

— NINE UNIT SLO DEVELOPMENT

5808

ETIWANDA AVENUE
TARZANA, CA 91356

±20,167 SF DEVELOPMENT SITE | TARZANA, CA

RTI for 9 small lot homes · Potential for 135 affordable units

OFFERING MEMORANDUM



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Confidentiality Agreement

5808 Etiwanda Avenue
Tarzana, CA 91356

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This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. KW Commercial and Aggregate Investment Partners have not made any investigation, and make no warranty or representation with respect to the entitlement status of the subject property, the plans or approvals described herein, the size and square footage of the land and improvements, the presence or absence of contaminating substances, PCBs or asbestos, or the compliance with local, state and federal regulations. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, neither firm has verified, and will not verify, any of the information contained herein, nor has either firm conducted any investigation regarding these matters. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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Projections, entitlement timelines, and pro forma statements in this Offering Memorandum represent good faith projections only, and KW Commercial and Aggregate Investment Partners make no representations as to whether the described entitlements, unit counts, or development outcomes may actually be attainable. Buyer to verify all zoning, density, and subsidy eligibility independently.

PRESENTED BY

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Executive Summary

5808 ETIWANDA AVENUE, TARZANA, CA 91356

±20,167 SF LOT

Property Overview

5808 Etiwanda Avenue
Tarzana, CA 91356

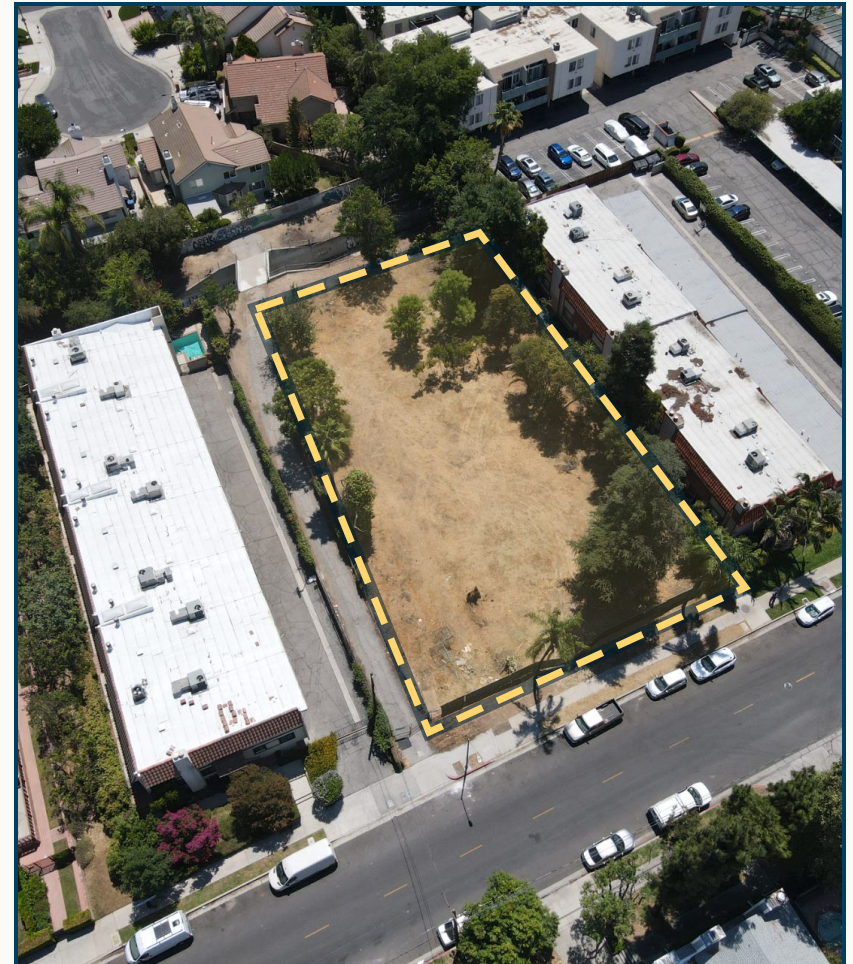
Development Opportunity in Prime Tarzana — RTI for 9 Small Lot Homes or Potential for 135 Affordable Units

5808 Etiwanda Avenue offers a rare development opportunity in the heart of Tarzana, California. Situated on a $\pm 20,167$ SF lot ($\pm 19,898$ SF after street dedication) and zoned LARD1.5-1, the property is Ready-To-Issue (RTI) for 9 small lot subdivision homes (to be delivered for buyer prior to close of escrow). Each planned home ranges from 1,861 to 1,882 SF and features 4 bedrooms, 3.5 bathrooms, a private 2-car garage, and individual patios and balconies — ideal for modern living.

