

FOR LEASE

8485 GLENOAKS BLVD

8485 GLENOAKS BLVD. | SUN VALLEY, CA 91352



BRETT MERO

CALDRE #01190225

818.380.9970

BRETT@CBM1.COM

DAVID GUARDADO

CalDRE #1837493

818.380.9972

DAVIDG@CBM1.COM

CBM1.COM

CBM1

LEASING

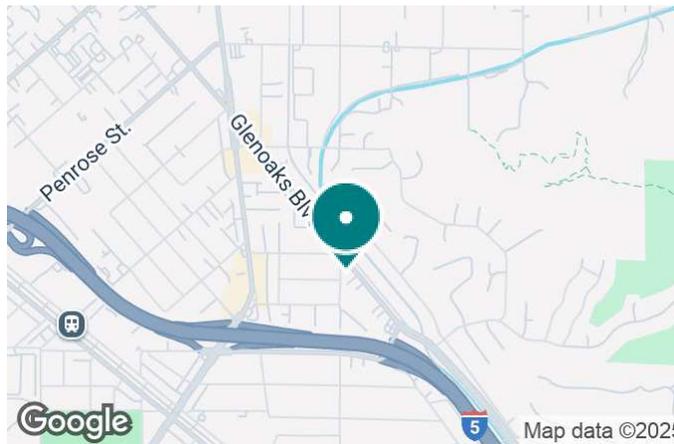
BROKERAGE

INVESTMENTS

FEATURES & AMENITIES

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FEATURES & AMENITIES

- APPROX. 1100 SF AVAILABLE
- AMPLE PARKING
- GREAT SUN VALLEY LOCATION
- MINUTES TO BURBANK
- CLOSE TO 5 FREEWAY
- GREAT MIX OF CO-TENANT'S

NEIGHBORING RETAILERS



DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,685	4,628	9,571
Total Population	5,542	15,741	34,478
Average HH Income	\$64,674	\$64,333	\$64,774

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY HIGHLIGHTS

- GOOD AREA DEMOGRAPHICS
- BUSY GLENOAKS BOULEVARD
- AMPLE ONSITE PARKING
- GOOD INGRESS AND EGRESS

OFFERING SUMMARY

Available SF:	1,100 SF
Lot Size:	15,678 Acres
Building Size:	6,353 SF

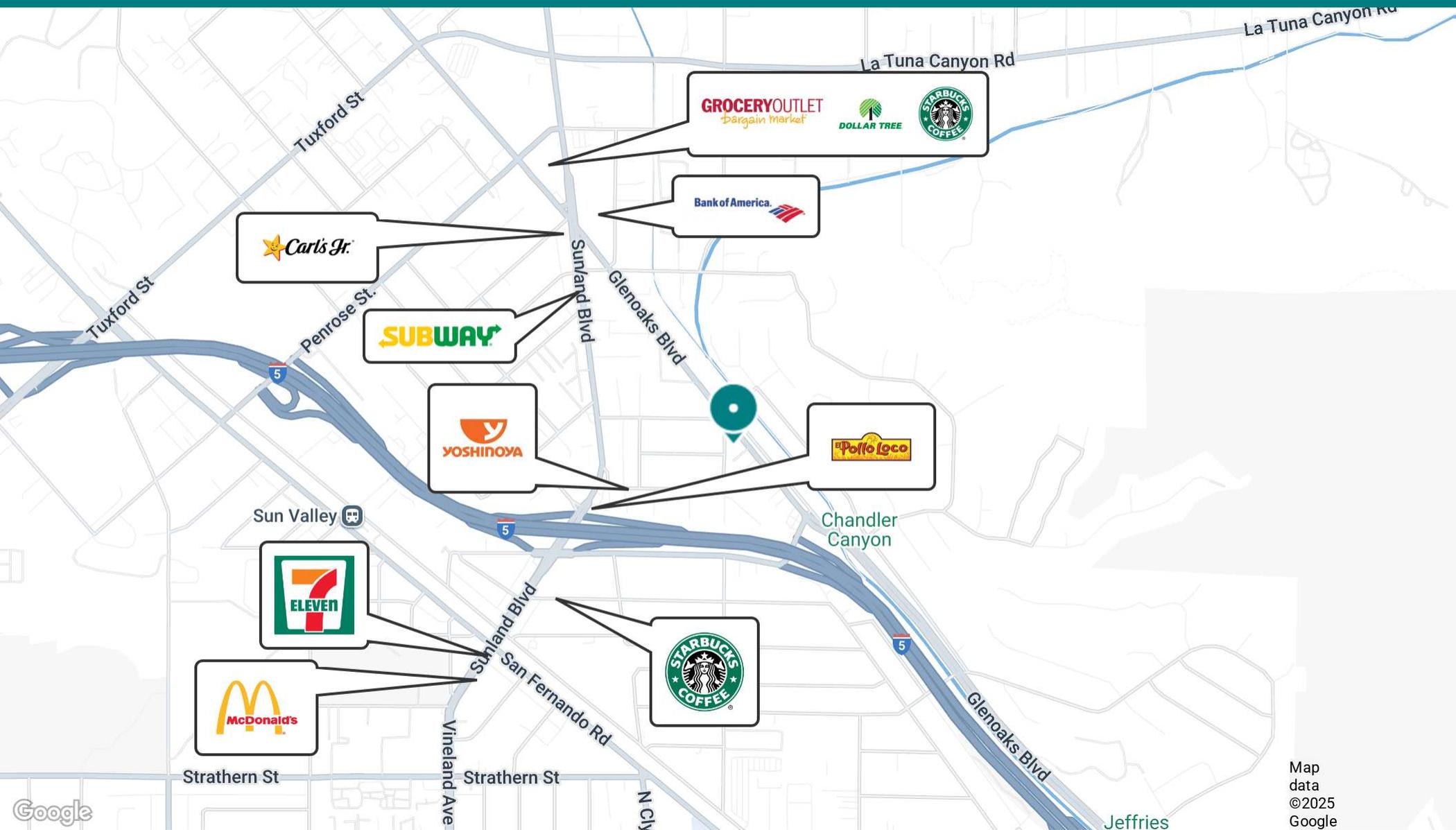
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LOCATION MAP

