
EDGE
AT LAKE BALBOA
JZA
ARCHITECTURE
EVANISKO
REALTY & INVESTMENT, INC.


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EDGE
AT LAKE BALBOA
NEC ARCHWOOD ST. AND DE CELIS PL. | 51,558 SQ. FT. LAND | RD1.5 & RD5 CORRESPONDING ZONE


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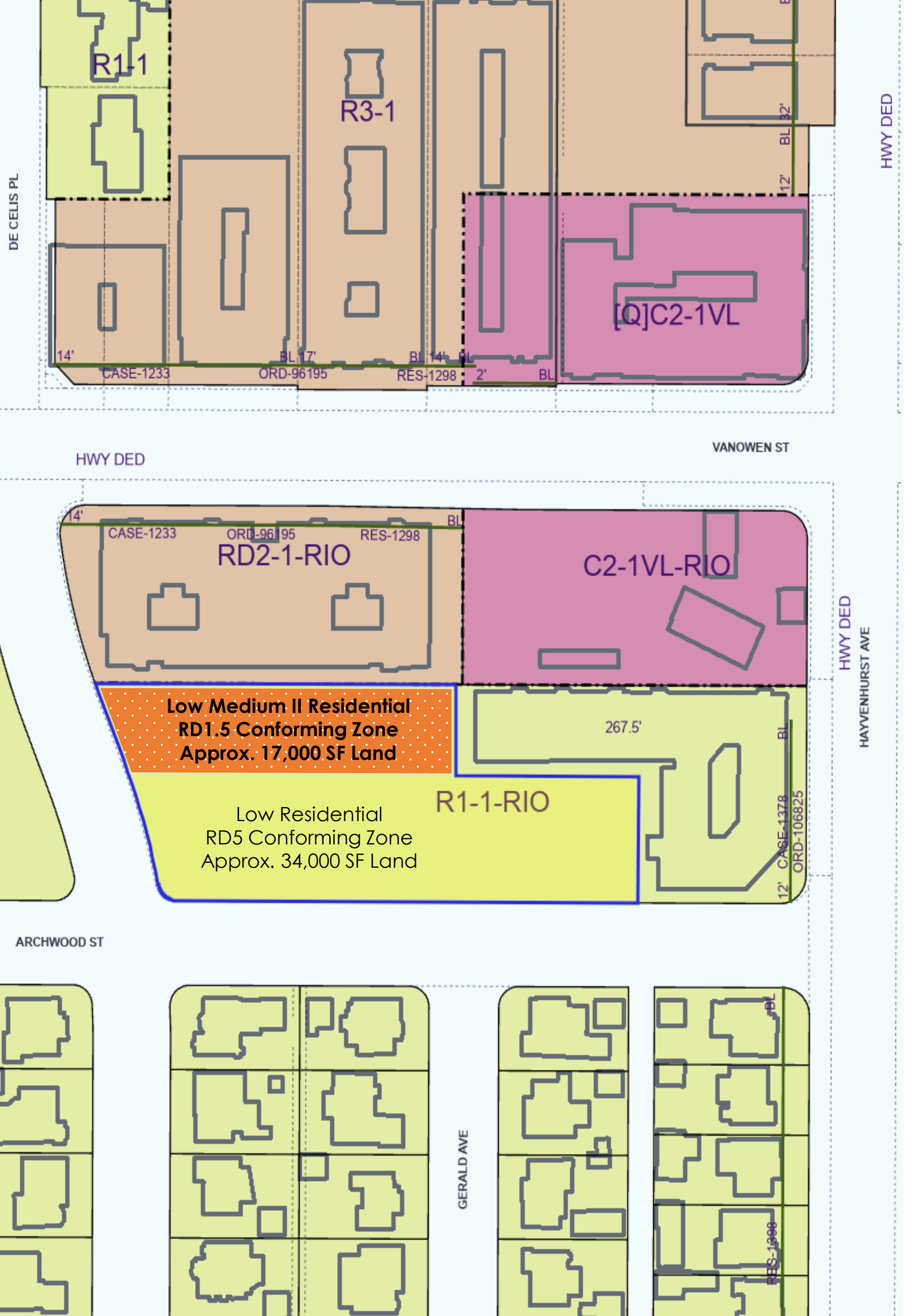
EDGE
AT LAKE BALBOA
TERRACES AT THE LAKE
16550 VANOWEN ST.
52 UNITS BUILT 1988
1+1 @ 615 SF: $2,350
1+1 @ 690 SF: $2,600
EDGE AT LAKE BALBOA
+/- 132 FUTURE UNITS
PARKED 1:1
1+1 @ 510 SF DEED
RESTRICTED CIRCA $2,499
LANDLORD SUBSIDIZES
UTILITIES: CIRCA $200
TENANT PAYS: $2,299
NEC ARCHWOOD ST. AND DE CELIS PL. | 51,558 SQ. FT. LAND | RD1.5 & RD5 CORRESPONDING ZONE