Importantly, if a developer chooses to build and sell each home individually, each individual sale would not be subject to Measure ULA, providing a significant financial advantage.

In addition to the shovel-ready plan, the property holds tremendous potential with the option for the land to be re-entitled for a 100% affordable housing development supporting up to 135 units. Located within a Tier 4 SAFMR Section 8 Highest Resource Area, the site qualifies for enhanced density and public funding incentives — making it especially attractive for affordable housing developers.

The property sits in a great central location with easy access to the Orange Line Busway, Cedars Sinai Medical Center, Vons, Home Goods, CVS, TJ Maxx, LA Fitness, Gelson's, Coffee Bean and Tea Leaf, and many other retailers and restaurants. Whether pursuing a for-sale residential strategy or maximizing density through affordable housing, 5808 Etiwanda Avenue represents an exceptional opportunity in a high-demand infill location.



9
PLANNED
HOMES

135
POTENTIAL
UNITS

$\pm 20,167$
LOT SF

Property Summary

5808 Etiwanda Avenue
Tarzana, CA 91356



OFFERING PRICE

\$2,025,000

±20,167 SF LOT
TARZANA, CA



\$100.41

PRICE PER LOT SF

\$225,000

PER PLANNED HOME

9

PLANNED HOMES

135

POTENTIAL UNITS

LARD1.5-1

ZONING

SITE OVERVIEW

Offering Type	Development Opportunity
Zoning	LARD1.5-1
Lot Size	±20,167 SF
Lot Size (Post-Dedication)	±19,898 SF
RTI Status	RTI Issued
Home Count	9 Homes (Small Lot Subdivision)
Home Size	1,861–1,882 SF each
Bedrooms / Bathrooms	4 Beds / 3.5 Baths per Home

DEVELOPMENT SUMMARY

Parking	Private 2-Car Garage per Home
Outdoor Features	Patios and Balconies
ULA Exemption	Individual Sales Not Subject to ULA
Alternate Development (Buyer to Verify)	Potential for 135 Affordable Units (100%)
Section 8 Area	Tier 4 SAFMR / Section 8 Highest Resource
Development Flexibility	For-Sale or Affordable Housing Strategy
Submarket	Tarzana / San Fernando Valley

DUE DILIGENCE

Access the RTI Building Plans

Click here to open the plan set in Dropbox

CLICK HERE



Property Highlights

5808 Etiwanda Avenue
Tarzana, CA 91356

INVESTMENT HIGHLIGHTS

- Prime development opportunity in Tarzana, California.

- The lot offers ±20,167 SF (±19,898 SF after street dedication) that is zoned LARD1.5

The property has ready-to-issue plans for nine small lot subdivision homes that can be delivered at the Close of Escrow. Each home is a 4 bed / 3.5 bath with a private 2-car garage (request plans from broker)

- Opportunity to re-entitle the property for a 100% affordable housing development site which supports up to 135 units (buyer to verify)

- The property sits in a Tier 4 SAFMR Section 8 Zone and falls under the Highest Resource Area for affordable housing developers

- Centrally located within walking distance to the Orange Line Busway with easy access to many national retailers and restaurants.

