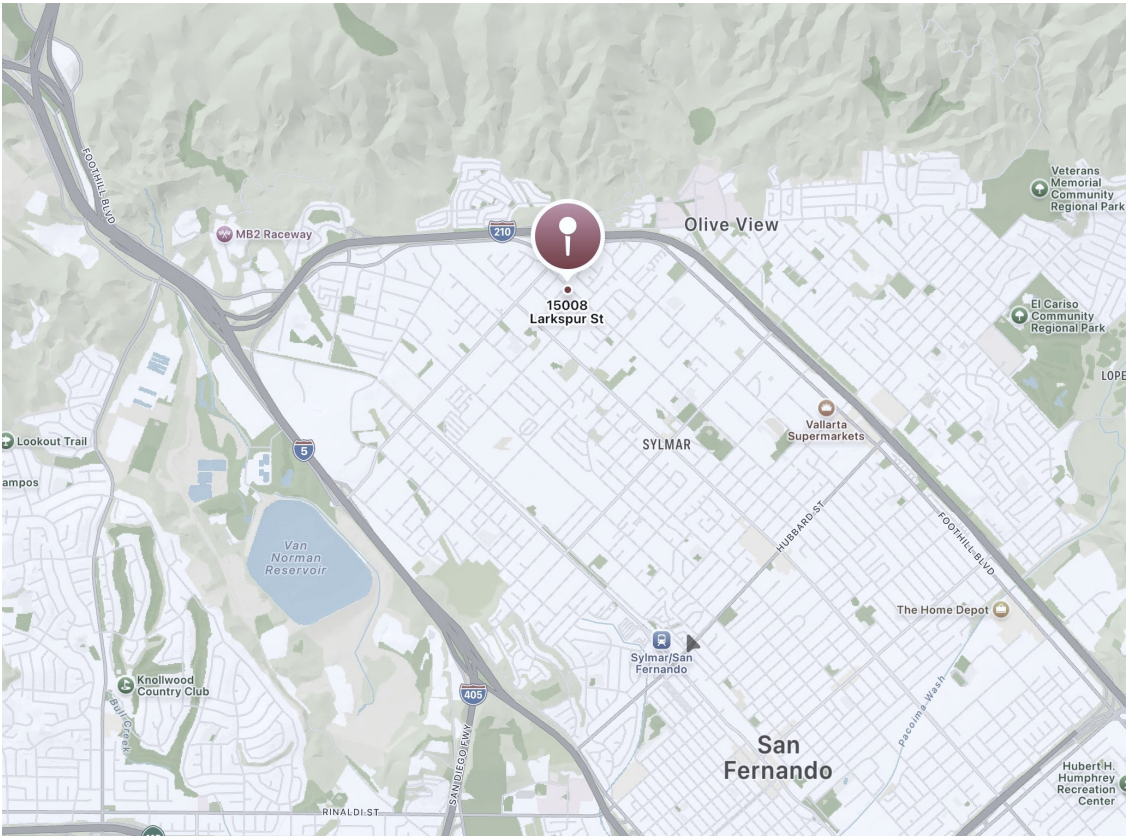
BUYER RESPONSIBILITY

An incoming operator must obtain DHCS change-of-ownership approval, or its own licensure, together with all certifications, permits, and operational authorizations required for its intended use.

Buyer to independently verify zoning, licensing requirements, permitted uses, occupancy limitations, and all governmental approvals necessary for its intended operation.

This is an offering of real estate and personal property. No operating business, revenue, patient census, contracts, employees, receivables, or payor agreements are included or represented. Information regarding the property's prior use is derived from the prior listing record and has not been independently verified. Prospective purchasers should conduct their own investigation and rely solely upon their own findings and those of their advisors.

LOCATION & ACCESS



Base map supplied by the listing team. Drive times are approximate and vary with traffic conditions.

Sylmar occupies the northern edge of the San Fernando Valley, at the foothills of the San Gabriel Mountains within the City of Los Angeles, an established, low-density residential setting well suited to residential care use.

The property sits within minutes of the convergence of three regional highways, placing staff, referral sources, and families across the San Fernando Valley, Santa Clarita Valley, and central Los Angeles within convenient reach.

DRIVE TIMES

Interstate 210	2 min
Interstate 5	4 min
State Route 118	6 min
Hollywood Burbank Airport	~20 min
Downtown Los Angeles	~30 min

From Interstate 210, exit Roxford Street, proceed south to Borden Avenue, then right on Larkspur Street.

FOR ADDITIONAL INFORMATION



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SHOWING PROTOCOL

The property is vacant. All showings are by appointment only. Please do not access the property without prior confirmation from the listing agent. Additional confidential information is available following buyer qualification.

CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared by The Innate Group for the sole purpose of providing preliminary information to prospective purchasers of 15008 Larkspur Street, Sylmar, California. It is delivered on a confidential basis and is intended solely for the use of the party to whom it is provided. By accepting this Offering Memorandum, the recipient agrees to hold its contents in confidence, not to reproduce or distribute it in whole or in part, and to return it upon request.

The information contained herein has been obtained from sources believed to be reliable, including the prior listing record and information furnished by the owner. Neither The Innate Group nor the owner has independently verified this information, and neither makes any guarantee, warranty, or representation as to its accuracy or completeness. Square footage, lot dimensions, zoning, year built, permitted uses, licensing status, prior operational history, occupancy limitations, drive times, and physical conditions are approximate or unverified and are subject to independent verification by the prospective purchaser.

Licensure and accreditation status is represented by the owner and has not been independently verified by The Innate Group. The California Department of Health Care Services license is not transferable by sale, and Joint Commission accreditation does not transfer with the sale. No license, certification, accreditation, or governmental approval is represented as conveying to a buyer. An incoming operator must independently obtain DHCS change-of-ownership approval or its own licensure, together with all certifications, permits, approvals, and governmental authorizations required for its intended use. This is an offering of real estate and personal property only; no operating business, revenue, patient census, contracts, employees, receivables, or payor agreements are included or represented.

Personal property is expected to be included as described herein, subject to a final inventory and any written exclusions.

This Offering Memorandum is for discussion purposes only and does not constitute an offer to sell, a solicitation of an offer to buy, or any agreement or obligation on the part of The Innate Group or the owner. The owner reserves the right to withdraw the property from the market, to change the asking price, or to terminate discussions with any party at any time, without notice and without liability.

Prospective purchasers and their advisors should conduct a careful, independent investigation of the property to determine to their satisfaction its suitability for their intended purpose.

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