



COMMERCIAL PROPERTY FOR SALE



8124 - 8142 SUNLAND BOULEVARD
SUN VALLEY, CA 91352

KENNY BURNS

SALES ASSOCIATE

O: 818.956.7001 X177 C: 818.645.5217

KBURNS@STEVENSONREALESTATE.COM

CALDRE #01227314

REAL ESTATE SERVICES
TRUSTED SINCE 1962

1111 NORTH BRAND BOULEVARD

SUITE 250

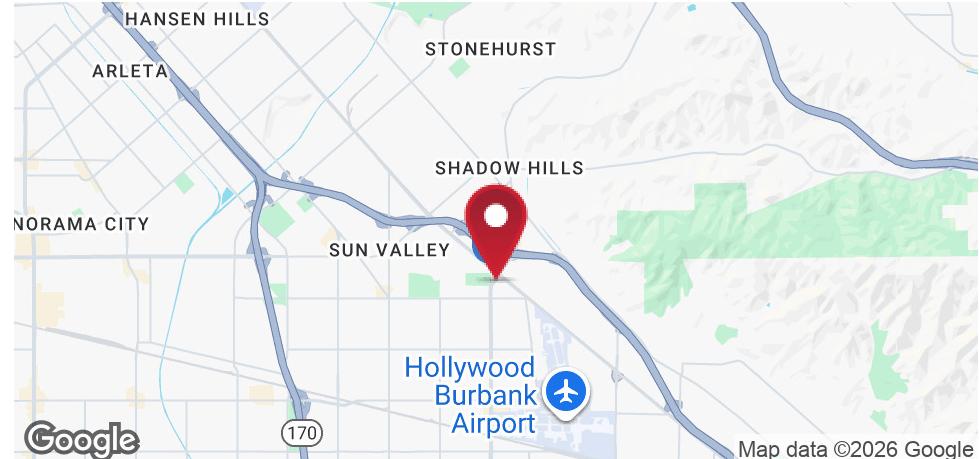
GLENDALE, CA 91202

STEVENSONREALESTATE.COM

CALDRE #00983560

8124 - 8142 SUNLAND BOULEVARD

SUN VALLEY, CA 91352



OFFERING SUMMARY

| | |
|----------------|--------------------------------|
| Sales Price: | \$6,950,000 |
| Building Size: | 42,317 SF |
| Lot Size: | 65,738 SF |
| Zoning: | [Q]C2-1VL-CDO -CUGU |
| Current CAP: | 5.12% |
| Pro Forma CAP: | 7.35% |
| Price/SF: | \$164.24 |
| APN: | 2409-002-026 & 2409-002-032 |

PROPERTY OVERVIEW

Stevenson Real Estate Services is pleased to present 8124 - 8142 Sunland Boulevard, a prime investment or owner-user opportunity in the heart of Sun Valley. The property is priced at a current cap rate of 5.12% with a pro forma cap rate of 7.35% by leasing vacancies at market rates and passing through all CAM charges. There is 7,717 square feet of second floor office/commercial space available for an owner-user to occupy. The property is 42,317 square feet (per Assessor) of multi-tenant buildings on 65,738 square feet of land. Located just off of the Sunland Boulevard/San Fernando Road intersection where there is a vehicle count of 33,500 cars per day (per 2024 MPSI estimate), this property enjoys outstanding visibility and easy access to major traffic routes. The property provides ample on-site parking and is priced below replacement cost at \$164 per building square feet.

The tenancy includes a mix of month-to-month and longer-term leases including a laundromat, Domino's pizza, a non profit charter school, and a non-profit rehabilitation center, with a current annual effective gross income of approximately \$575,558 and a net operating income of \$355,819. The property's C2 zoning supports a wide range of uses, making it a strategic acquisition for retail, office or hybrid concepts. Located near major thoroughfares including the 5 Freeway and in close proximity to Hollywood Burbank Airport, the site offers convenient access to surrounding communities such as Burbank, North Hollywood, and San Fernando. Contact the listing broker for additional information.

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.



