



FOR SALE

Laurel Canyon Blvd. & I-5 Fwy

8950 Laurel Canyon Boulevard
Sun Valley, CA 91352

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\$4.9M
PRICE

Acreage Real Estate
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Executive Summary

8950 Laurel Canyon Boulevard
Sun Valley, CA 91352

2nd Gen Restaurant / Event Center or Redevelopment Opportunity

We are pleased to present Laurel Canyon Blvd. & I-5 Fwy , a premier retail center strategically positioned at 8950 Laurel Canyon Boulevard in Sun Valley, CA. This exceptional asset offers investors a rare opportunity to acquire a well-located second-generation restaurant property in one of the region's most dynamic trade areas.

Second-Gen Restaurant & Event Venue or Redevelopment Opportunity - Located on the heavily traveled Laurel Canyon Boulevard and the I-5 Freeway in Sun Valley. Popularly known as Big Jim's restaurant, the property presents an outstanding opportunity for investors and owner-users seeking a well-positioned restaurant property in the San Fernando Valley. The offering includes a 8,515 (+/-) s.f. second generation restaurant which operates as a restaurant, bar, entertainment and event venue (includes an entertainment license) with indoor & outdoor seating. Liquor license is not included in the sale. Also included in the sale is the adjoining lot - together the two lots total approximately 37,282 s.f. of land.

The property benefits from excellent street visibility at the signalized intersection of Laurel Canyon Blvd. and Sheldon St. traveled by over 41,000 vehicles per day, strong traffic exposure with a pylon sign; and convenient access to major transportation routes serving the greater Los Angeles region such as the I-5 Freeway. Surrounded by established residential and commercial developments, the site offers long-term value and potential for a variety of business or investment objectives. Its strategic location, accessibility, and prominent presence make this an attractive opportunity in a dynamic Southern California market.


\$4,900,000
PRICE


\$575.46
PRICE/SF

PROPERTY DATA

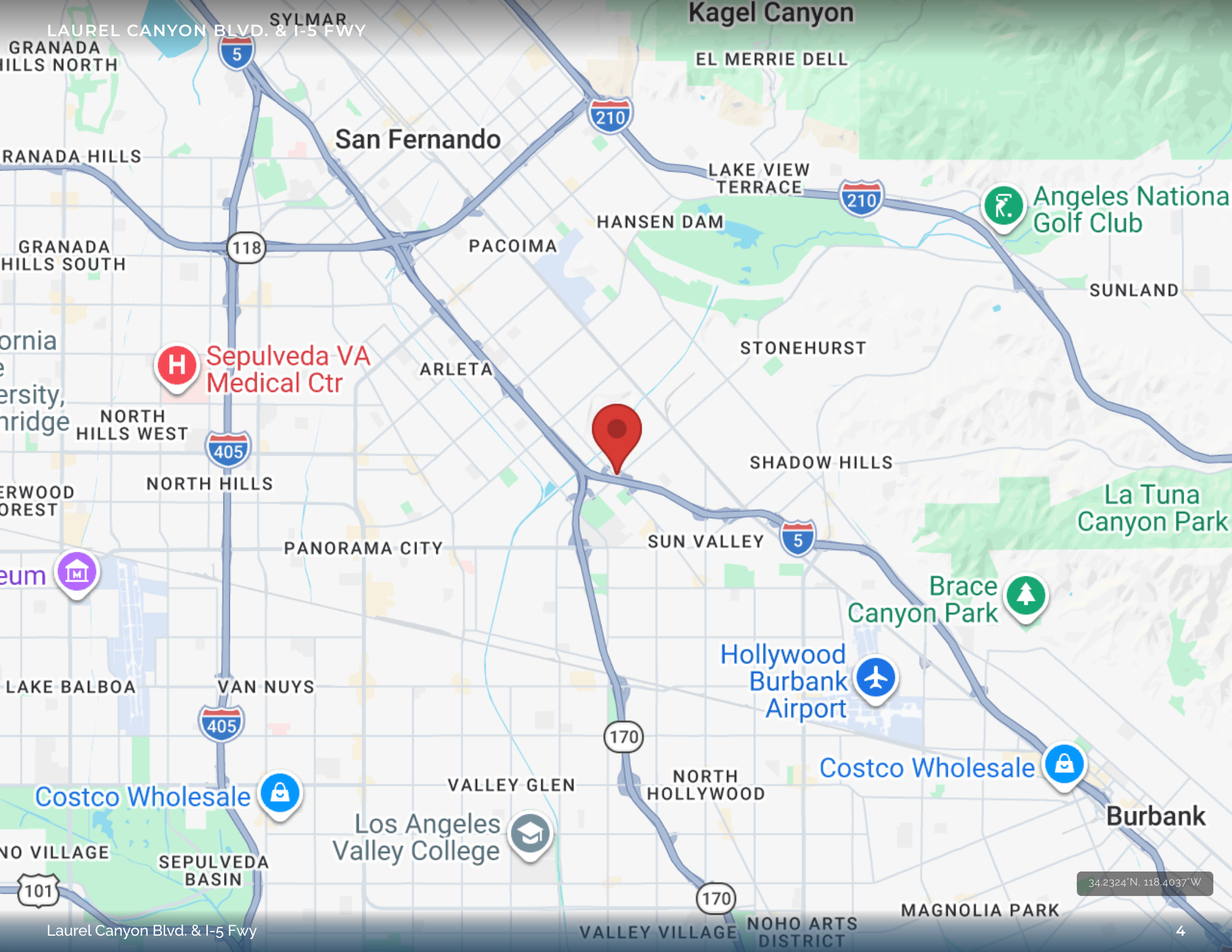
Building Type	Second Generation Restaurant
Building Size	8,515 s.f.
Lot Size (combined)	37,282 s.f. (0.86 acres)
Year Built	1979
Frontage	320 ft.
Parking Spaces	74
County	Los Angeles
Submarket	Eastern San Fernando Valley
Zoning	LAC2 (buyer to confirm)
Parcel ID	2629-019-016 / 2629-019-019

