

7510 Valaho Dr.

Tujunga, CA 91042

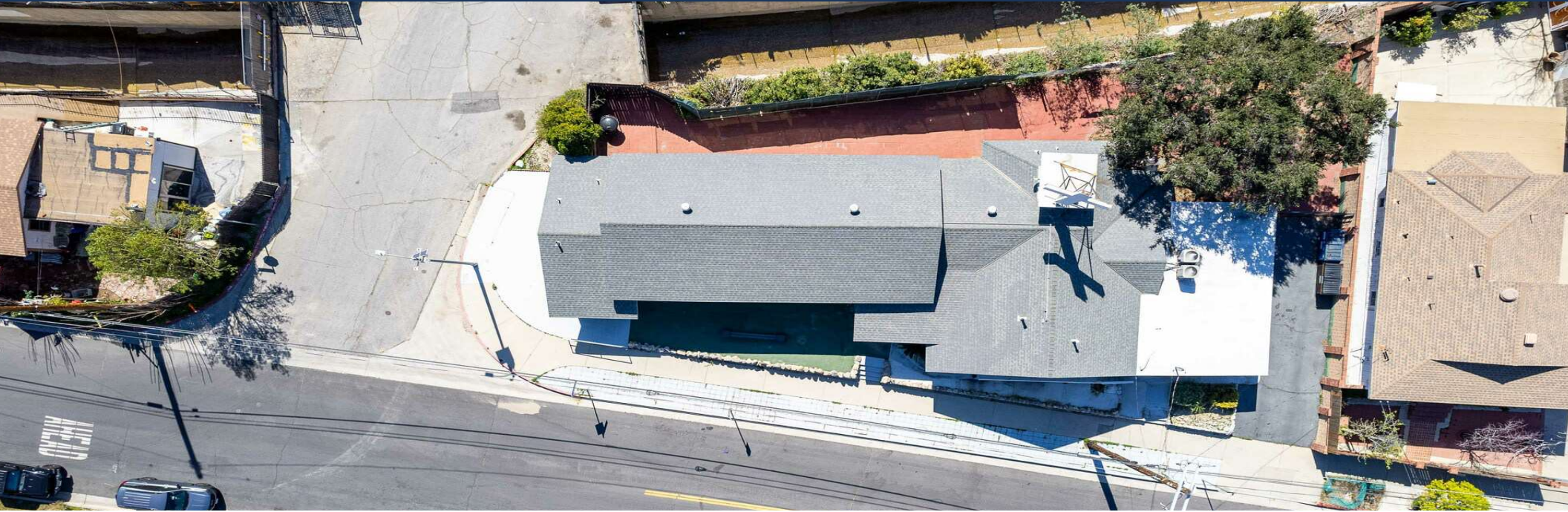


ALEX MATEVOSIAN

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MIG | **COMMERCIAL
REAL ESTATE**
SERVICES, INC

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PROPERTY CHARACTERISTICS

- Church/Sunday School Occupancy Permit
- HVAC
- 118 Seat Sanctuary
- Turn Key Religious Facility
- Private Yard
- Ownership Willing To Leave Furniture