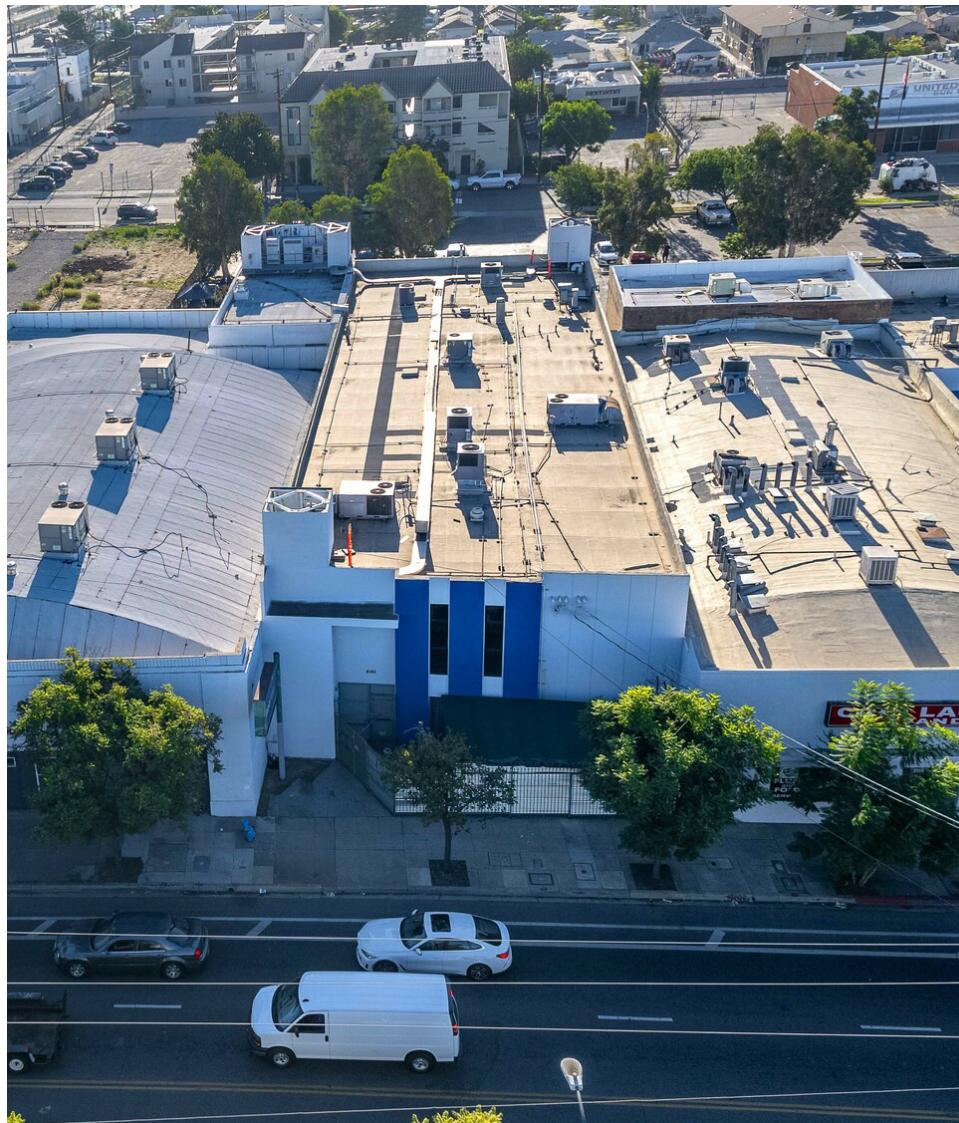
KENNY BURNS

SALES ASSOCIATE
O: 818.956.7001 X177 C: 818.645.5217
KBURNS@STEVENSONREALESTATE.COM
CALDRE #01227314

1111 NORTH BRAND BOULEVARD
SUITE 250
GLENDALE, CA 91202
STEVENSONREALESTATE.COM
CALDRE #00983560

8124 - 8142 SUNLAND BOULEVARD

SUN VALLEY, CA 91352



DOCUMENT LINKS

Covenant and Agreement Regarding Maintenance of Off Street Parking For Parcels 63,64,65,66 and 67

