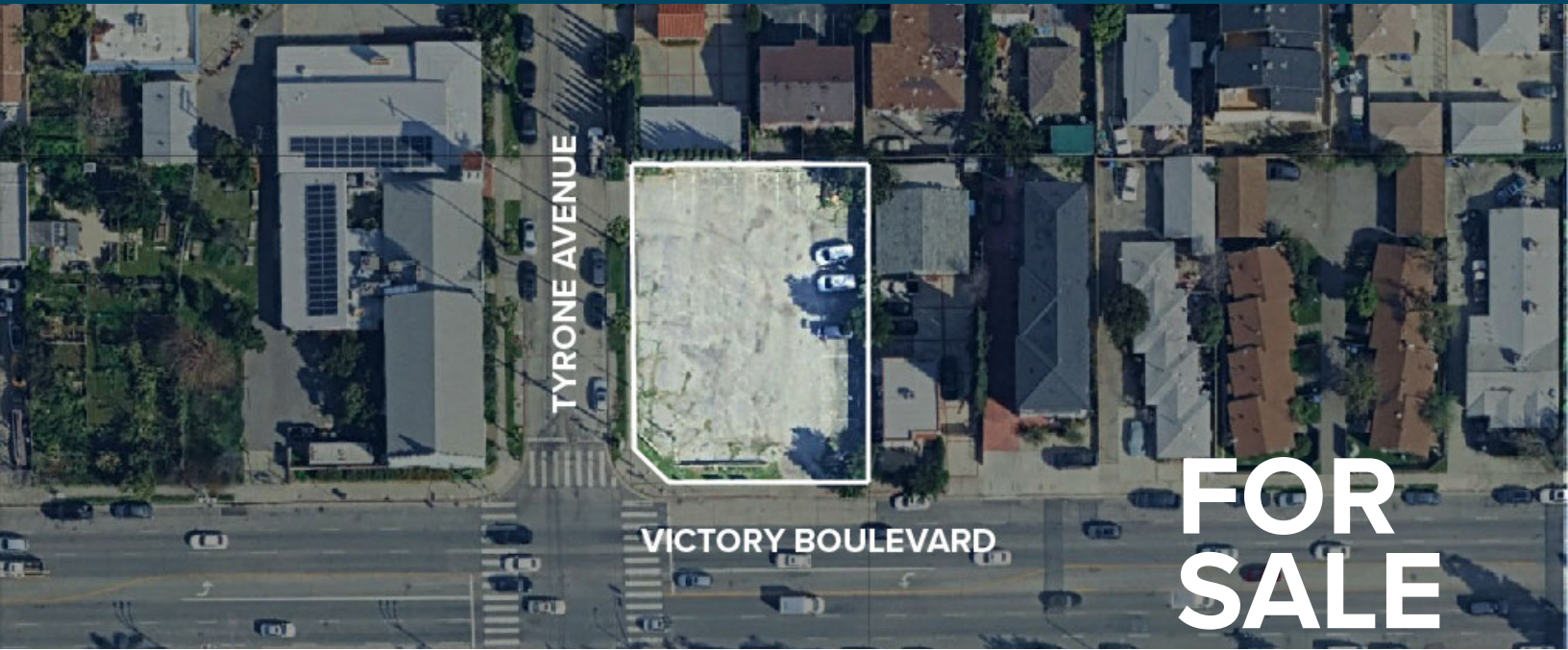


**~0.30 ACRE LOT AVAILABLE FOR SALE**  
**APN: 2237-020-027, VAN NUYS, CALIFORNIA**



## ABOUT THIS PROPERTY

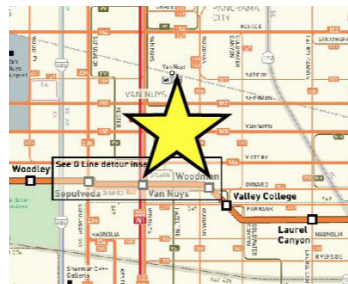
Rare infill development opportunity located on a prominent corner parcel in the heart of Van Nuys (APN: 2237-020-027). The ±0.30-acre unimproved site benefits from dual street frontages and excellent visibility, providing the opportunity for flexible site planning potential and a clean canvas for a future development.

The property is zoned RD1.5-1 (Restricted Density Multiple Dwelling, Height District 1) with a Low Medium II Residential land use designation under the City of Los Angeles General Plan.

Additionally, the site is designated as a Housing Element Site and is located within a Transit Priority Area, supporting the City's objectives for increased housing production and transit-oriented growth.

## PROPERTY FEATURES

- Prominent corner lot with two street frontages
- Unimproved site; no demolition required
- Designated Housing Element Site
- Approximately 0.7 miles from the Van Nuys G Line Station, (currently being upgraded with anticipated reopening December 2027)
- Convenient access to Metro bus service and local transit stops along Tyrone Avenue
- Located within a Transit Priority Area
- RD1.5-1 (Restricted Density Multiple Dwelling, Height District 1) zoning
- Low Medium II Residential land use designation under the City of Los Angeles General Plan



## DCG STRATEGIES

**p:** (925) 237-9059

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*Information contained herein is deemed reliable but not guaranteed. Prospective buyers are responsible for conducting their own independent investigations and due diligence, including verification of zoning, development potential, site characteristics, and all other property information.*