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Evanisko Realty & Investment, Inc., as exclusive advisor, is pleased to present the opportunity to acquire fee simple interest in 51,558 Sq. Ft. of land in the Lake Balboa neighborhood of the City of Los Angeles.

The flat vacant corner site is walking distance to one of Los Angeles' largest recreation amenities; Sepulveda Basin. The development of multiple residential product typologies are possible on the site from traditional single family to dense forms of deed restricted apartments leveraging state bonus density policy.

JZA Architecture has conducted a yield study affirming viability of a nearly 1:1 parked ratio grade level parked 132-unit type V apartment building with 132 comfortably sized units. Using the City's Affordable Housing Incentive Program (AHIP) the project will be ministerially processed using Expanded Administrative Review.

Property Overview

Addresses and APN	NEC of Archwood St. and De Celis Pl. in Van Nuys/Lake Balboa (City of LA), CA 91406 APN: 2231-007-025
Land Size	Approximately 51,558 Sq. Ft. (1.18 Acres)
Zoning	R1-1-RIO. Low Medium II and Low Residential General Plan in its entirety, which, in Reseda – West Van Nuys Community Plan area possesses RD1.5 and RD5 Corresponding Zones, respectively. This community plan area is also going through update…but that process is now so far in the making that there is no reliable timeline associated with proposed zoning changes associated with this update.
DDA/QCT/OPP Zone/TOIA/2097	NO
AB2334 Low VMT	Yes
Council District	CD6 – Imelda Padilla
TCAC	Zimas Says: Moderate, TCAC Maps Say: Low
Price and Terms	~~$4,900,000~~ $4,300,000
Broker Contact	Frank Evanisko / 213.200.6957 / frank@evaniskorealty.com / BRE: 01383591/www.evaniskorealty.com

NEC Archwood St. and De Celis Pl.
1.18 Acres
Quick Land Use Explainer

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Low Density

Subdivision (TT or VTT) to R1 lots with private street

Yield Potential: 10 Lots Using SB1123…or R1 lots to be then subdivided further using SB1123.

Planning Mechanisms Required: TT or VTT

Medium Density

Subdivision (VTT) of SLO homes leveraging density bonus and the site's prevailing zone of RD1.5 and RD5

Yield Potential: Blend prevailing density. Assumed 17,000 SF @ RD1.5 and 34,000 SF @ RD5= 18 Base + 50% = 27.

Planning Mechanisms Required: VTT and DB

High Density

AHIP (Affordable Housing Incentive Program) to produce deed restricted housing

Yield Potential: +/- 132 units assuming four story over garage and an average unit size of approx. 650 SF.

Planning Mechanisms Required: Site qualifies for Limited State Incentive Table on AHIP Referral Form because it is in a Low Vehicle Travel Area. This qualifies the site for unlimited density. FAR will be an off-menu request of which the City of LA has issued countless Letters of Compliance under similar contexts.