<https://files.constantcontact.com/997fef5a001/31495b23-b5a7-4bf5-8c47-1e96461c8114.pdf>

Covenant and Agreement Regarding Maintenance of Off-Street Parking For Lot 68

<https://files.constantcontact.com/997fef5a001/bb3437b4-a7fd-4c07-9de1-e6596b6611e7.pdf>

The Teen Project Inc. 2022 Tax Form 990 Filing

<https://files.constantcontact.com/997fef5a001/76d42766-d5a4-46b3-b53c-5c7704e34b93.pdf>

LCAP Report for Assurance Learning Academy

<https://files.constantcontact.com/997fef5a001/3cedb800-514f-4d83-aa04-0827c0891974.pdf>

8124 - 8142 SUNLAND BOULEVARD

SUN VALLEY, CA 91352

RENT ROLL

| ADDRESS | TENANT | SF* | CURRENT RENT | CR/SF | CURRENT CAM | PROFORMA RENT | PR/SF | PROFORMA CAM | LEASE TYPE | LEASE EXPIRATION | RENT ADJUSTMENTS |
|-----------------------------|-----------------------|----------|---------------------|--------|---------------------|---------------------|--------|---------------------|--------------|------------------|--|
| 8124 | Vacant | 1,500 | \$0.00 | \$0.00 | \$0.00 | \$2,475.00 | \$1.65 | \$698.09 | Net | | N/A N/A |
| 8126 | EM Pizza (Domino's) | 1,500 | \$2,821.00 | \$1.88 | \$1,016.04 | \$2,821.00 | \$1.88 | \$1,016.04 | Net | 8/31/2028 | 3% annually on 9/1; no options |
| 8128 | Khachik Galstyan | 1,400 | \$1,947.00 | \$1.39 | \$689.61 | \$2,310.00 | \$1.65 | \$707.76 | Net | 8/31/2027 | 3% annually on 9/1; no options |
| 8130 | Francy's Beauty Salon | 900 | \$599.00 | \$0.67 | \$481.59 | \$1,485.00 | \$1.65 | \$534.75 | Gross | Mo to Mo | No rent adjustments; no options |
| 8132 A | 60CK Inc (Laundromat) | 2,650 | \$3,259.17 | \$1.23 | \$912.80 | \$3,259.17 | \$1.23 | \$912.80 | Net | 10/31/2028 | 3% annually on 11/1; no options |
| 8132 C | Kings EP/Bulldog | 3,850 | \$4,244.00 | \$1.10 | \$800.00 | \$4,428.00 | \$1.15 | \$1,675.55 | Net | Mo to Mo | No rent adjustments; no options |
| 8140 (1st Fl) | Assurance | 7,283 ** | \$13,109.00 | \$1.80 | \$3,738.80 | \$13,109.00 | \$1.80 | \$3,738.80 | Modified Net | 9/30/2030 | 3% annually on 10/1; 2 - 5-year options; options rate at FMV |
| 8140 (2nd Fl) | Vacant | 7,717 ** | \$0.00 | \$0.00 | \$0.00 | \$7,717.00 | \$1.00 | \$1,500.98 | Gross | | N/A N/A |
| 8142 | The Teen Project | 12,000 | \$12,669.00 | \$1.06 | \$4,234.19 | \$12,669.00 | \$1.06 | \$4,234.19 | Gross | 11/30/2030 | 2 - 5-year options; 2% annual increases |
| Roof | T-Mobile | | \$1,452.00 | | | \$1,452.00 | | | | 9/27/2027 | 3 - 5-year options; 10% increase each option renewal |
| Total Monthly Income | | | \$40,100.17 | | \$11,873.02 | \$51,725.17 | | \$15,018.96 | | | |
| Total Annual Income | | | \$481,202.04 | | \$142,476.27 | \$620,702.04 | | \$180,227.46 | | | |

