



10318 Clybourn Ave
Shadow Hills, CA 91040
OFFERING MEMORANDUM

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EXCLUSIVELY PRESENTED BY:



AMBER RUEDA

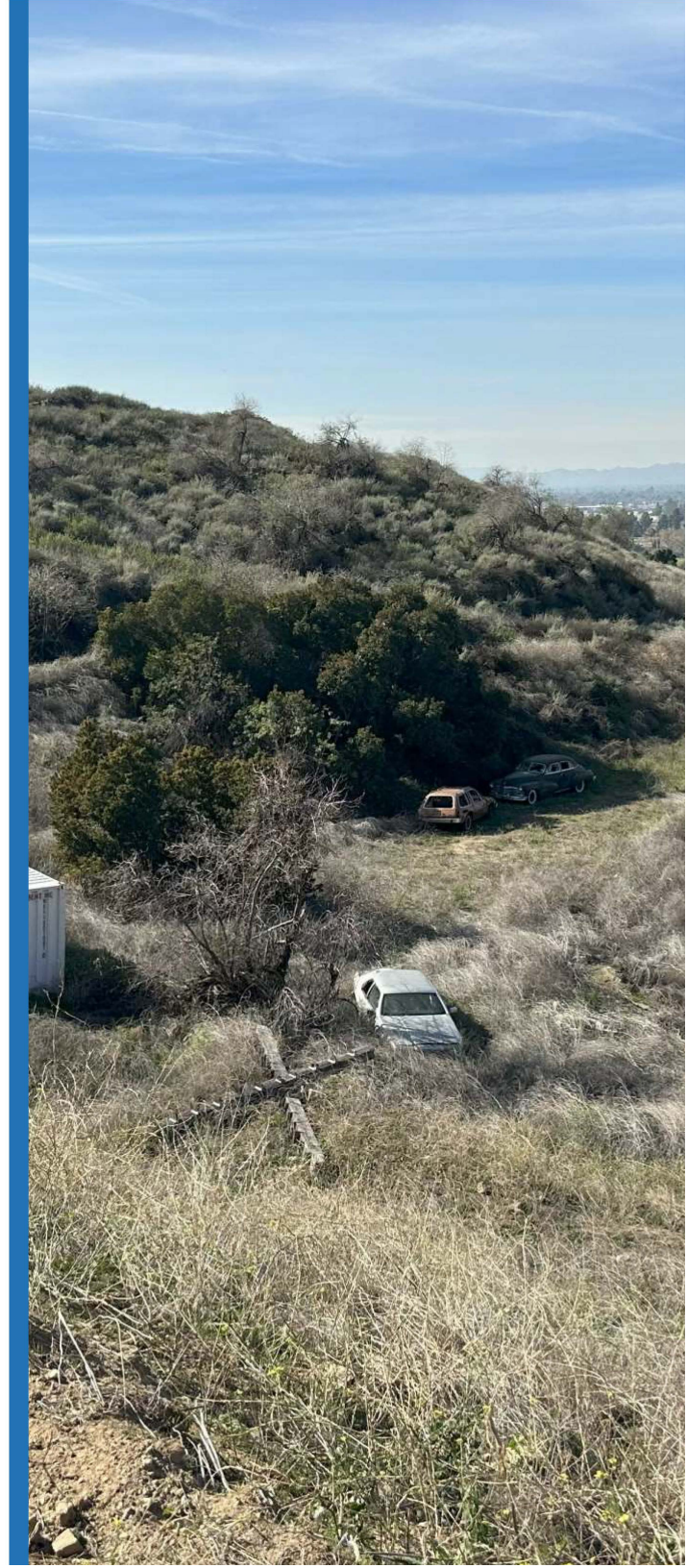
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KELLER WILLIAMS INC., ARIA PROPERTIES

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INVESTMENT SUMMARY

Aria Properties is pleased to offer this 4 acre view lot in desirable Shadow Hills. The lot consists of (2) parcels approximately 2 acres each with views of Hansen Dam Golf Course. Opportunity to develop an exquisite custom estate or the possibility to divide the lot into multiple homes and maximize your return. A nearby new custom home on only 0.41 acres with no view recently sold for \$2,400,000. The utilities are nearby in the street and soils report has been completed. The seller previously obtained clearances from Building and Safety for a new custom home.



