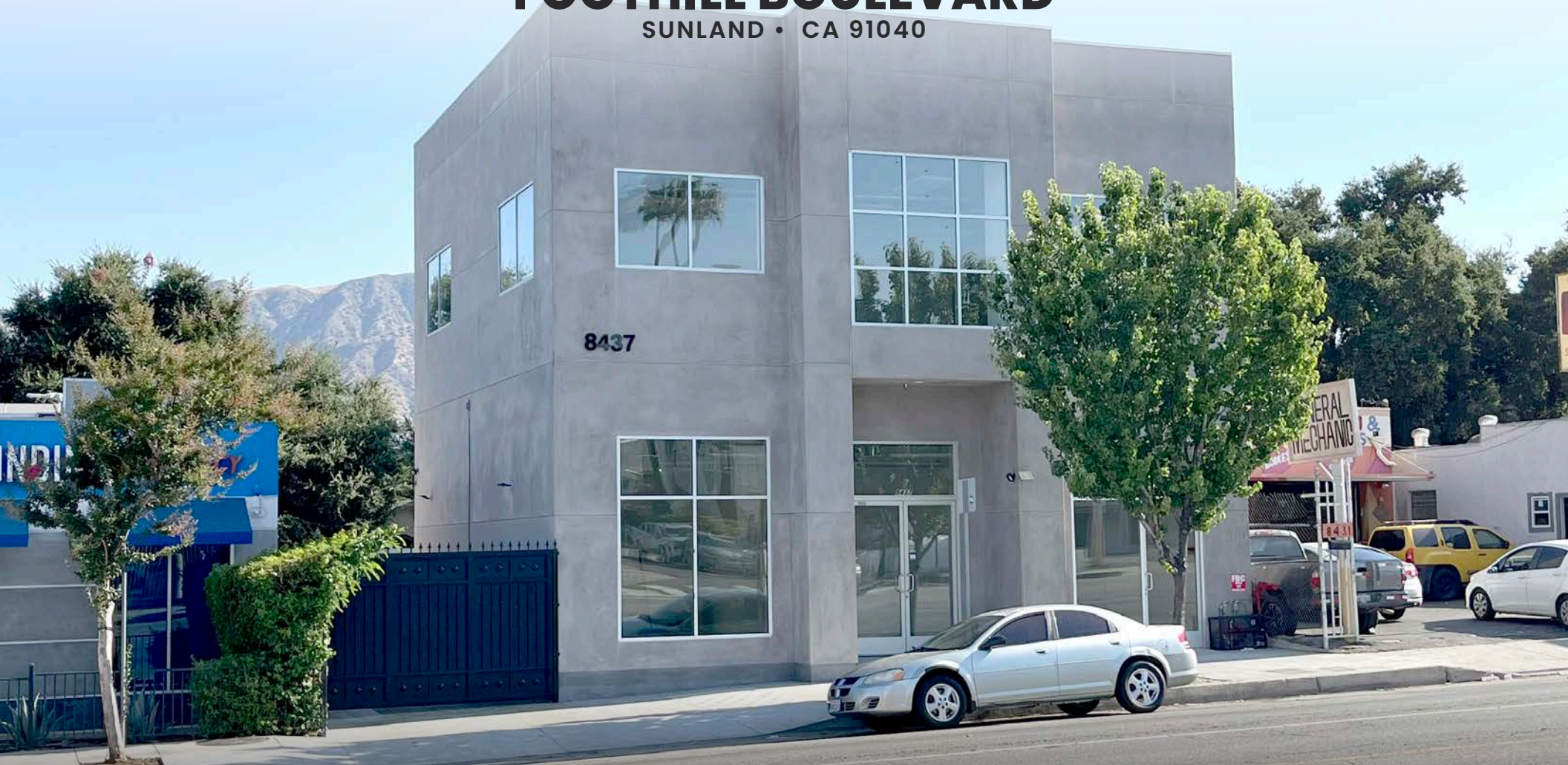


FOR SALE/LEASE

8435-8437

FOOTHILL BOULEVARD

SUNLAND • CA 91040



±3,040 SF BRAND NEW 2-STORY COMMERCIAL BUILDING

FOR SALE/LEASE

8435-8437

FOOTHILL BOULEVARD

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PROPERTY HIGHLIGHTS

- **BRAND NEW 2-STORY COMMERCIAL BUILDING WITH GATED PARKING**
- **CAN LEASE BOTH FLOORS TOGETHER OR SEPARATELY**
- **EACH FLOOR HAS SEPARATE ELECTRICAL METER AND CLIMATE CONTROLS**
- **IDEAL OWNER/USER OR INVESTMENT OPPORTUNITY – OCCUPY ALL OR PART**
- **GREAT STREET EXPOSURE/VISIBILITY ON FOOTHILL BLVD WITH ±42,000 CARS PER DAY TRAFFIC**
- **POTENTIAL FOR PROFESSIONAL OFFICES, PRODUCTION, STUDIO, GALLERY AND MUCH MORE (BUYER/TENANT TO VERIFY WITH CITY)**
- **HIGH CEILINGS ON BOTH FLOORS WITH ABUNDANCE OF NATURAL LIGHT**
- **EASY ACCESS TO THE 210, 5 AND 2 FREEWAYS**
- **GATED PARKING IN REAR WITH DIRECT ACCESS TO BOTH FLOORS**

Buyer/Tenant should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior dock areas and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, sprinkler calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, sprinkler capacity, roof condition, any city potential incentive areas, any unpermitted improvements, if any existing elevators work, floor loads for every floor and if the floor load is adequate for Buyer/Tenant's product weight and product types and use, etc. Buyer/Tenant