OFFERING SUMMARY

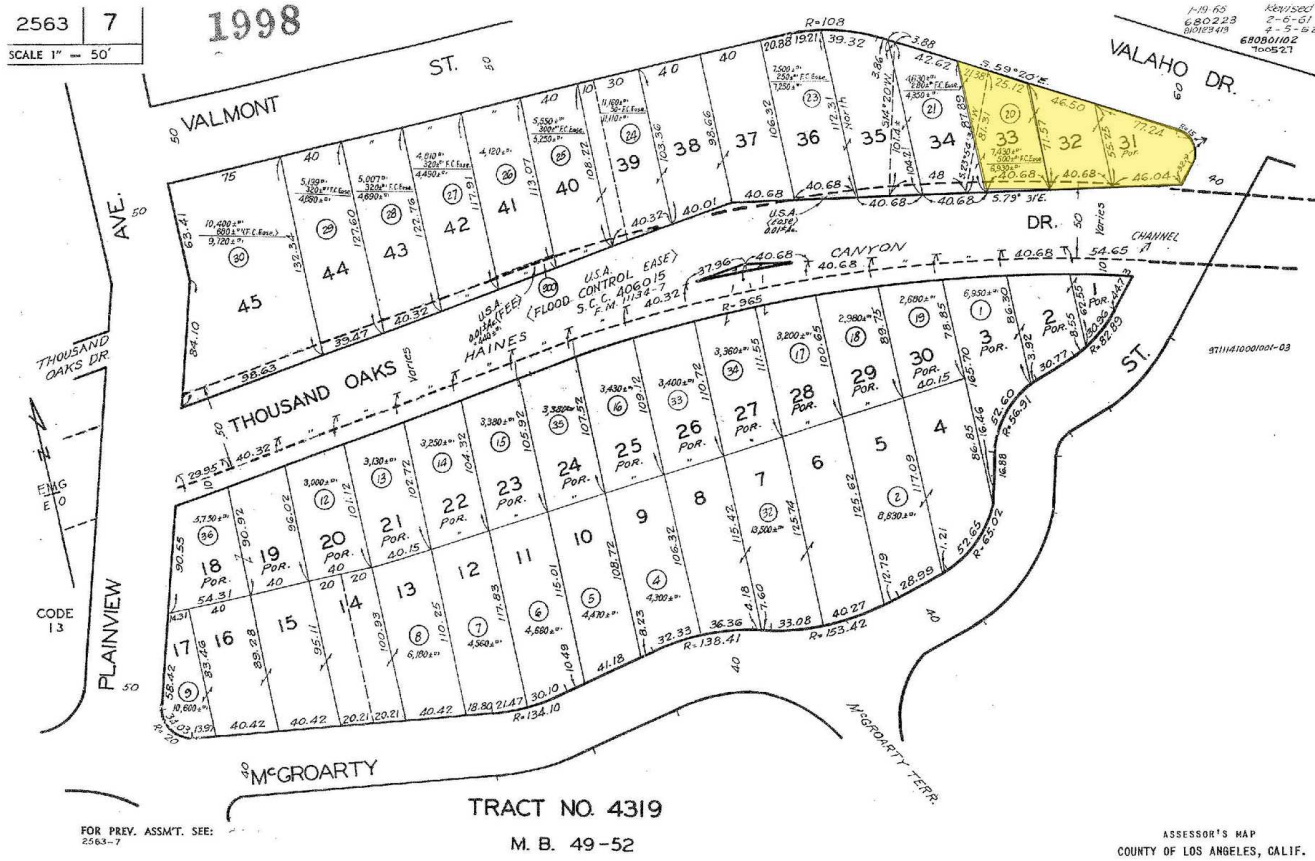
| | |
|---|--------------|
| Sale Price: | \$1,550,000 |
| Price Per Square Foot (building) | \$603 |
| Lot Size: | 7,907 SF |
| Building Size: | 2,570 SF |
| Zoning: | R1-1 |
| Year Built: | 1921 |
| APN: | 2563-007-020 |