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THE PROJECT
First-Floor Plan

JZA ARCHITECTURE

GROUND FLOOR KEY

- Lobby & rec room — 1,070 + 1,346 SF
- Covered parking — 77 stalls
- Surface lot — 51 stalls
- Landscape & pocket park

Ground level — 1,070 SF lobby and 1,346 SF rec room front De Celis Pl; 128 parking stalls within 23,711 SF, plus a surface lot at the rear.

THE PROJECT
Typical Floor Plan (2nd-5th)

JZA ARCHITECTURE

UNIT LEGEND

- 1 BR — 510 SF (26 per floor)
- 2 BR — 773 SF (7 per floor)

104 × 1 BR + 28 × 2 BR = 132 homes overall

Levels 2–5 — 26 one-bedroom and 7 two-bedroom homes per floor, organized around a 4,000 SF courtyard.

- JZA Architecture has conducted a yield study affirming viability of a 1:1 grade level parked 132-unit type V apartment building with 132 comfortably sized units. Using the City's Affordable Housing Incentive Program (AHIP) the project will be ministerially processed using Expanded Administrative Review.
- The concept assumes a 5' separation between building and the private sewer easement running north and south. The Concept uses the area of the site to the east of the private sewer easement for surface parking. Between the grade level podium and the surface parking, the site generates 128 parking stalls.
- In four stories over garage, 132 units are possible with an average unit size of around 600 SF. The mix within the concept contemplates 75% 1 bed units (104 units) and 25% 2 bed units (28 units).

NEC Archwood St. and De Celis Pl.
1.18 Acres
New Construction SFR Data Points

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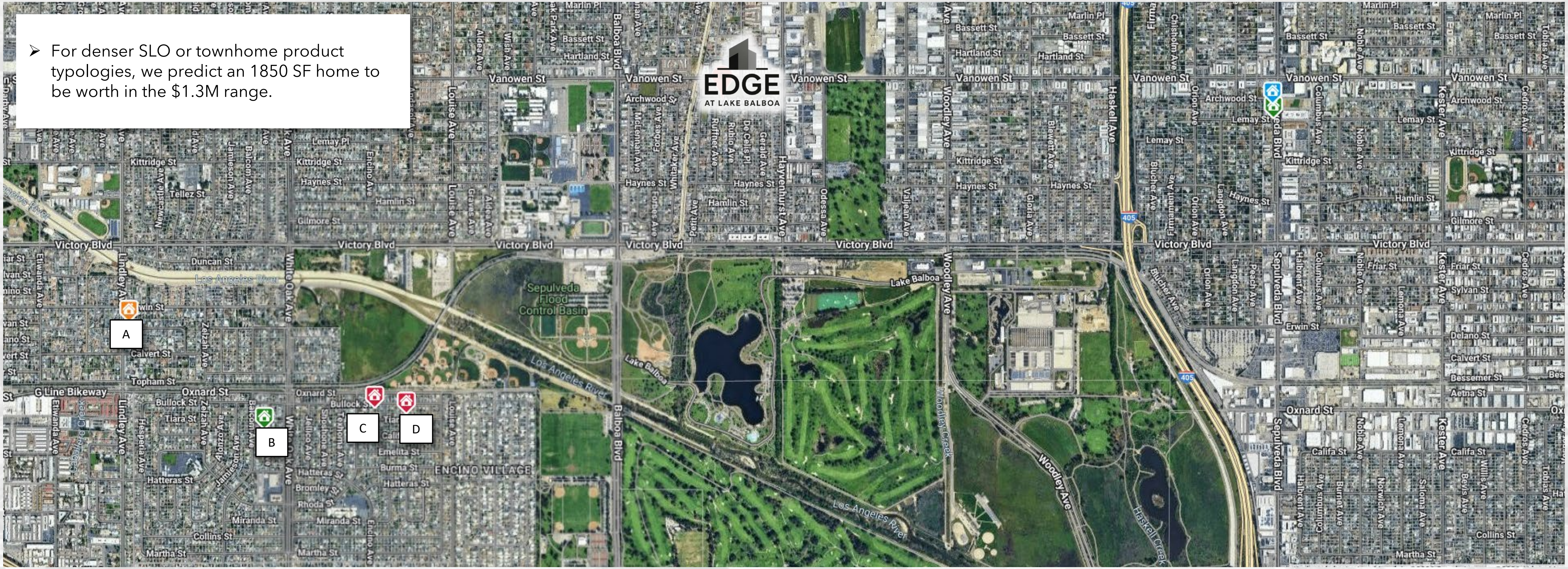
- For denser SLO or townhome product typologies, we predict an 1850 SF home to be worth in the $1.3M range.