should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Sprinkler/Racking Consultant, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Buyer/Tenant in order for Buyer/Tenant to occupy all areas of the building legally. Lee & Associates-Commerce Inc. strongly recommends that the above items be completed prior to waiver of any contingencies for a purchase. Broker also advises Buyer/Tenant to obtain any required use permits and business licenses prior to waiver of Buyer/Tenant contingencies and have their Attorney review any Purchase Contract prior to execution.

Armen Kazaryan **MRED**

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5675 Telegraph Rd, Ste 300, Commerce, CA 90040

LEE-ASSOCIATES.COM

CORP ID 01125429

8435 – 8437 FOOTHILL BLVD | SUNLAND

PROPERTY INFORMATION

PROPERTY DETAILS

BUILDING AREA	±3,040 SF*
LAND AREA	±4,400 SF
ZONING	C2-1 (Buyer/Tenant to Verify)
SPRINKLERS	Yes
YEAR BUILT	2024
PARKING	4 Cars
APN	2555-025-041
WALKING SCORE	76 - Very Walkable
TRANSIT SCORE	35 - Some Transit

PRICING SUMMARY

FOR LEASE

1ST FLOOR:

±1,440 SF @ \$2.25 PSF/MO MG

2ND FLOOR:

±1,600 SF @ \$1.95 PSF/MO MG

1ST & 2ND FLOORS:

±3,040 SF @ \$1.85 PSF/MO MG

FOR SALE

\$TBD (SUBMIT OFFER)

* Buyer/Tenant should independently verify with a licensed architect and the City of Los Angeles the permitted square footage prior to waiver of contingencies / lease execution.