Investment Highlights

- I-5 and Laurel Canyon Boulevard location
- 320 ft frontage on the signalized intersection of Laurel Canyon and Sheldon Street with visible pylon sign
- Rare opportunity to purchase a property of nearly 1 acre of land near the I-5 fwy
- Restaurant or redevelopment - options are endless - the restaurant includes a large kitchen with walk-in coolers, seating area, event hall with entertainment license, and bar (liquor license not included).
- Corner lot ideal for redevelopment for other uses such as car wash, service station, senior care, and more (verify use with the City of Los Angeles).
- Strategic location with over 41,000 vpd

PROPERTY SNAPSHOT

 Asking Price	\$4,900,000
 Price/SF	\$575.46
 Building SF	8,515 s.f.
 Year Built	1979
 Lot Size	37,282 s.f. (0.86 acres)



LAUREL CANYON BLVD. & I-5 FWY

GRANADA HILLS NORTH

GRANADA HILLS

GRANADA HILLS SOUTH

California
University,
Bridg

ERWOOD
FOREST

useum

LAKE BALBOA

NO VILLAGE

Laurel Canyon Blvd. & I-5 Fwy

San Fernando

PACOIMA

ARLETA

PANORAMA CITY

VALLEY GLEN

Los Angeles
Valley College

VALLEY VILLAGE

Kagel Canyon

EL MERRIE DELL

LAKE VIEW
TERRACE

HANSEN DAM

STONEHURST

SHADOW HILLS

SUN VALLEY

NORTH
HOLLYWOOD

Hollywood
Burbank
Airport

Costco Wholesale

MAGNOLIA PARK

Angeles National
Golf Club

SUNLAND

La Tuna
Canyon Park

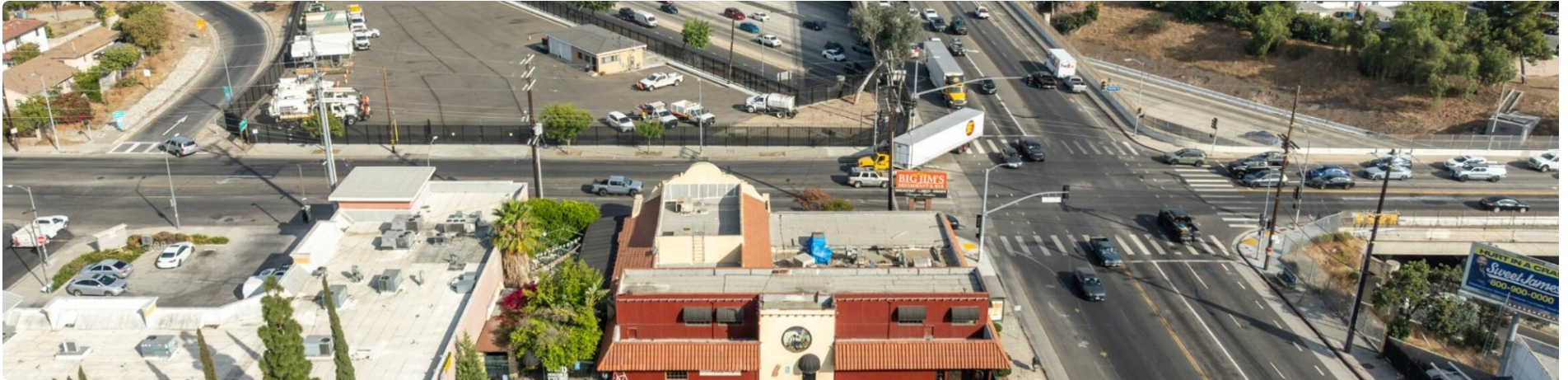
Brace
Canyon Park

Burbank

34.2324°N, 118.4037°W



Photo Gallery



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PRESENTED BY

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