PROPERTY SUMMARY

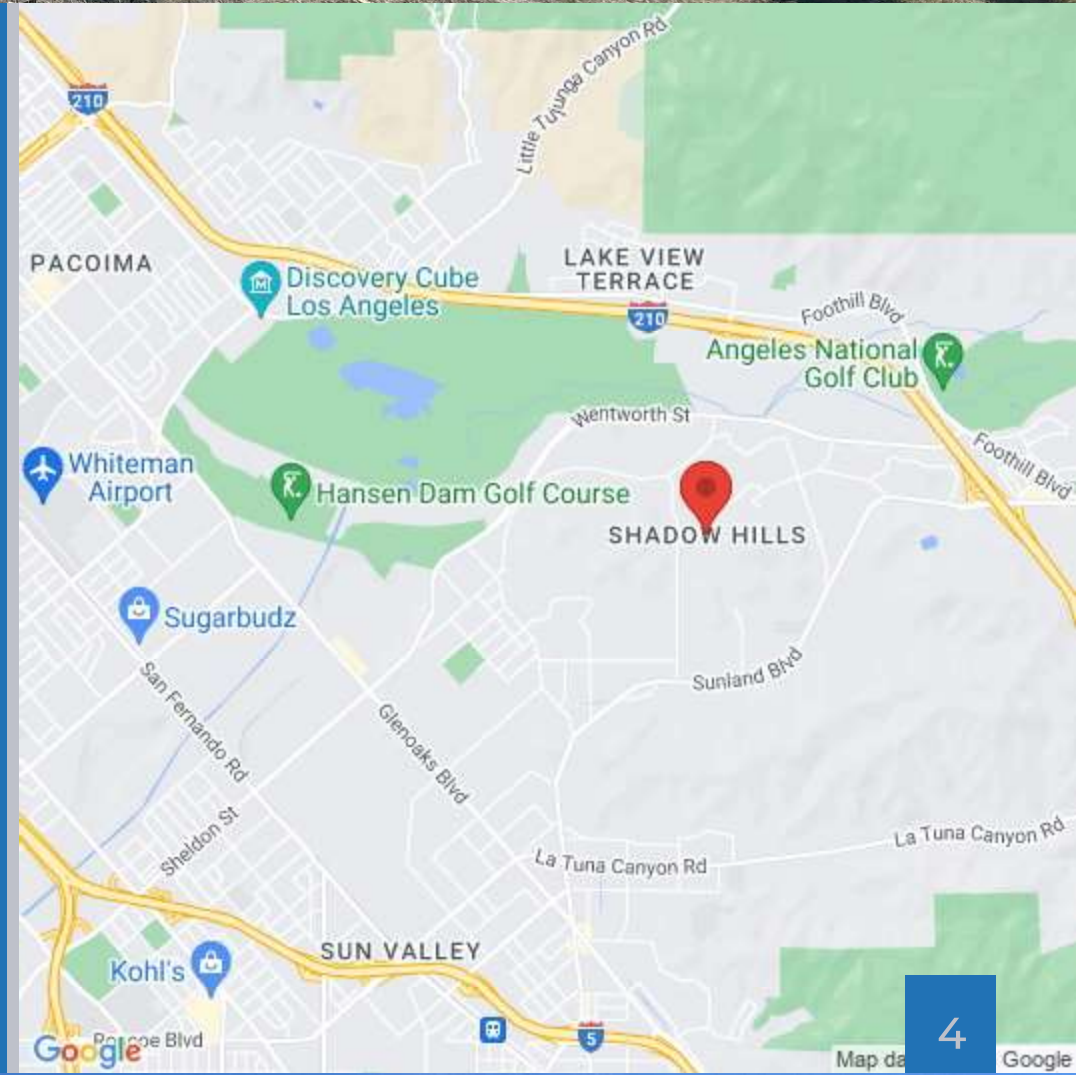
| | |
|------------------|----------------------------|
| Offering Price | \$995,000.00 |
| Lot Size (acres) | 3.97 |
| Parcel ID | 2542-008-032, 2542-008-011 |
| Zoning Type | Residential |
| County | Los Angeles |





INVESTMENT HIGHLIGHTS

- View of Hansen Dam Golf Course.
- Potential to split the lots to build multiple homes.
- Recent custom home sale in the area of \$2,400,000 on on 0.41 acre lot.
- Soils report completed.
- Seller previously obtained clearances from Building & Safety.
- Access to utilities close by in the street.