PROPERTY DESCRIPTION

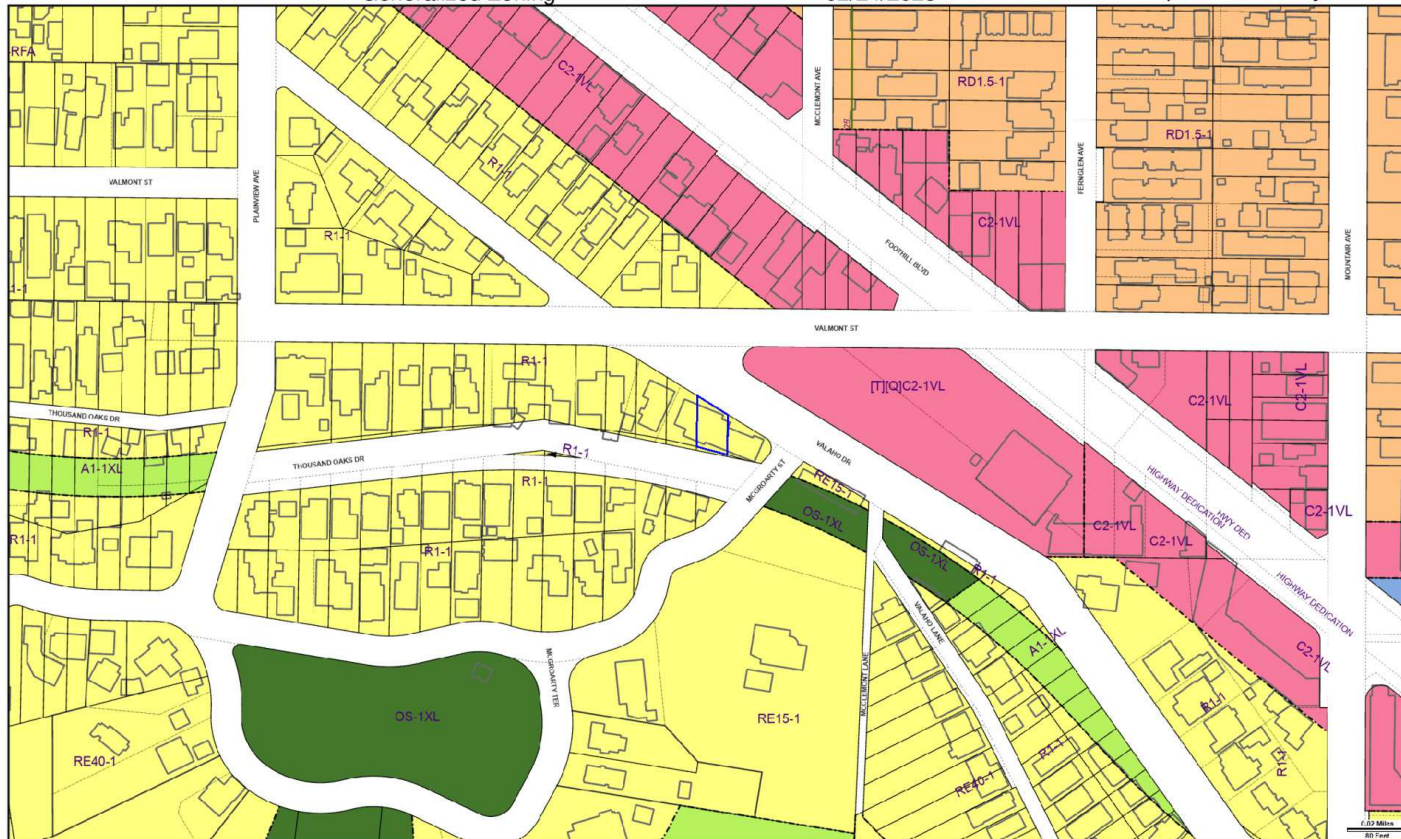
This turnkey religious facility presents a rare opportunity for a congregation, community organization, or educational institution to acquire a fully equipped space in a prime Tujunga location. The sanctuary comfortably seats 118 people, creating a welcoming environment for worship and gatherings. In addition to the main worship area, the property features a multipurpose room that can be used for meetings, childcare, classrooms, or community events, as well as a large outdoor patio ideal for fellowship and special functions. The building includes three bathrooms for added convenience, and the owner is willing to leave all existing furniture with the sale, making this a truly move-in-ready opportunity.

Located near Foothill Blvd, the property benefits from great visibility and accessibility, while also being situated in a desirable school district, making it an excellent option for faith-based schools or daycare centers. With its flexible layout and potential for various uses, this property is well-suited for religious organizations, educational facilities, or community groups looking for a well-maintained and functional space. Don't miss this chance to acquire a turnkey facility in a thriving area—contact us today for more information or to schedule a private tour.