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Map data ©2025 Google

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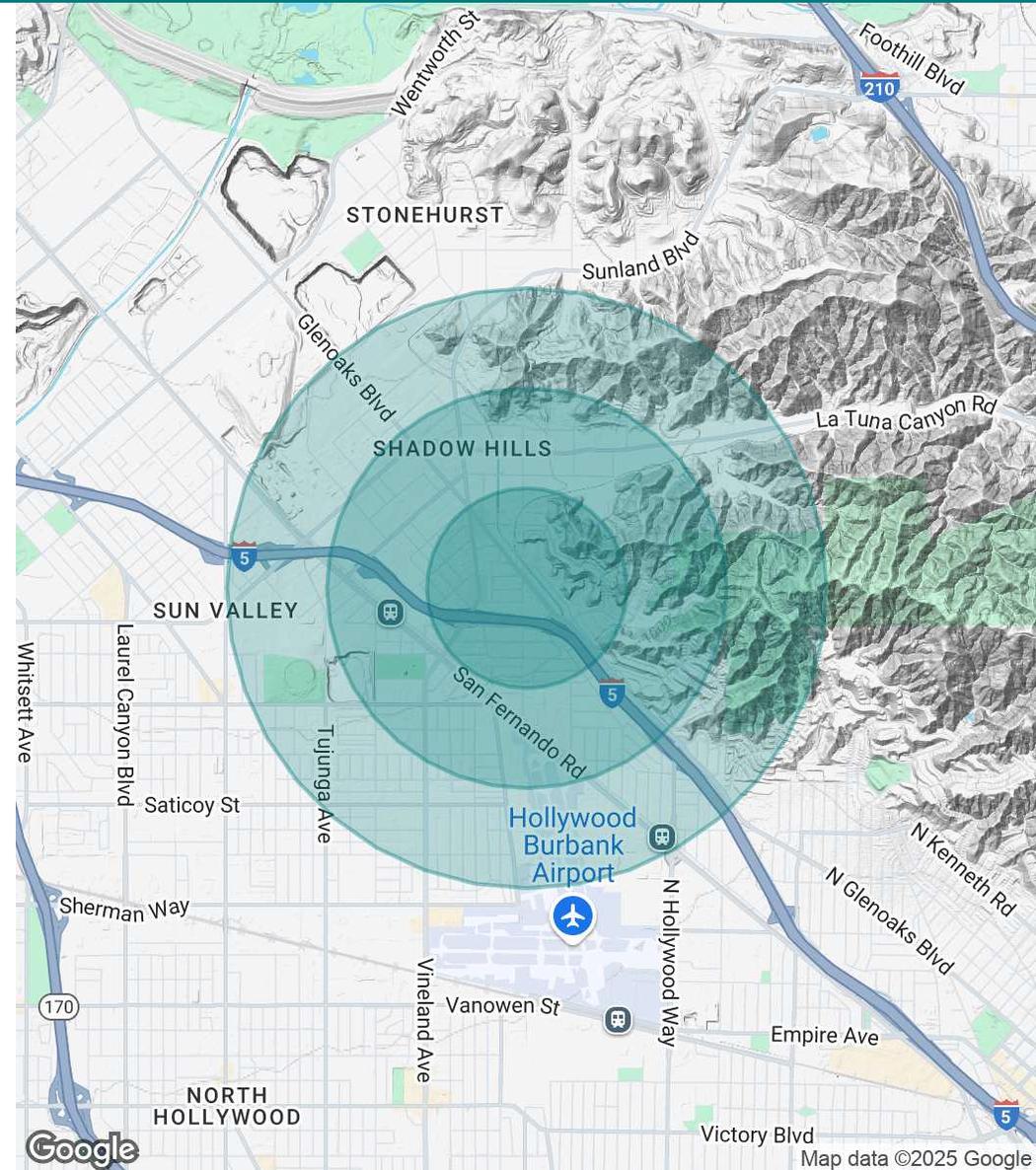
DEMOGRAPHICS MAP & REPORT

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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	5,542	15,741	34,478
Average Age	34.4	33.7	33.4
Average Age (Male)	33.5	31.9	32.2
Average Age (Female)	33.7	34.5	34.0
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,685	4,628	9,571
# of Persons per HH	3.3	3.4	3.6
Average HH Income	\$64,674	\$64,333	\$64,774
Average House Value	\$634,176	\$587,091	\$534,509

* Demographic data derived from 2020 ACS - US Census



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