

## DEVELOPMENT OPPORTUNITY - VACANT LAND



**11070 Borden Avenue, Pacoima, CA 91331**  
**(corner of Gain Street)**

**Nine (9) lot subdivision (Tentative Tract Map 74450)**

**Based on the new CA law (SB 9), each lot can be divided in 2 for 18 lots  
and each lot can have 2 units, for a total development of 36 units.**

**Net buildable area of 88,445 square feet (2.03 acres) after dedications**

**Lots 2 through 10 range in size from 7,202 square feet to 13,697 square feet  
345 feet (approximately) of frontage along Borden Ave.**

**Utilities located in the street on Borden Ave.**

**Proposed church to be built on a portion of the original site (Lot 1)**

**Across from Charles Maclay Middle School & Bert Corona Charter High School**

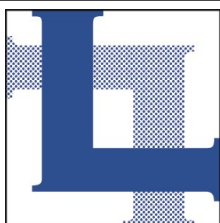
**Walking distance to Aquatic Center, bus lines, shopping & more**

**Zoning of RS-1-CUGU**

**\$2,595,000 (\$29.34 per sq. ft. - net)**

**Exclusively represented by PAUL P. LOCKER, CCIM, SIOR, PMC (DRE 01220314)  
(Buyer to independently investigate all information contained herein)**

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**818.956.8800**  
**www.LockerRealtyCorp.com**



**PROVIDING SERVICE WITH EXPERTISE**

**601 E. GLENOAKS BLVD., SUITE 200, GLENDALE, CA 91207-1736**

VESTING TENTATIVE TRACT MAP NO. 74450



LOT SIZE (Net square footage)

Lot 2	13,697	Lot 7	7,202
Lot 3	11,363	Lot 8	8,024
Lot 4	10,591	Lot 9	8,024
Lot 5	10,622	Lot 10	8,023
Lot 6	7,899		

25' front setback on all



**Overview Looking East**



**Overview Looking North**





**View of the Cul-de-Sac**



**Conceptual Site Plan (For Illustrative Purposes only)**

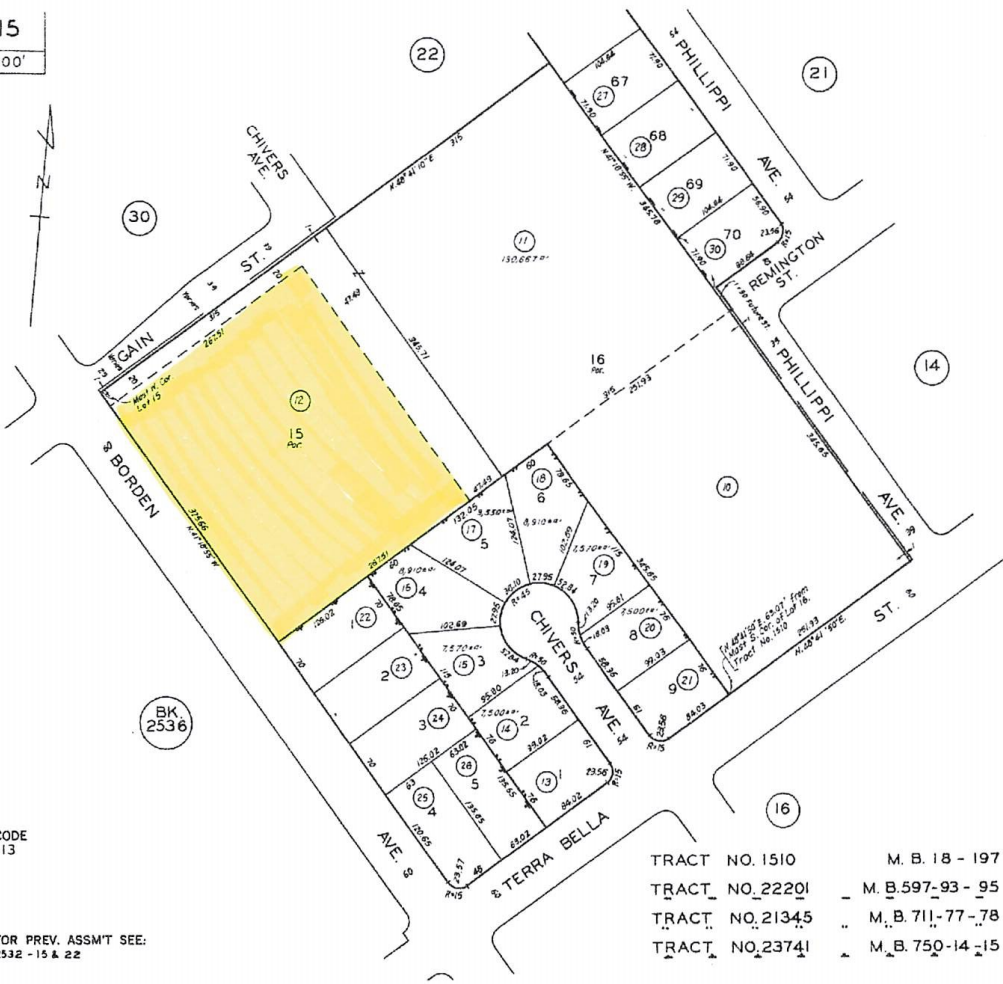






2532 | 15  
 SCALE 1" = 100'

7/11/2014



CODE  
13

FOR PREV. ASSMT SEE:  
2532 - 15 & 22

- TRACT NO. 1510 M. B. 18 - 197
- TRACT NO. 22201 M. B. 597-93 - 95
- TRACT NO. 21345 M. B. 711-77 - 78
- TRACT NO. 23741 M. B. 750-14 - 15

ASSESSOR'S MAP  
 COUNTY OF LOS ANGELES, CALIF.