LOCATION HIGHLIGHTS

- Secluded location with easy access.
- Shadow Hills is known for its equestrian properties, rural atmosphere and luxury custom homes.
- 33 miles to LAX and 7 miles to Downtown Burbank





SALES COMPARABLES

9941 Mcbroom St
Shadow Hills, California 91040

RTI...Plans are not only RTI but they are paid for and ready to build your dream home. Approved plans are for a large 3 bedroom, 3 bathroom almost 3,000 square feet with a 3 car garage in Shadow Hills! This Equestrian lot has the opportunity for all your Horse lovers to enjoy as well. Not required but for you to enjoy.



| | |
|-----------|--------------|
| PRICE | \$620,000.00 |
| SALE DATE | 12/15/2023 |
| LOT SIZE | 0.51 ACRES |

10144 Sunland Blvd
Shadow Hills, California 91040

41,138 SQFT (.09 Acre) Upslope Lot in Shadow Hills with Utilities, Electricity, Water, Gas, Sewer, Topography and Survey already done. Plans and Drawings for a 2380 SQFT SFR with attached 2 car garage and 1200 SQFT detached ADU (Upon request) and horse stables.



| | |
|-----------|--------------|
| PRICE | \$575,000.00 |
| SALE DATE | ACTIVE |
| LOT SIZE | 0.94 ACRES |

11044 Mcbroom St
Shadow Hills, California 91040

New construction 2022 contemporary luxury home with 5 bedrooms, 4 1/2 baths on 18,000 square foot lot.



| | |
|---------------|----------------|
| PRICE | \$2,400,000.00 |
| SALE DATE | 02/08/2023 |
| BUILDING SIZE | 5,448 SQFT |
| LOT SIZE | 0.41 ACRES |