A

6250 Lindley Ave.
Encino, CA 91316
3,071 SF
Built 2025
PENDING: $1,849,000


B

5935 Yarmouth Avenue
Encino, CA 91316
3,105 SF
Built 2024
ON MKT: $2,199,000


C

17462 Bullock Street
Encino, CA 91316
3,143 SF
Built 2025
Sold: $2,300,000
9-29-25


D

17413 Tiara Street
Encino, CA 91316
3,214 SF
Built 2025
Sold: $2,099,000
9-22-25

NEC Archwood St. and De Celis Pl.
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Property Location

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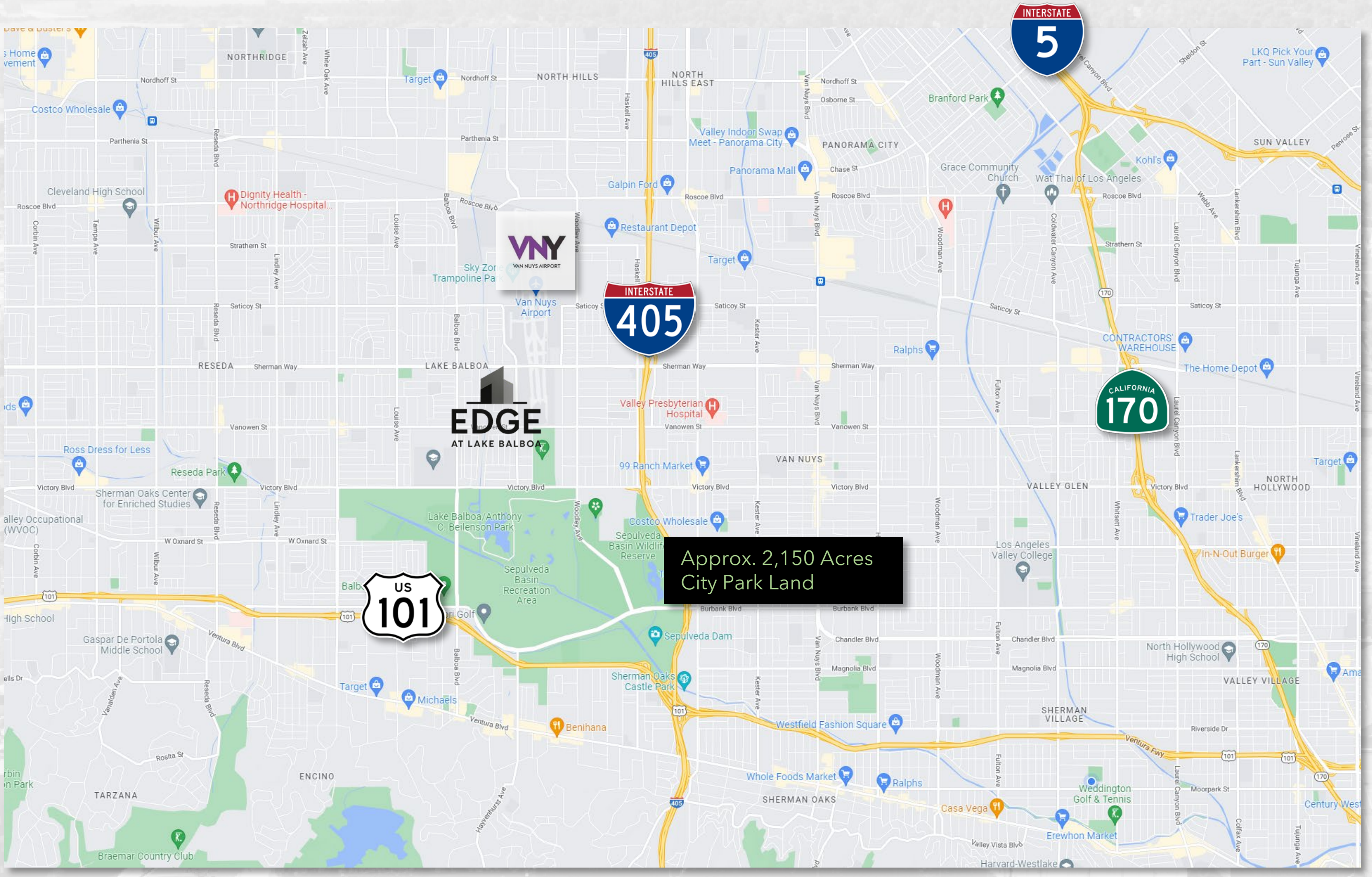