** Multiple power panels at the property, Buyer shall verify the power supply with licensed electrician and LADWP.

*** Listing agent is part owner of the property. Ownership holds a California Real Estate Broker License.



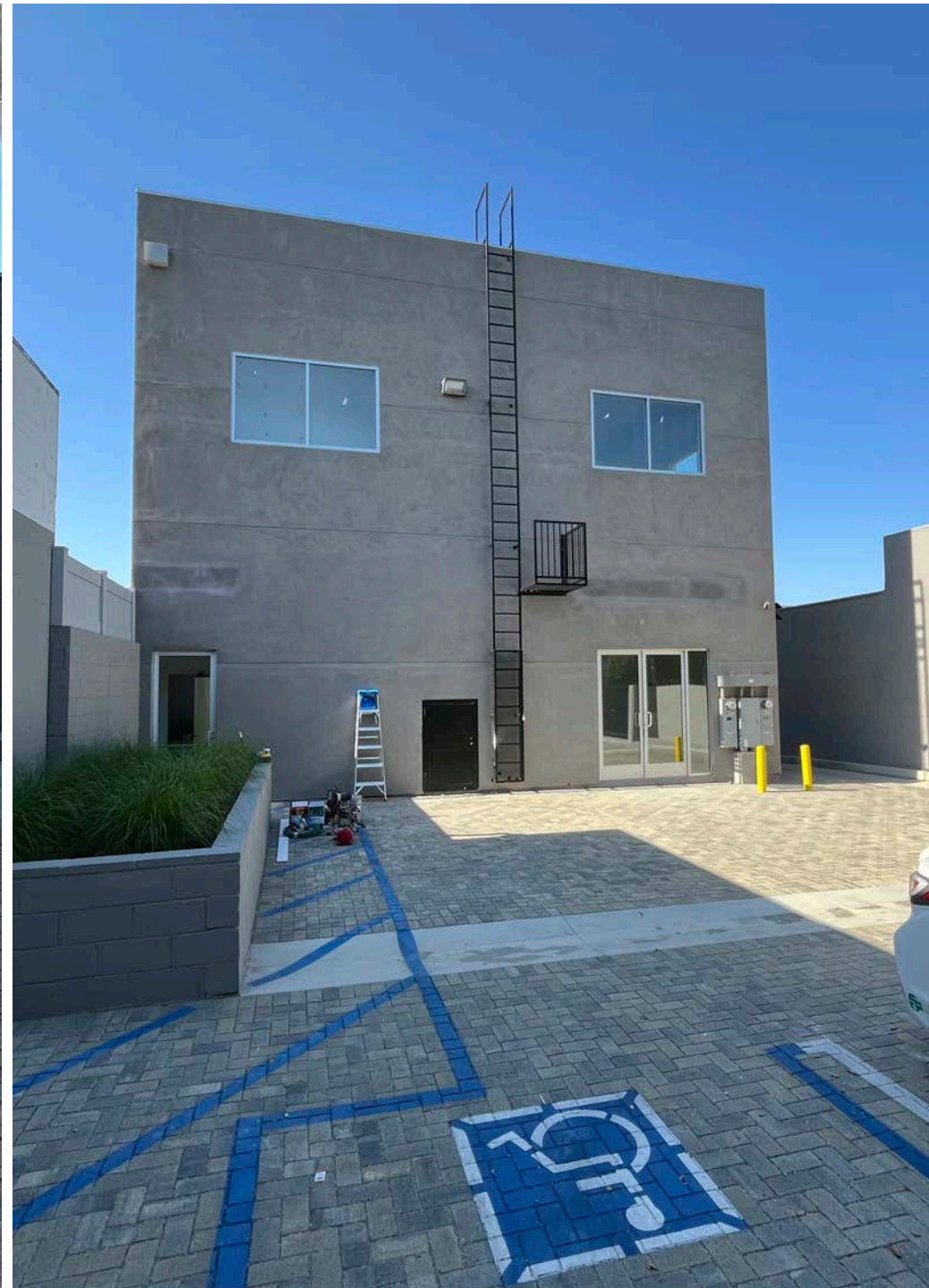




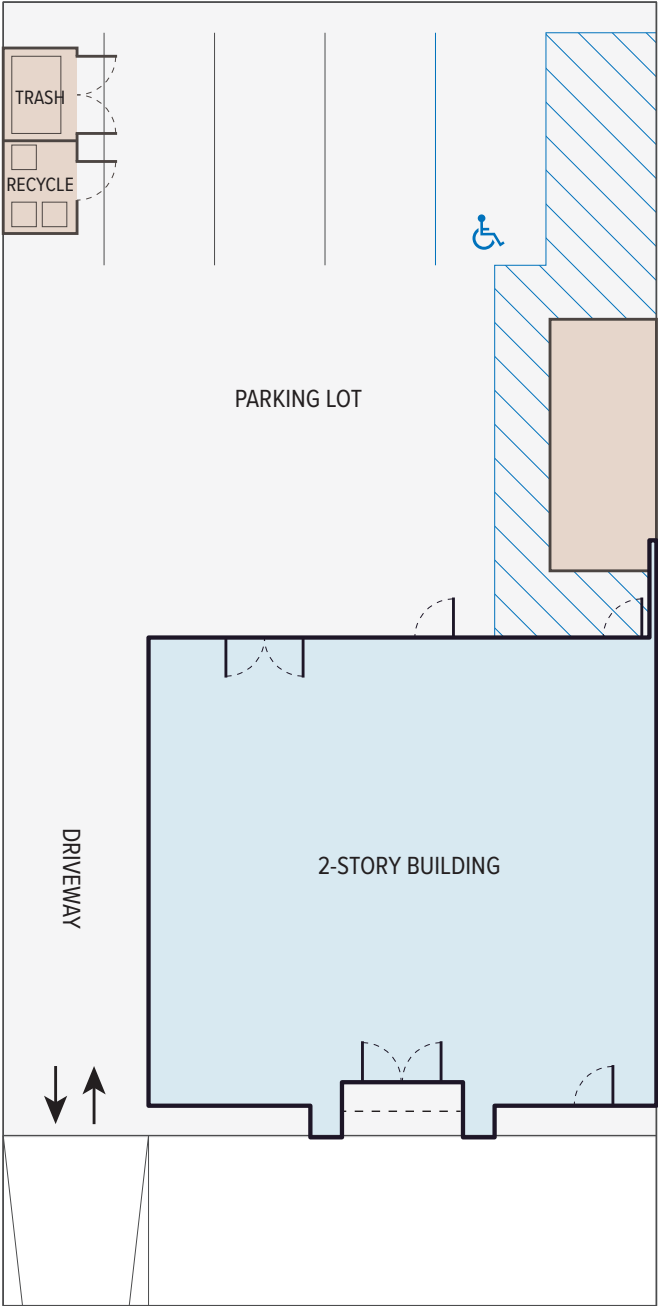








SITE PLAN





The map shows a 100-foot wide strip of land, bounded by Floralita Ave to the west, Quill St to the east, Foothill Blvd to the south, and Grenoble St to the north. The map is divided into 41 numbered lots, with lots 11 and 12 highlighted in blue. Lot 11 is labeled "11 POR" and "41", while lot 12 is labeled "12 POR" and "25". The map includes various street names, lot numbers, and a north arrow. A scale bar at the bottom indicates distances in feet.

Streets and Boundaries:

- North:** GRENABLE ST
- West:** FLORALITA AVE
- East:** QUILL ST
- South:** FOOTHILL BLVD