* Square footage is estimated

** To be determined with issuance of final building permit

N/A = not applicable

**KENNY BURNS**

SALES ASSOCIATE
 O: 818.956.7001 X177 C: 818.645.5217
 KBURNS@STEVENSONREALESTATE.COM
 CALDRE #01227314

1111 NORTH BRAND BOULEVARD
 SUITE 250
 GLENDALE, CA 91202
 STEVENSONREALESTATE.COM
 CALDRE #00983560

8124 - 8142 SUNLAND BOULEVARD

SUN VALLEY, CA 91352

CURRENT FINANCIAL SUMMARY

Income

| | |
|----------------------------------|---------------------|
| Rent | \$481,202.04 |
| CAM Reimbursements | \$142,476.27 |
| Vacancy (5% of Rent) | \$24,060.10 |
| Maintenance Reserve (5% of Rent) | \$24,060.10 |
| Effective Gross Income | \$575,558.11 |

Expenses

| | |
|--|---------------------|
| Property Taxes; APN: 2409-002-032 & APN: 2409-002-026 ¹ | \$96,283.00 |
| Insurance ² | \$33,618.99 |
| Property Management (6%) | \$28,872.12 |
| Fire Alarm Monitoring for 8140 Sunland Blvd. ³ | \$840.00 |
| Trash (approximate for 2025) ³ | \$9,908.00 |
| Parking Lot Lights (estimated for 2025) ³ | \$897.48 |
| House Lights (estimated for 2025) ³ | \$687.00 |
| Water for 8124-8132C Sunland Blvd. (estimated for 2025) ³ | \$4,231.34 |
| Water for 8140 Sunland Blvd. (estimated for 2025) ³ | \$21,698.18 |
| Electric for 8128 & 8130 Sunland Blvd. (estimated for 2025) ³ | \$3,831.24 |
| Electric for 8140 Sunland Blvd. (estimated for 2025) ³ | \$4,831.89 |
| Parking Lot Cleaning | \$4,200.00 |
| Ratner Lease ⁴ | \$4,320.00 |
| Janitorial | \$4,320.00 |
| Gardening | \$1,200.00 |
| Total Annual Expenses | \$219,739.24 |

NOI

Sales Price**CAP Rate**¹ Estimated at purchase price² Actual cost (10/13/25 - 10/12/26)³ Per 2025 prorated for year⁴ Owner leases APN 2409-002-007 through January 31, 2029 @ \$360 per month.**KENNY BURNS**

SALES ASSOCIATE
 O: 818.956.7001 X177 C: 818.645.5217
 KBURNS@STEVENSONREALESTATE.COM
 CALDRE #01227314

1111 NORTH BRAND BOULEVARD
 SUITE 250
 GLENDALE, CA 91202
 STEVENSONREALESTATE.COM
 CALDRE #00983560

8124 - 8142 SUNLAND BOULEVARD

SUN VALLEY, CA 91352

PRO FORMA FINANCIAL SUMMARY

Income

| | |
|----------------------------------|---------------------|
| Rent | \$620,702.04 |
| CAM Reimbursements | \$180,227.46 |
| Vacancy (5% of Rent) | \$31,035.10 |
| Maintenance Reserve (5% of Rent) | \$31,035.10 |
| Effective Gross Income | \$738,859.30 |

Expenses

| | |
|--|---------------------|
| Property Taxes; APN: 2409-002-032 & APN: 2409-002-026 ¹ | \$96,283.00 |
| Insurance ² | \$33,618.99 |
| Property Management (6%) | \$37,242.12 |
| Fire Alarm Monitoring for 8140 Sunland Blvd. ³ | \$840.00 |
| Trash (approximate for 2025) ³ | \$9,908.00 |
| Parking Lot Lights (estimated for 2025) ³ | \$897.48 |
| House Lights (estimated for 2025) ³ | \$687.00 |
| Water for 8124-8132C Sunland Blvd. (estimated for 2025) ³ | \$4,231.34 |
| Water for 8140 Sunland Blvd. (estimated for 2025) ³ | \$21,698.18 |
| Electric for 8128 & 8130 Sunland Blvd. (estimated for 2025) ³ | \$3,831.24 |
| Electric for 8140 Sunland Blvd. (estimated for 2025) ³ | \$4,831.89 |
| Parking Lot Cleaning | \$4,200.00 |
| Ratner Lease ⁴ | \$4,320.00 |
| Janitorial | \$4,320.00 |
| Gardening | \$1,200.00 |
| Total Annual Expenses | \$228,109.24 |