- The Edge at Lake Balboa Development Site is located less than one mile north of one of the City's largest park and recreation areas which includes the 27-acre body of water known as "Lake Balboa" – the centerpiece of the park and immediate community.
- The site possesses convenient access to 101 and 405 Freeways as well as Van Nuys Airport – considered the best airport for private jets in LA County.
- The perfect location to develop higher end "missing middle" homes $1.3M - $2M each depending on ultimate entitled density and product type.
- The perfect infill site for production homes; critical volume of potential lots, closeness to job centers, few entitlement variables.
- No relocation or RSO implications. For a residential site of this magnitude only those fully "in the know" will understand the rarity of this aspect.
- We predict that a new single-family home in the 3,000 SF range on a conventional R1 lot would fetch in the $1.7+M range at this location.
- **Scarcity of ownership-type home production in Los Angeles will continue being the primary driver keeping single family homes extremely valuable through the transitional economic cycle.**

Platt Map

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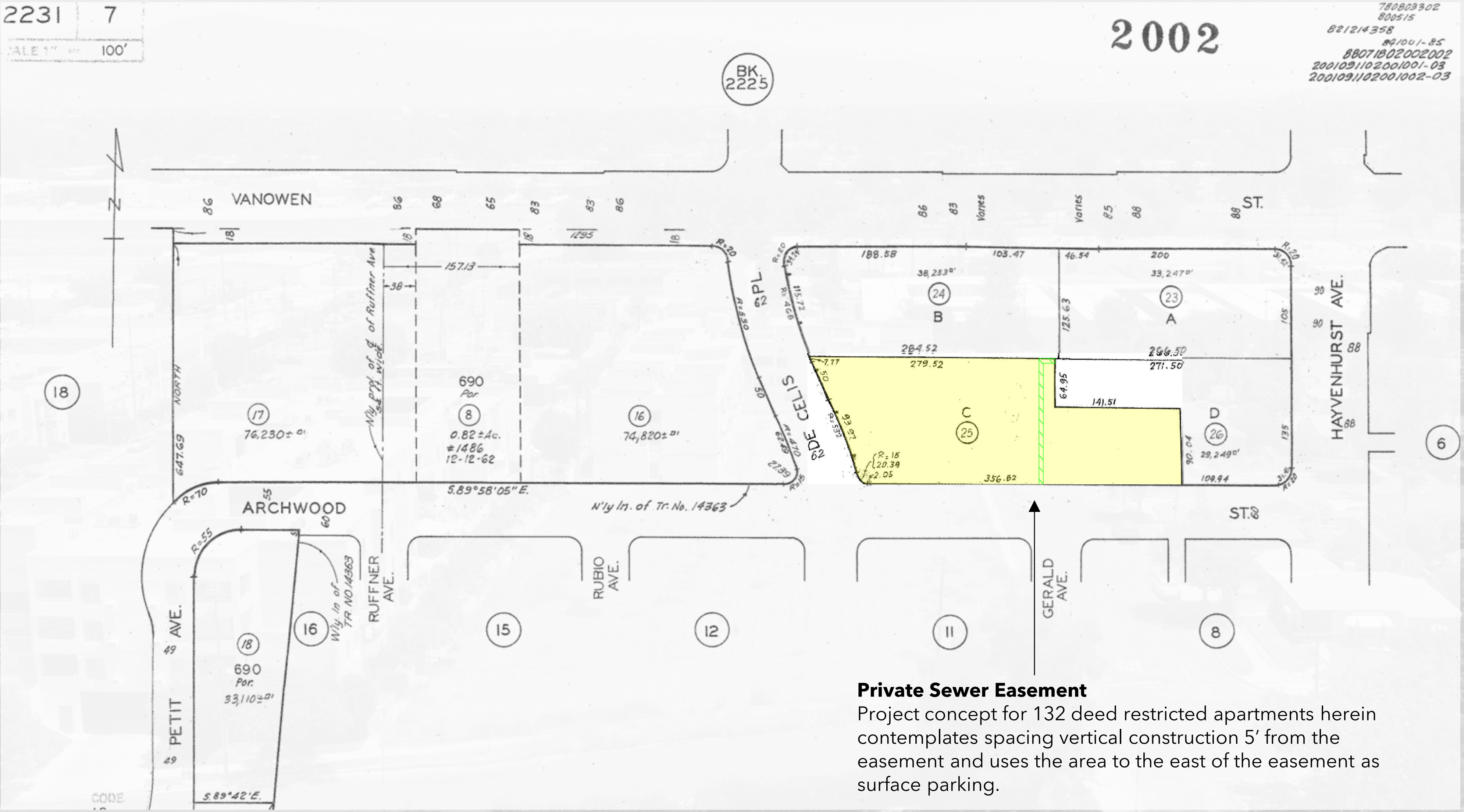

Private Sewer Easement
Project concept for 132 deed restricted apartments herein contemplates spacing vertical construction 5′ from the easement and uses the area to the east of the easement as surface parking.

NEC Archwood St. and De Celis Pl.
1.18 Acres
Recent Land Activity

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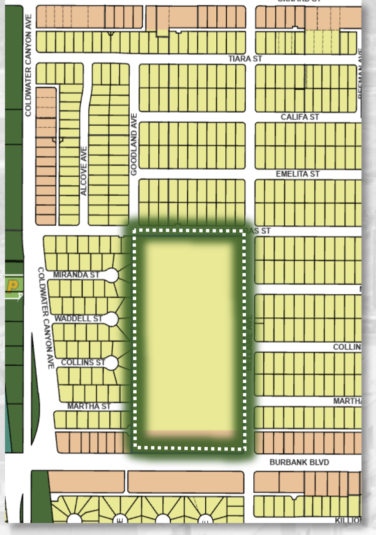
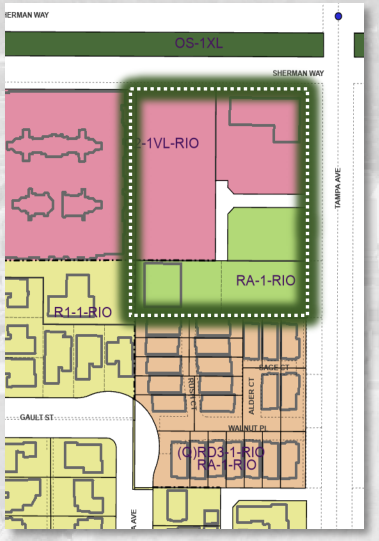
The infill land trade remains highly active in the San Fernando Valley. The scarcity of choice underdeveloped sites is evident as legacy sites become targets in the crosshairs of prudent land developers and builders.