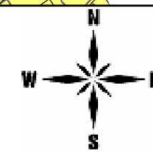
This map/plot is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

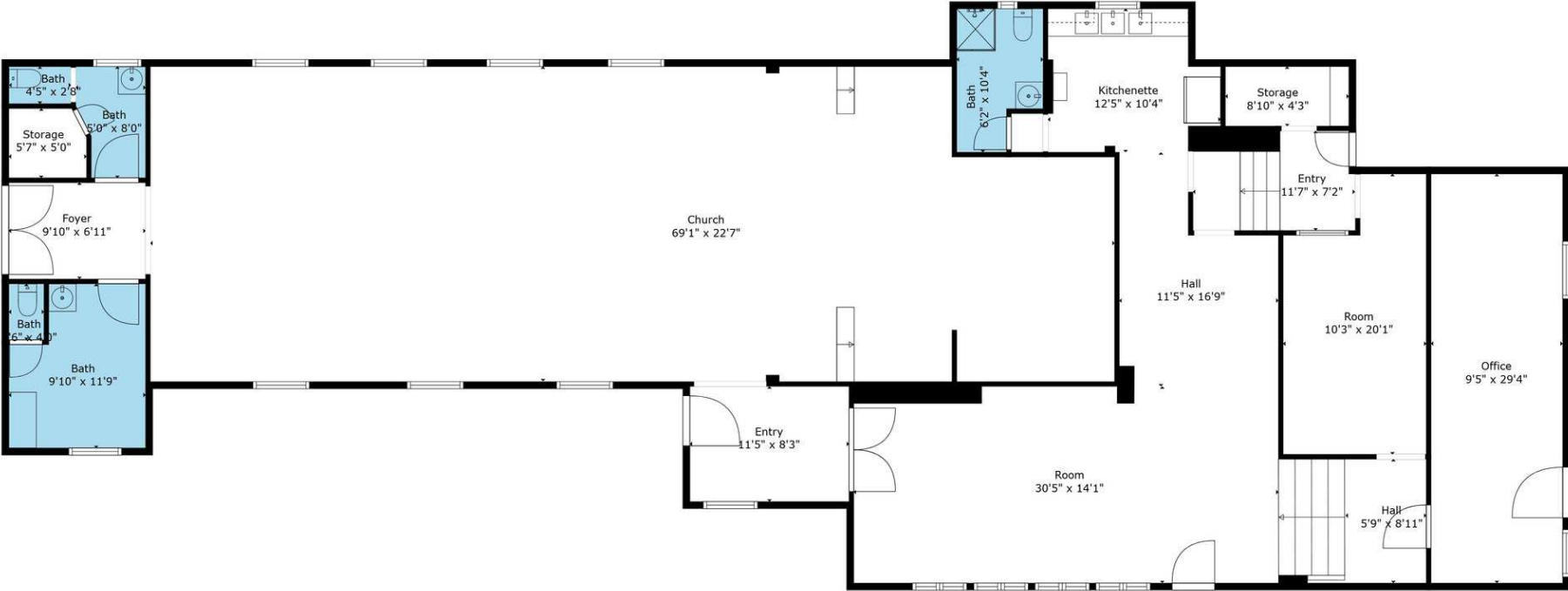
ZIMAS PUBLIC Generalized Zoning 02/24/2025 City of Los Angeles Department of City Planning



Address: 7510 W VALAHO DR
APN: 2563007020

Zoning: R1-1
General Plan: Low Residential





Floor Plan Created By Thelistingaid.com | Measurements Deemed Reliable But Not Guaranteed.