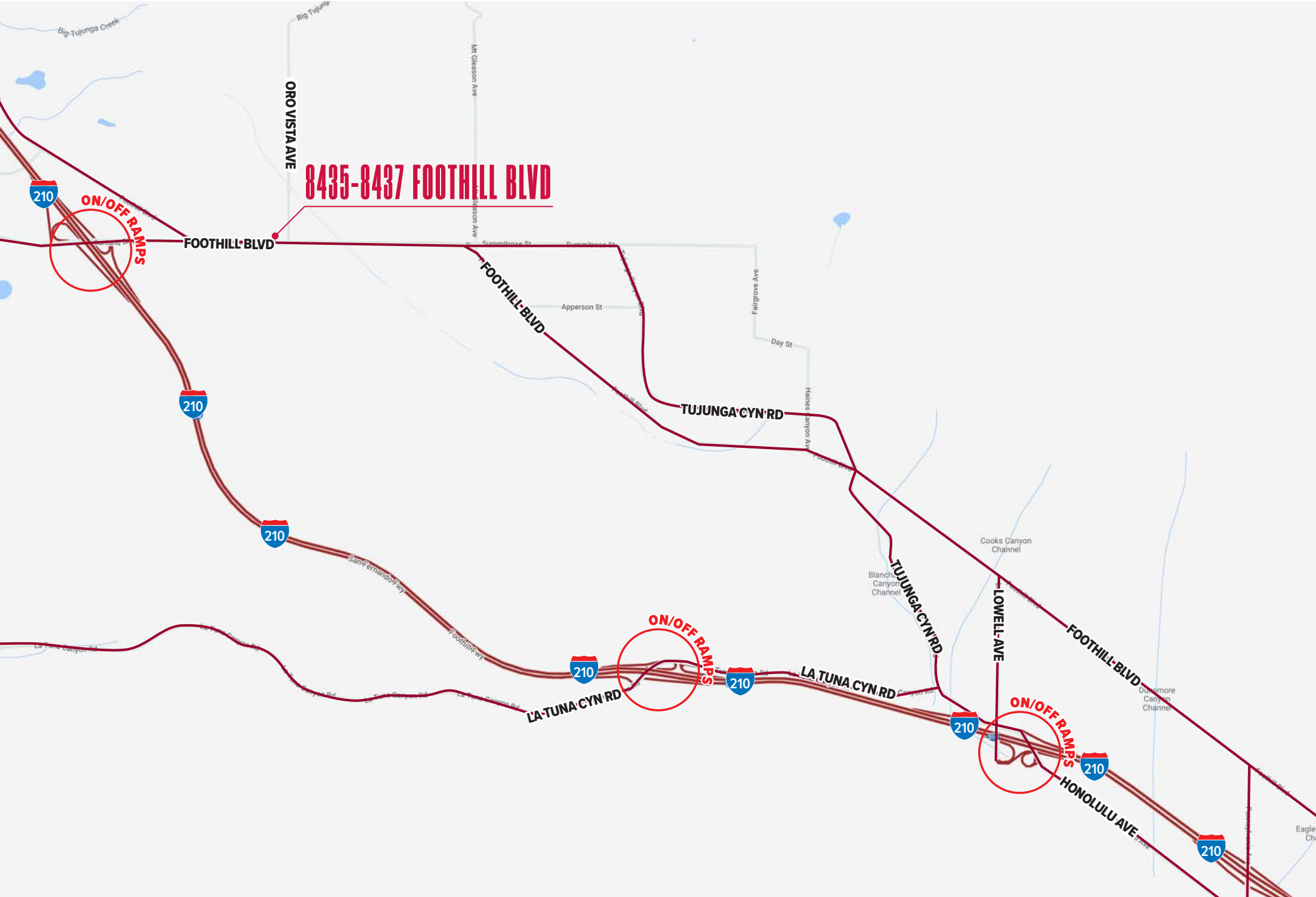
Lot Numbers and Details:

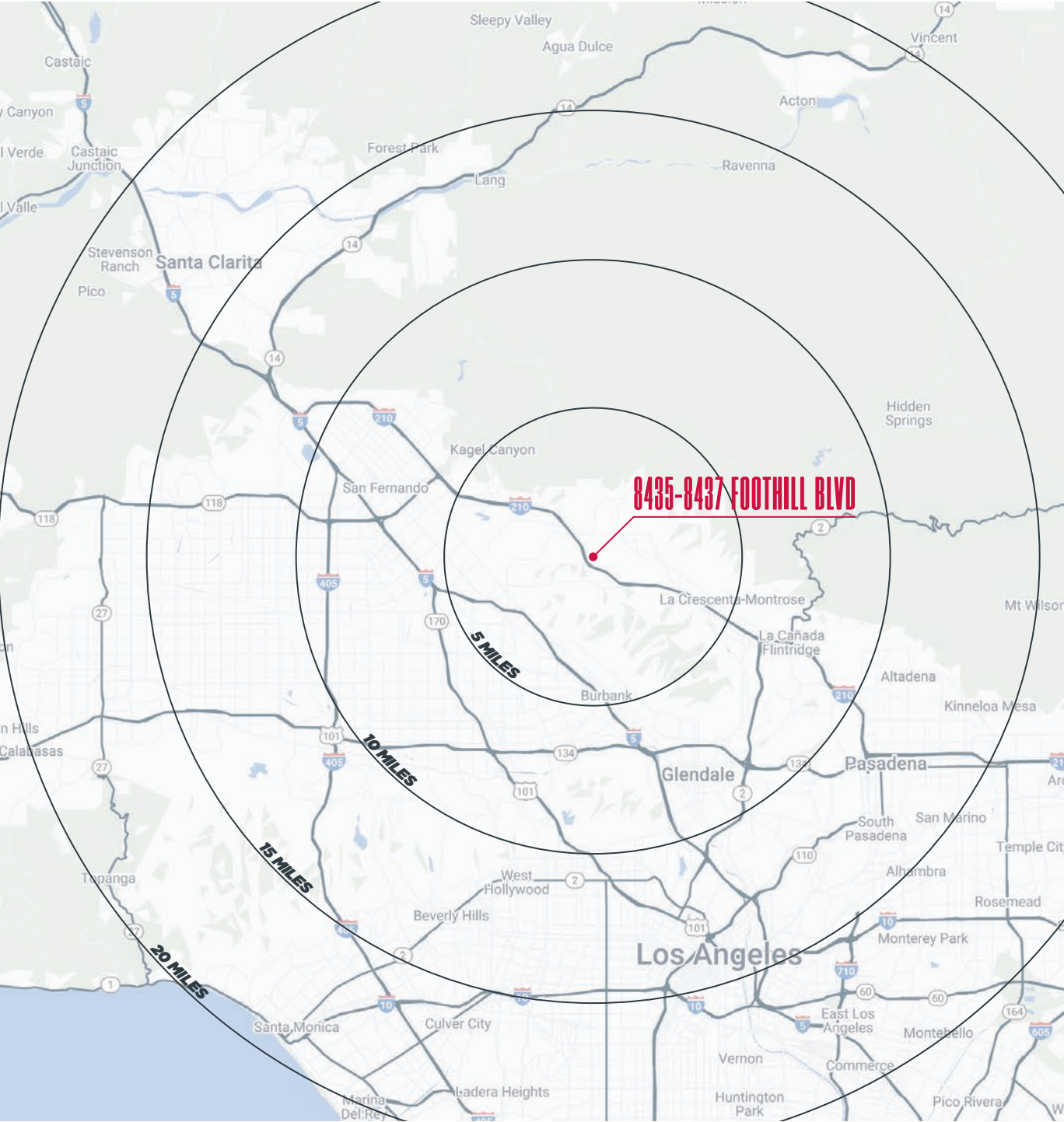
- Top Row (North of Foothill Blvd):** Lots 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26. Lot 41 is labeled "41" and "33". Lot 40 is labeled "40" and "39". Lot 39 is labeled "39". Lot 38 is labeled "38" and "38". Lot 37 is labeled "37" and "37". Lot 36 is labeled "36" and "29". Lot 35 is labeled "35" and "28". Lot 34 is labeled "34" and "27". Lot 33 is labeled "33" and "26". Lot 32 is labeled "32" and "25". Lot 31 is labeled "31" and "24". Lot 30 is labeled "30" and "23". Lot 29 is labeled "29" and "22". Lot 28 is labeled "28" and "21". Lot 27 is labeled "27" and "20". Lot 26 is labeled "26" and "19".
- Bottom Row (South of Foothill Blvd):** Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24. Lot 1 is labeled "1" and "93". Lot 2 is labeled "2" and "93". Lot 3 is labeled "3" and "93". Lot 4 is labeled "4" and "88". Lot 5 is labeled "5" and "88". Lot 6 is labeled "6" and "88". Lot 7 is labeled "7" and "88". Lot 8 is labeled "8" and "88". Lot 9 is labeled "9" and "88". Lot 10 is labeled "10" and "88". Lot 11 is labeled "11 POR" and "41". Lot 12 is labeled "12 POR" and "25". Lot 13 is labeled "13" and "88". Lot 14 is labeled "14" and "88". Lot 15 is labeled "15" and "88". Lot 16 is labeled "16" and "88". Lot 17 is labeled "17" and "88". Lot 18 is labeled "18" and "88". Lot 19 is labeled "19" and "88". Lot 20 is labeled "20" and "88". Lot 21 is labeled "21" and "88". Lot 22 is labeled "22" and "88". Lot 23 is labeled "23" and "88". Lot 24 is labeled "24" and "88".

Other Labels:

- Top Left:** PG 26
- Top Right:** PG 33
- Bottom Left:** BK 2560
- Bottom Right:** BK 856

LEE-ASSOCIATES.COM
CORP ID 01125429





DEMOGRAPHICS



POPULATION

5 Miles	10 Miles	15 Miles	20 Miles
160,527	1,173,167	2,870,734	5,012,033



AVERAGE HH INCOME

5 Miles	10 Miles	15 Miles	20 Miles
\$136,471	\$128,179	\$137,397	\$138,558



EMPLOYEES

5 Miles	10 Miles	15 Miles	20 Miles
131,871	966,158	2,401,561	4,168,577

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