

11635-11637 Tuxford

Sun Valley, CA 91352



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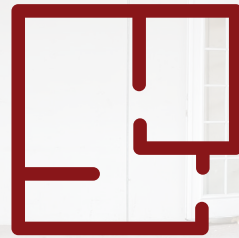


PROPERTY SUMMARY

11635-11637 TUXFORD



~4,600 SQFT RBA



~5,525 SQFT LOT



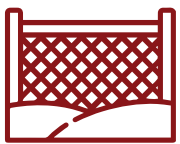
LAMR1 ZONING

PROPERTY OVERVIEW

11635-11637 TUXFORD

Prime commercial office building located along highly visible Tuxford Street, offering approximately 4,600 square feet of modern, fully improved space on an over 5,000 square foot lot. This well maintained property features a contemporary buildout with clean lines, recessed lighting, durable wood style flooring, and a neutral color palette throughout, creating a polished and welcoming business environment. The interior offers a flexible layout with multiple private offices, open work areas, and functional rooms suitable for executive offices, professional services, medical related use, creative workspace, or administrative operations. A modern

kitchenette with custom cabinetry, stone style countertops, sink, and full size refrigerator supports daily operations, while updated restrooms with sleek finishes add convenience for staff and clients. Additional highlights include efficient mini split heating and cooling systems, ample storage, quality finishes throughout, and a stylish interior stairwell connecting levels seamlessly. The property benefits from strong street exposure, excellent visibility, and convenient access to surrounding commercial, industrial, and residential areas, making it an ideal opportunity for owner users or investors seeking a turnkey office building in a prime corridor.



FENCED LOT



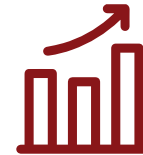
24-HOUR ACCESS



STORAGE SPACE



SKYLIGHTS



40% IMPROVED ASSESSMENT IN 2023



\$543 PRICE PER SQFT

FOR SALE | \$1,999,000



GOLDEN STATE FWY

11635-11637 TUXFORD





DEMOGRAPHICS

OVERVIEW Sun Valley, CA, located in the San Fernando Valley region of Los Angeles, has a diverse population.



40

MEDIAN AGE



~132k

POPULATION



57%

RATE OF HOMEOWNERSHIP



\$80k

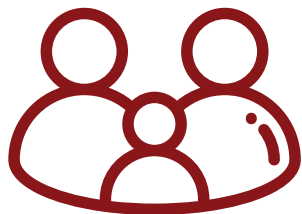
AVERAGE HOUSEHOLD INCOME



58k

EMPLOYED

DEMOGRAPHICS



**MAJORITY
FAMILY-OCCUPIED**



**MAJORITY
ATTENDED COLLEGE**

	5 MILE 2023 PER CAPITA	5 MILE 2023 AVG HOUSEHOLDS
EDUCATION & DAYCARE	\$700	\$2,256
HEALTH CARE	\$483	\$1,557
TRANSPORTATION & MAINTENANCE	\$2,659	\$8,564
HOUSEHOLD	\$522	\$1,681
FOOD & ALCOHOL	\$2,968	\$9,561
ENTERTAINMENT, HOBBIES & PETS	\$1,450	\$4,671
APPAREL	\$584	\$1,881

NEIGHBORHOOD OVERVIEW

Sun Valley, CA, is a vibrant and diverse neighborhood located in the northeastern part of the San Fernando Valley in Los Angeles. Known for its suburban feel, it features a mix of residential, commercial, and industrial areas. The neighborhood boasts several parks and recreational facilities, including the popular Sun Valley Recreation Center. Sun Valley is characterized by its strong sense of community, diverse population, and convenient access to major freeways, making it a desirable location for families and working professionals alike. Despite facing some environmental challenges due to nearby industrial activities, Sun Valley remains a dynamic and growing community with a variety of amenities and services for its residents.



SHOPS

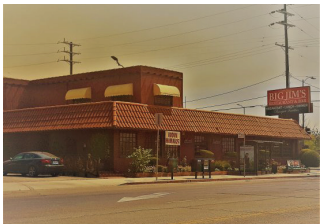
PACOIMA CENTER
SUNHILL SHOPPING
CENTER

GROCERIES

FOOD4LESS
GROCERY OUTLET

BANKS

CITY NATIONAL
BANK OF AMERICA



RESTAURANTS

BIG JIMS FAMILY
EL COMPADRE

BARS

THE SCENE
THE RATTLER

EVENT SPACE

EVENT CITY
EPIC EVENTS PARTY
RENTALS



PARKS

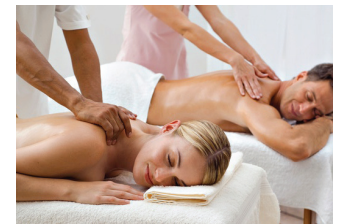
BRACE CANYON PARK
ROGER JESSUP PARK

FITNESS

USA GYM
SPARK FITNESS

SPAS

MAGIC MASSAGE
DESCANSO GARDEN SPA



AREA LAYOUT

Sun Valley, CA, in the San Fernando Valley, features a mix of residential, commercial, and industrial zones with major thoroughfares like Sunland Boulevard and San Fernando Road. It offers convenient access to I-5 and 170 freeways and includes several parks such as the Sun Valley Recreation Center.



TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM PROPERTY
LANKERSHIM BLVD	HADDON AVE S	21,627	0.11 mi
TUXFORD ST	N HADDON AVE SW	24,233	0.11 mi
LANKERSHIM BLVD	KEWEN AVE S	20,601	0.14 mi
5	-	198,058	0.15 mi
TELFAIR AVE	PENROSE ST SE	1,813	0.17 mi
LANKERSHIM BLVD	I- 5 N	15,758	0.18 mi
GOLDEN STATE FREEWAY	-	198,459	0.19 mi
LANKERSHIM BLVD	I- 5 S	20,154	0.24 mi
TUXFORD ST	ROSCOE BLVD NO	23,243	0.25 mi
TUXFORD ST	ROSCOE BLVD	25,708	0.25 mi

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