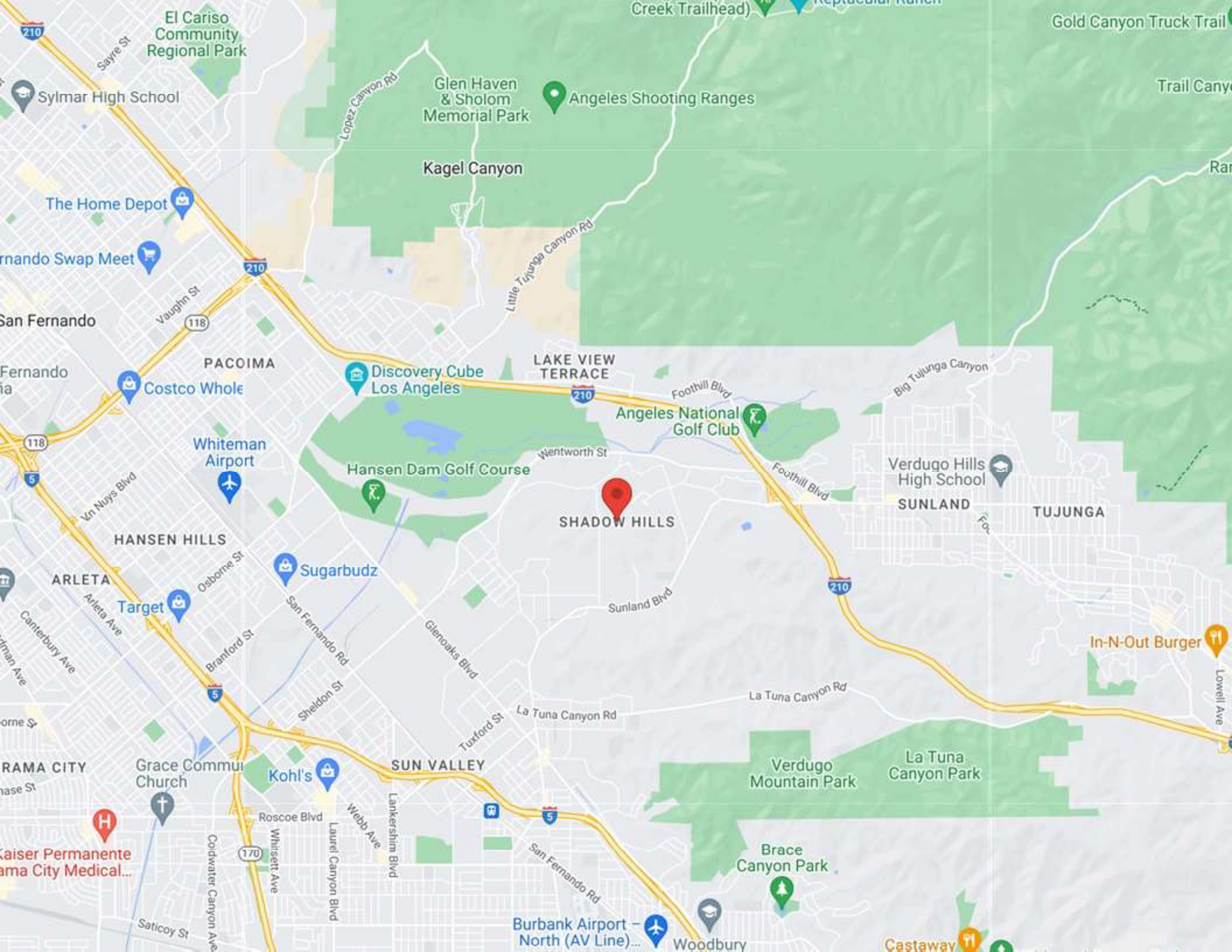
DEMOGRAPHICS

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|---------|---------|---------|
| 2000 Population | 3,655 | 62,965 | 299,219 |
| 2010 Population | 4,310 | 66,807 | 310,956 |
| 2023 Population | 4,386 | 68,895 | 306,965 |
| 2028 Population | 4,282 | 68,324 | 307,956 |
| 2023-2028 Growth Rate | -0.48 % | -0.17 % | 0.06 % |
| 2023 Daytime Population | 3,641 | 69,967 | 282,503 |

| 2023 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|------------|------------|------------|
| less than \$15000 | 96 | 1,949 | 8,690 |
| \$15000-24999 | 53 | 1,442 | 6,200 |
| \$25000-34999 | 23 | 1,360 | 6,150 |
| \$35000-49999 | 77 | 1,909 | 8,449 |
| \$50000-74999 | 207 | 2,944 | 13,138 |
| \$75000-99999 | 178 | 2,638 | 12,060 |
| \$100000-149999 | 246 | 4,442 | 16,365 |
| \$150000-199999 | 242 | 2,234 | 9,053 |
| \$200000 or greater | 426 | 2,340 | 8,780 |
| Median HH Income | \$ 123,986 | \$ 83,153 | \$ 77,915 |
| Average HH Income | \$ 164,262 | \$ 109,545 | \$ 104,702 |

| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|------------------------------|--------|--------|--------|
| 2000 Total Households | 1,404 | 18,626 | 81,567 |
| 2010 Total Households | 1,542 | 19,468 | 84,102 |
| 2023 Total Households | 1,547 | 21,270 | 88,901 |
| 2028 Total Households | 1,518 | 21,240 | 90,042 |
| 2023 Average Household Size | 2.82 | 3.17 | 3.4 |
| 2023 Owner Occupied Housing | 1,296 | 13,156 | 49,669 |
| 2028 Owner Occupied Housing | 1,281 | 13,319 | 50,674 |
| 2023 Renter Occupied Housing | 251 | 8,114 | 39,232 |
| 2028 Renter Occupied Housing | 237 | 7,921 | 39,368 |
| 2023 Vacant Housing | 71 | 780 | 3,232 |
| 2023 Total Housing | 1,618 | 22,050 | 92,133 |





CITY OF SHADOW HILLS

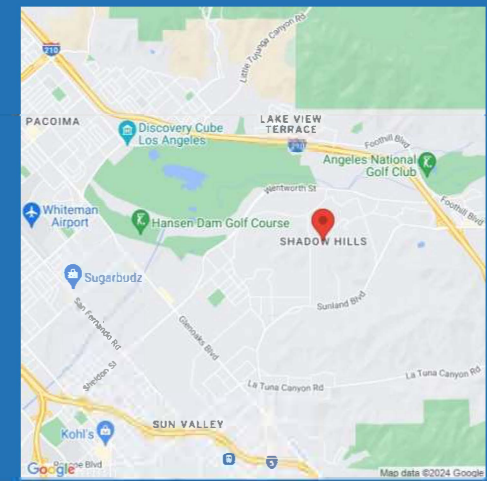
COUNTY OF LOS ANGELES

CALIFORNIA



ABOUT SHADOW HILLS

Only 7 miles from Downtown Burbank and 33 miles to LAX, Shadow Hills is often appreciated for its equestrian-friendly features. Many properties in the area are zoned for horses, and there are horse trails and facilities available. Despite being part of Los Angeles, Shadow Hills has maintained a more rural and open feel compared to some other neighborhoods in the city. It's known for its larger properties, giving residents a sense of space and privacy. The area features many large luxury estates valued well over \$2,000,000.



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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE ARIA PROPERTIES ADVISOR FOR MORE DETAILS.**

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