NOI

Sales Price**CAP Rate**¹ Estimated at purchase price² Actual cost (10/13/25 - 10/12/26)³ Per 2025 prorated for year⁴ Owner leases APN 2409-002-007 through January 31, 2029 @ \$360 per month.**KENNY BURNS**

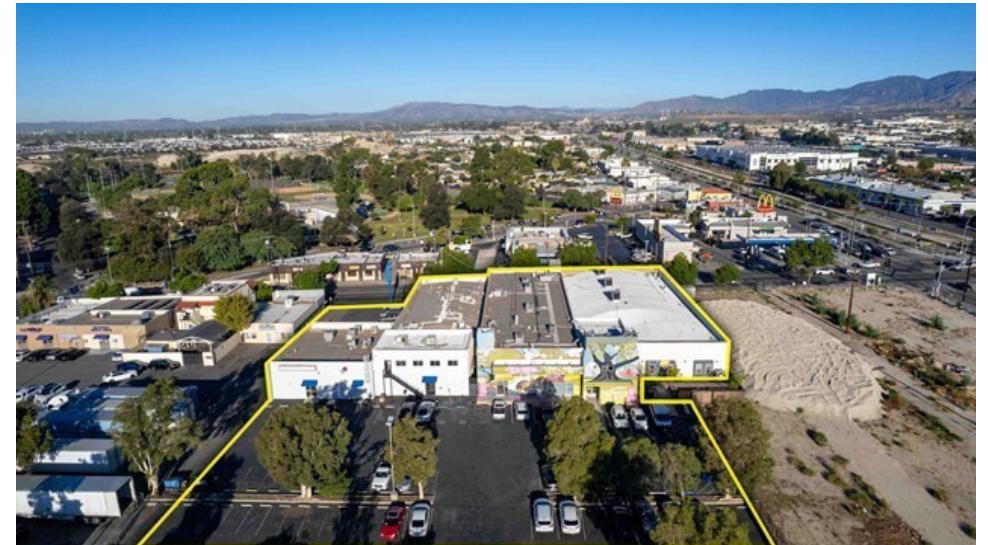
SALES ASSOCIATE
 O: 818.956.7001 X177 C: 818.645.5217
 KBURNS@STEVENSONREALESTATE.COM
 CALDRE #01227314