- Easy access to Highway 101 with easy access to Lake Balboa Park

TWO PATHS

9

Small lot homes, RTI pending — individual sales exempt from Measure ULA

135

Affordable units if re-entitled at 100% affordable, Tier 4 SAFMR (buyer to verify)



Unit Sizes

5808 Etiwanda Avenue
Tarzana, CA 91356

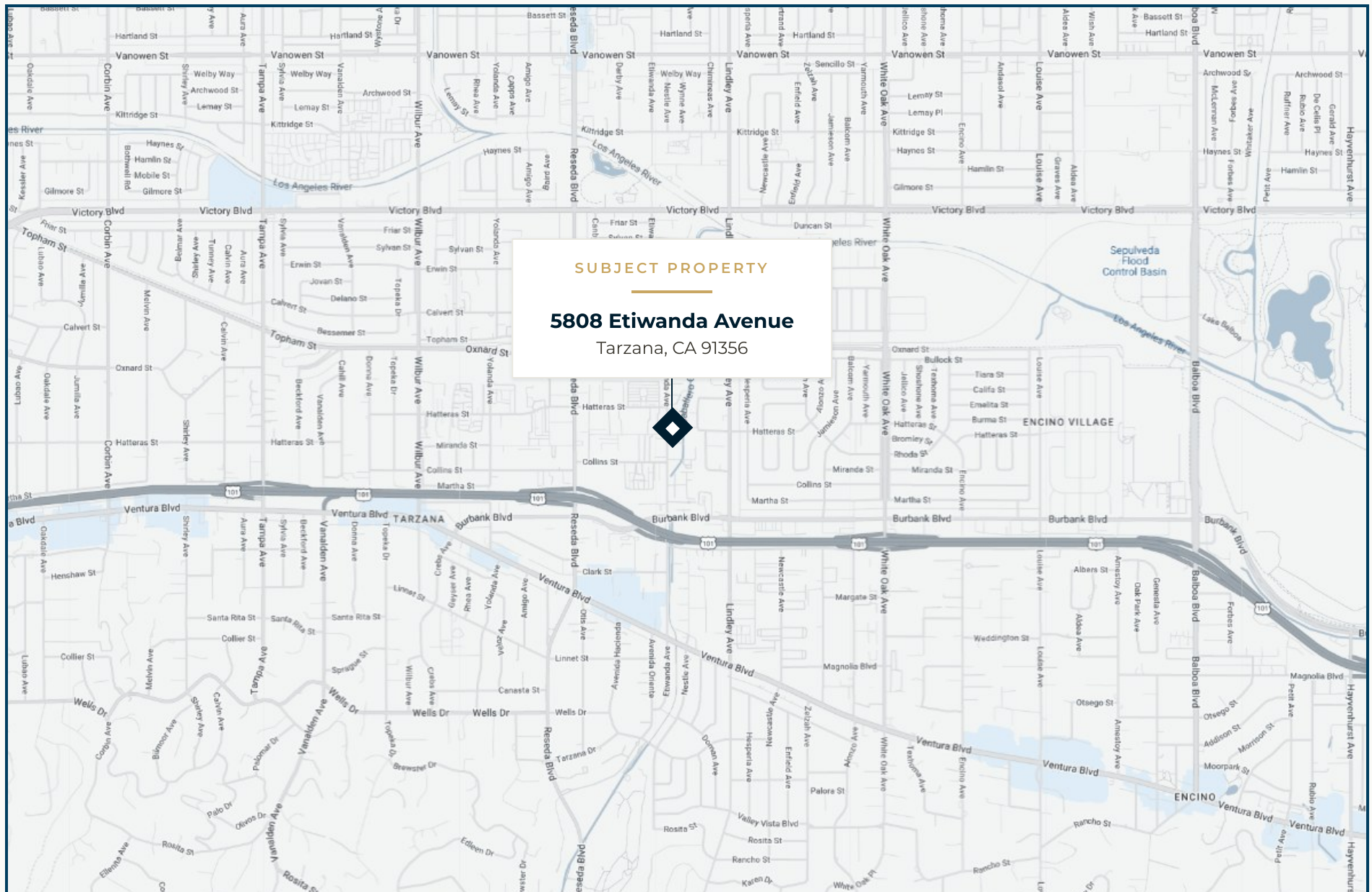
Nine detached small lot homes, each 4 bed / 3.5 bath with a private 2-car garage. Plan A is 1,861 SF livable; Plan B is 1,882 SF.

