

# ROSCOE & HASKELL NORTH HILLS, CA

# FOR SALE ONCE IN A GENERATION OPPORTUNITY PRIME SAN FERNANDO VALLEY 405 FREEWAY VISIBLE - 3.43 ACRES



## DO NOT DISTURB TENANTS

Excellent Investment / Redevelopment / Owner-User Opportunity

### PRICE

\$18,000,000.00

### PROPERTY ADDRESS

15701-15711-15725 Roscoe Boulevard  
North Hills, CA 91343  
Roscoe & Haskell

### PROPERTY LOCATION

Centrally located in the San Fernando Valley  
On the heavily driven Roscoe Boulevard  
just west of the 405.

### PROPERTY DETAIL

Total Lot Size: 3.43 A.C.

Lot 1: Used Car Lot

Lot 2: Furniture Store

Lot 3: Motel 6

Three Parceles can be sold together or separately

Zone: LAC2 & LACM (To be verified by Buyer)

APN: 2673-014-065-066-068

### PROPERTY HIGHLIGHTS

- First time on the market in over 40 years
- Visible from the 405 Freeway
- Across from Budweiser Plant
- Close vicinity to Van Nuys Airport

### 3 MILE DEMOS

Est. 2016 Population:	328,691
Est. Households:	91,573
2016 Ave. HH Income:	\$65,302
Traffic Count: Roscoe Blvd.	Yr. 2014 - 93,227



### CALIFORNIA REALTY GROUP

3017 Santa Monica Boulevard  
Suite 300  
Santa Monica, CA 90404

[www.californiarealtygroup.com](http://www.californiarealtygroup.com)

### FOR MORE INFORMATION PLEASE CONTACT:

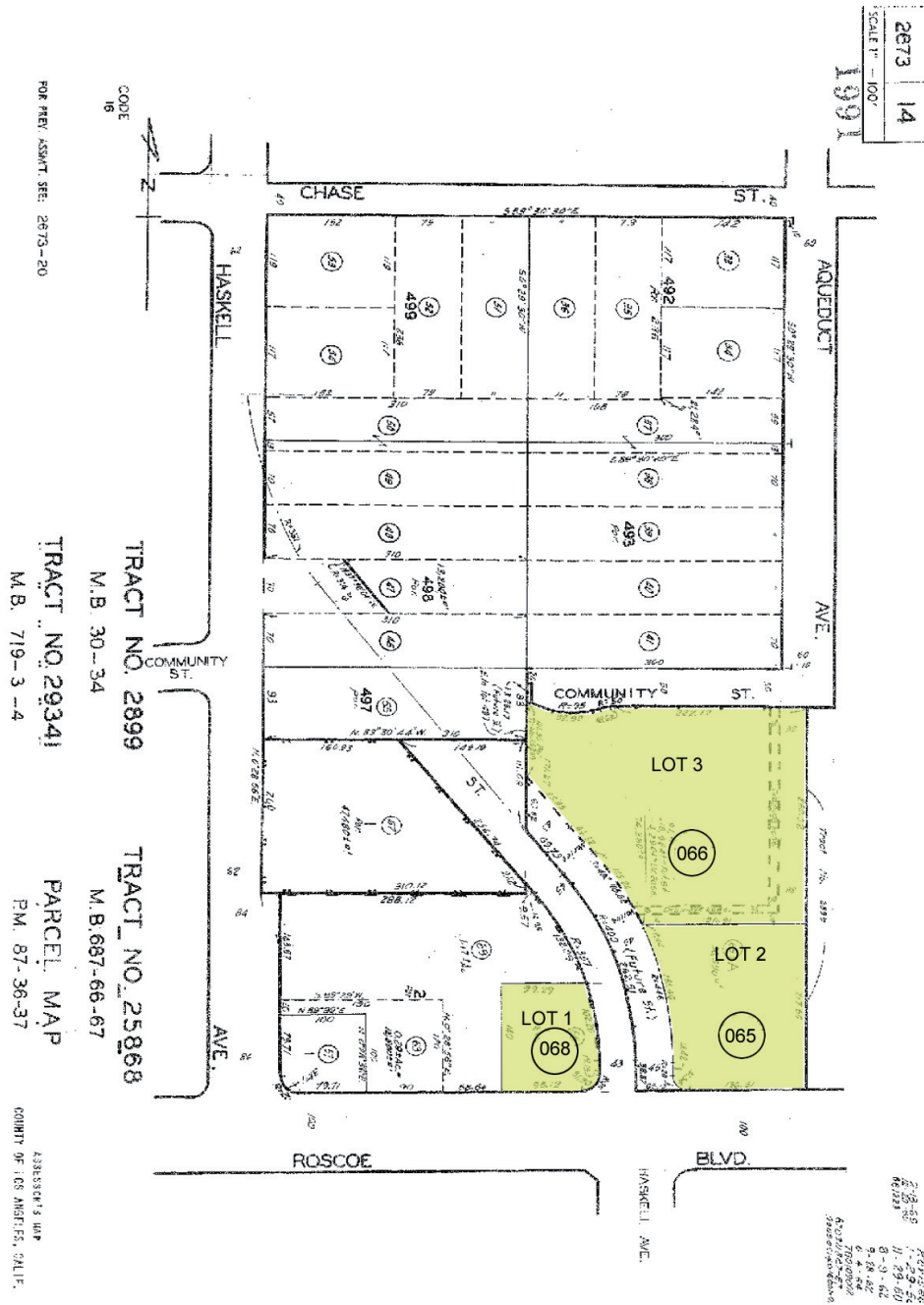
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