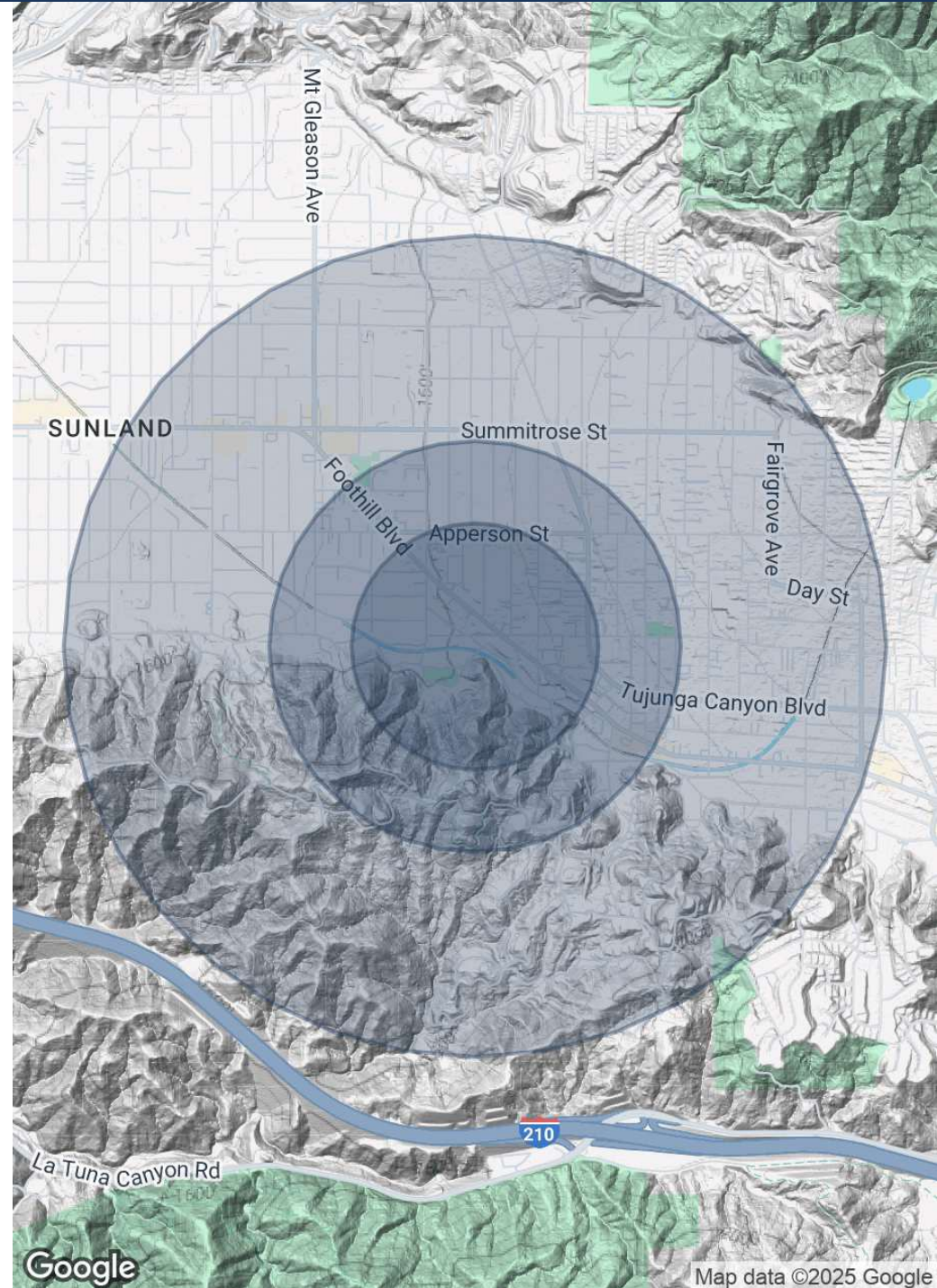






| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|-----------------------------|-----------|-----------|-----------|
| Total Population | 2,017 | 6,862 | 22,957 |
| Average Age | 43 | 43 | 43 |
| Average Age (Male) | 42 | 42 | 43 |
| Average Age (Female) | 44 | 44 | 44 |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
| Total Households | 771 | 2,562 | 8,530 |
| # of Persons per HH | 2.6 | 2.7 | 2.7 |
| Average HH Income | \$83,161 | \$84,911 | \$98,945 |
| Average House Value | \$701,405 | \$749,684 | \$768,187 |

Demographics data derived from AlphaMap



Map data ©2025 Google

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by MIG Commercial Real Estate Services, Inc in compliance with all applicable fair housing and equal opportunity laws.