LOT 1 PLAN A 2,221 TOTAL SF LIVABLE1,861 GARAGE360 LOT AREA2,305	LOT 2 PLAN B 2,242 TOTAL SF LIVABLE1,882 GARAGE360 LOT AREA1,619	LOT 3 PLAN B 2,242 TOTAL SF LIVABLE1,882 GARAGE360 LOT AREA1,619
LOT 4 PLAN A 2,221 TOTAL SF LIVABLE1,861 GARAGE360 LOT AREA4,410	LOT 5 PLAN A 2,221 TOTAL SF LIVABLE1,861 GARAGE360 LOT AREA2,783	LOT 6 PLAN B 2,242 TOTAL SF LIVABLE1,882 GARAGE360 LOT AREA1,619
LOT 7 PLAN B 2,242 TOTAL SF LIVABLE1,882 GARAGE360 LOT AREA1,619	LOT 8 PLAN B 2,242 TOTAL SF LIVABLE1,882 GARAGE360 LOT AREA1,619	LOT 9 PLAN A 2,221 TOTAL SF LIVABLE1,861 GARAGE360 LOT AREA2,305

PROJECT TOTALS 9 detached	HOMES 9 detached	LIVABLE SF 16,854 across 9 homes	BUILT SF 20,094 incl. garages	LOT AREA 19,898 net of dedication
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Location Map

5808 Etiwanda Avenue
Tarzana, CA 91356



SITE

5808 Etiwanda Avenue, between
Oxnard Street and Burbank Boulevard

FREEWAY

US-101 Ventura Freeway, ±0.4 mi south;
nearest interchange at Reseda
Boulevard

TRANSIT

Metro G Line corridor and bikeway
along Oxnard Street

CORRIDORS

Ventura Boulevard, Reseda Boulevard,
White Oak Avenue

02

The Location

5808 ETIWANDA AVENUE, TARZANA, CA 91356

TARZANA, CA

Tarzana, CA

5808 Etiwanda Avenue
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5808 Etiwanda Avenue offers a prime infill location with excellent connectivity, strong demographics, and proximity to major retail, healthcare, and transit amenities. The property is just minutes from the Orange Line Busway, providing convenient public transit access across the San Fernando Valley and into key employment hubs.

Tarzana is an affluent neighborhood in the southern region of the San Fernando Valley, which is moments from major employment hubs including the Warner Center, and the new Providence Cedars Sinai Tarzana Medical Center which is poised to bring 1,100 new jobs to the immediate area. Other accessible business districts of Los Angeles include the Media District, Hollywood, West Los Angeles, Downtown Los Angeles, Universal City, and the Tri-Cities areas. Neighborhood residents in Tarzana have convenient options to numerous restaurants and nightlife, shopping centers, retail shops, grocery stores, pharmacies, schools, open spaces, parks, sports fields, and walking trails within minutes of their homes.

40,148

POPULATION

\$92,241

AVG HH INCOME

\$1,600,000

MED. HOME PRICE

ACCESS	
Orange Line Busway	Walking distance
Highway 101	Immediate access
Warner Center	4 miles
Providence Cedars-Sinai Tarzana	Minutes
Lake Balboa Park	Easy access



Retail & Amenities

5808 Etiwanda Avenue
Tarzana, CA 91356

DEVELOPMENT SITE
±20,167 SF Lot

NEARBY

Vons	Grocery
Gelson's	Grocery
CVS	Pharmacy
TJ Maxx	Retail
HomeGoods	Retail
LA Fitness	Fitness
The Coffee Bean & Tea Leaf	Cafe
Cedars-Sinai Tarzana	Medical
Orange Line Busway	Transit
Woodley Park	Open space
Sepulveda Bike Path	Recreation
Pedlow Field Skate Park	Recreation
Cleveland High School	School
Reseda High School	School

Residents and future homeowners will benefit from immediate access to an array of national and neighborhood retailers — all within walking or short driving distance. The site is also located near Cedars Sinai Medical Center – Tarzana, one of the region's top healthcare providers, adding long-term stability and demand to the area.