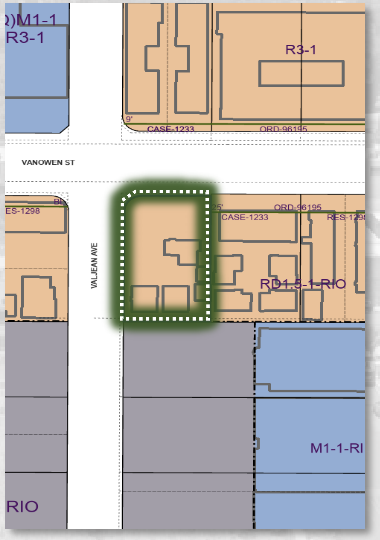
16600 Vanowen St.
188,339 SF Land
Under LOI
List Price: $16,000,000
$85/PSF



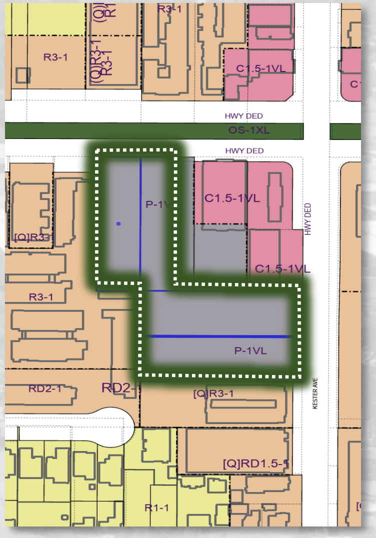
12755 Burbank Blvd.
830,297 SF Land
Sold June 2025 $72,600,500
$87/PSF



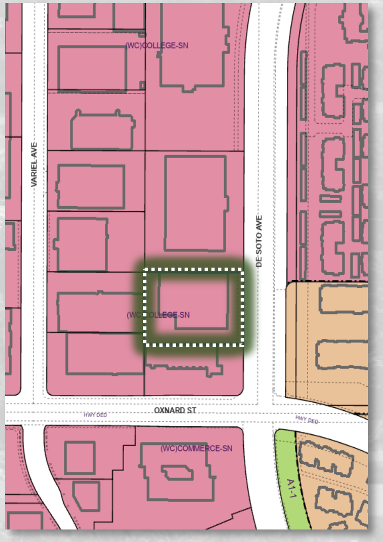
19300 Sherman Way
90,235 SF Land
Sold Sept. 2025: $9,250,000
$103/PSF



16156 Vanowen St.
16,094 SF Land
Sold Feb. 2024: $4,000,000
$249/PSF



14920 Sherman Way
106,083 SF Land
In Escrow: Listed $10,000,000
$94/PSF



6033 De Soto Ave.
63,640 SF Land
Sold Dec. 2025: $8,999,000
$141/PSF

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Statement of Purpose.

Since its inception in 2003, Evanisko Realty & Investment, Inc. has pursued the mastery of a uniquely balanced implementation of commercial real estate brokerage and strategic advisory services to professionally represent land sellers in the Los Angeles marketplace. The ability to expertly play the roles of marketer, zoning consultant, and contracts negotiator has established Evanisko as a visionary strategic partner for stakeholders in transactions involving real estate slated for nearly all forms of redevelopment in the Southern California marketplace. Evanisko's closed transactional resume spans dozens of Southern California zoning jurisdictions, project uses, and sizes with a special focus on exclusive landowner representation in the marketing and transaction of real estate slated for various forms of housing, mixed-use, and commercial product typologies in the City of Los Angeles.

Contact.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or in escrow for a transaction is urged to verify all information and to conduct its own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. The Listing Brokers shall not serve as financial advisors to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents or potential rents from or for the Property. Legal questions should be referred to an attorney. Tax questions should be discussed with a certified public accountant or tax attorney. Title questions should be referred to a title officer or real estate and/or land-use counsel. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed with appropriate engineers, architects, contractors, other consultants and/or governmental agencies.


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