Community Profile

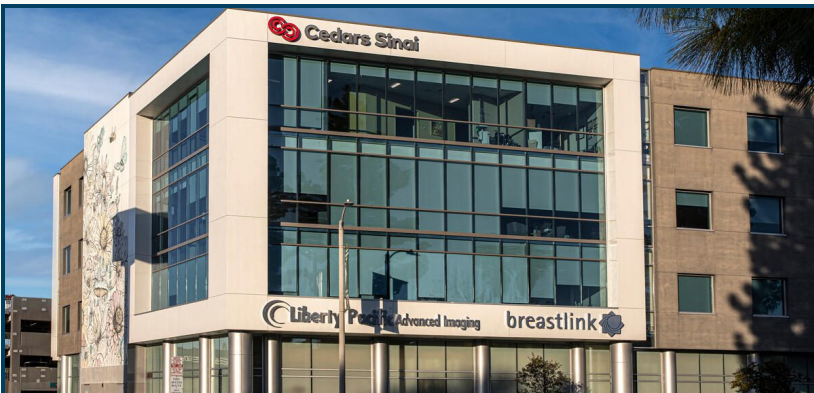
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EL CABALLERO COUNTRY CLUB



WARNER CENTER



CEDARS-SINAI TARZANA

LOCATION SNAPSHOT

- Orange Line is within a short distance.
- 4 miles away from the booming Warner Center area.
- 36 holes of hilltop golf: Tarzana's two country clubs — one of which sits on a portion of Burroughs' old estate — offer plenty of tee time opportunities.
- Average incomes top \$100,000/year in the swanky residential areas in the Santa Monica Mountains but are closer to \$50,000/year in the San Fernando Valley, where multifamily supply is concentrated.
- Ventura Boulevard is the main commercial artery and home to some trendy boutiques and restaurants. Residents have relatively quick access to nearby employment hubs in Woodland Hills and Century City.
- Tarzana sits in the southern San Fernando Valley, bounded by the Santa Monica Mountains to the south and the Valley floor to the north — a mix of hillside estates, established single-family neighborhoods, and Ventura Boulevard commercial frontage.
- The neighborhood is named for Tarzan, created by Edgar Rice Burroughs, who purchased the ranch that became Tarzana in 1919.
- Cedars-Sinai Medical Center – Tarzana anchors the local healthcare sector and is one of the submarket's largest employers.
- The San Fernando Valley holds roughly 1.8 million residents across approximately 260 square miles, making it one of the most populous submarkets in Los Angeles County.
- Valley employment is diversified across aerospace and defense, entertainment and post-production, healthcare and biotech, and logistics — limiting exposure to any single industry cycle.
- Entitled single-family land remains scarce Valley-wide; most new supply is infill multifamily, leaving detached product in short supply relative to demand.
- The 101, 405, and 118 freeways plus the Metro G Line connect Tarzana to Warner Center, Burbank, and the Westside within a typical commute.

Employment Hubs

5808 Etiwanda Avenue
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MAJOR INDUSTRIES — 5 MILE RADIUS



DEFENSE INDUSTRY



FINANCIAL SERVICES



HEALTHCARE



HOSPITALITY & TOURISM



INTERNATIONAL TRADE



ENTERTAINMENT & MEDIA



REAL ESTATE



TECHNOLOGY

SAN FERNANDO VALLEY EMPLOYMENT SECTORS

Aerospace & Defense	Northrop Grumman (Northridge, Woodland Hills), Lockheed Martin, Pratt & Whitney
Entertainment	Warner Bros., Disney, DreamWorks, Universal, Netflix, Respawn Entertainment
Healthcare & Biotech	Providence Burbank, Valley Presbyterian, Kaiser Permanente, Amgen, Advanced Bionics
Technology & IT	BlackLine, Medtronic, HRL Labs, Teradata, Square Enix
Manufacturing & Logistics	Avery Dennison, Natel Engineering, AMS Fulfillment, Amazon

MAJOR EMPLOYERS



NORTHROP GRUMMAN



LOCKHEED MARTIN



WARNER BROS.



NETFLIX



KAISER PERMANENTE



AMGEN



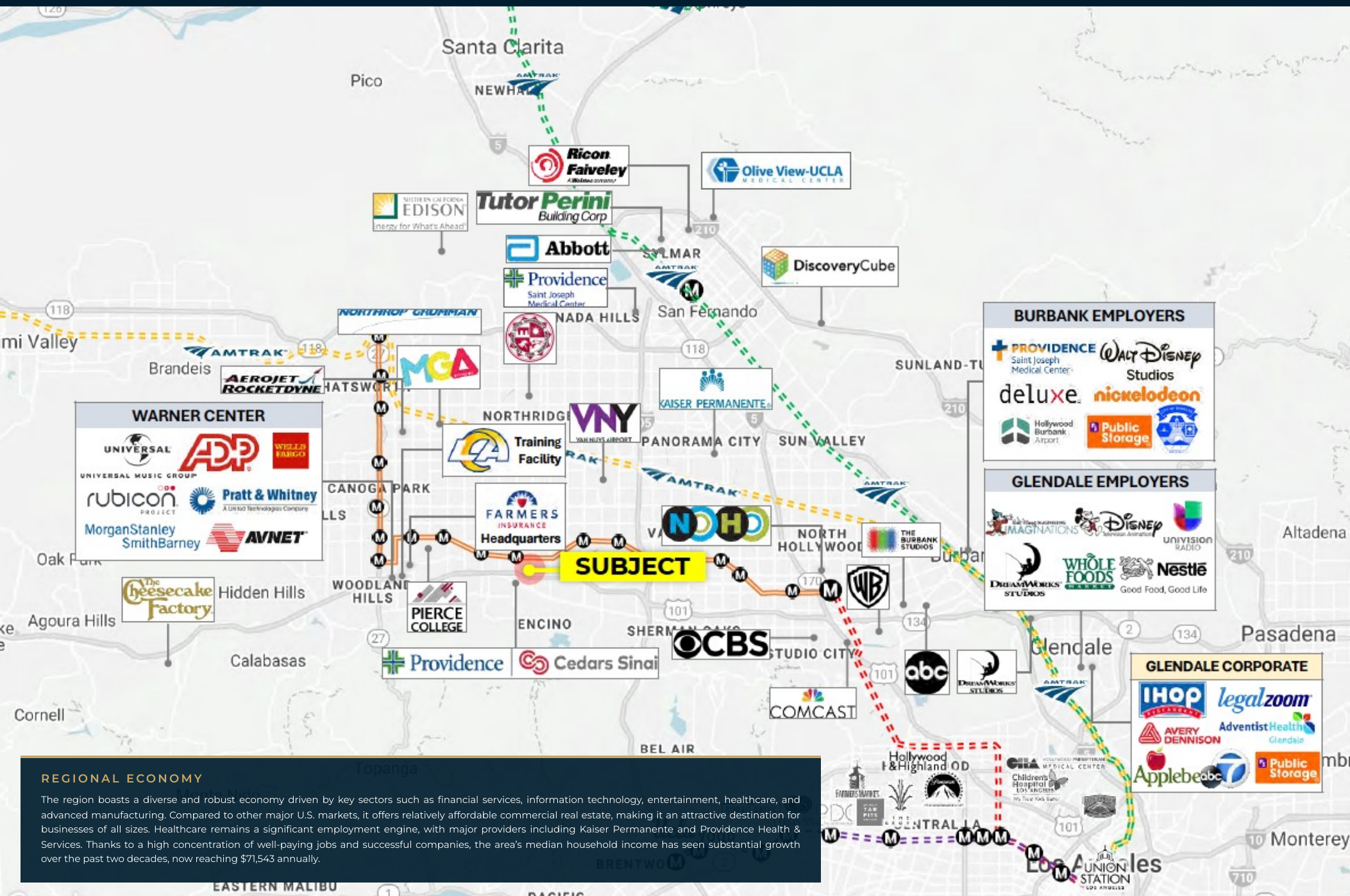
MEDTRONIC



AMAZON

Top Employers & Connectivity

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REGIONAL ECONOMY

The region boasts a diverse and robust economy driven by key sectors such as financial services, information technology, entertainment, healthcare, and advanced manufacturing. Compared to other major U.S. markets, it offers relatively affordable commercial real estate, making it an attractive destination for businesses of all sizes. Healthcare remains a significant employment engine, with major providers including Kaiser Permanente and Providence Health & Services. Thanks to a high concentration of well-paying jobs and successful companies, the area's median household income has seen substantial growth over the past two decades, now reaching \$71,543 annually.



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