REAL ESTATE SERVICES
TRUSTED SINCE 1962

1111 NORTH BRAND BOULEVARD
 SUITE 250
 GLENDALE, CA 91202
 STEVENSONREALESTATE.COM
 CALDRE #00983560

8124 - 8142 SUNLAND BOULEVARD

SUN VALLEY, CA 91352

**KENNY BURNS**

SALES ASSOCIATE
O: 818.956.7001 X177 C: 818.645.5217
KBURNS@STEVENSONREALESTATE.COM
CALDRE #01227314

1111 NORTH BRAND BOULEVARD
SUITE 250
GLENDALE, CA 91202
STEVENSONREALESTATE.COM
CALDRE #00983560

8124 - 8142 SUNLAND BOULEVARD
SUN VALLEY, CA 91352



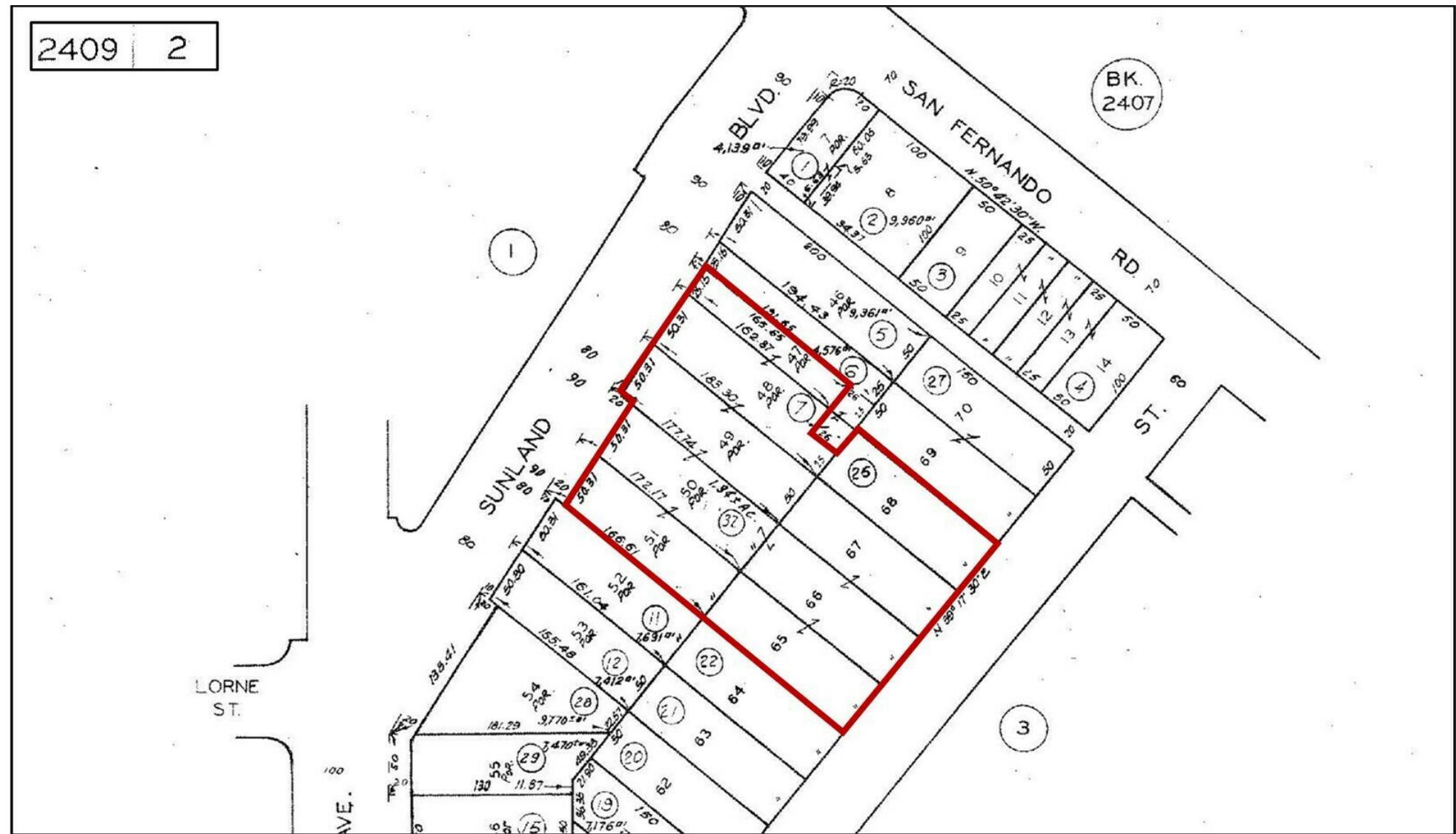
KENNY BURNS

SALES ASSOCIATE
O: 818.956.7001 X177 C: 818.645.5217
KBURNS@STEVENSONREALESTATE.COM
CALDRE #01227314

1111 NORTH BRAND BOULEVARD
SUITE 250
GLENDALE, CA 91202
STEVENSONREALESTATE.COM
CALDRE #00983560

8124 - 8142 SUNLAND BOULEVARD

SUN VALLEY, CA 91352



KENNY BURNS

SALES ASSOCIATE
O: 818.956.7001 X177 C: 818.645.5217
KBURNS@STEVENSONREALESTATE.COM
CALDRE #01227314

1111 NORTH BRAND BOULEVARD
SUITE 250
GLENDALE, CA 91202
STEVENSONREALESTATE.COM
CALDRE #00983560

8124 - 8142 SUNLAND BOULEVARD

SUN VALLEY, CA 91352



KENNY BURNS

SALES ASSOCIATE
O: 818.956.7001 X177 C: 818.645.5217
KBURNS@STEVENSONREALESTATE.COM
CALDRE #01227314

1111 NORTH BRAND BOULEVARD
SUITE 250
GLENDALE, CA 91202
STEVENSONREALESTATE.COM
CALDRE #00983560

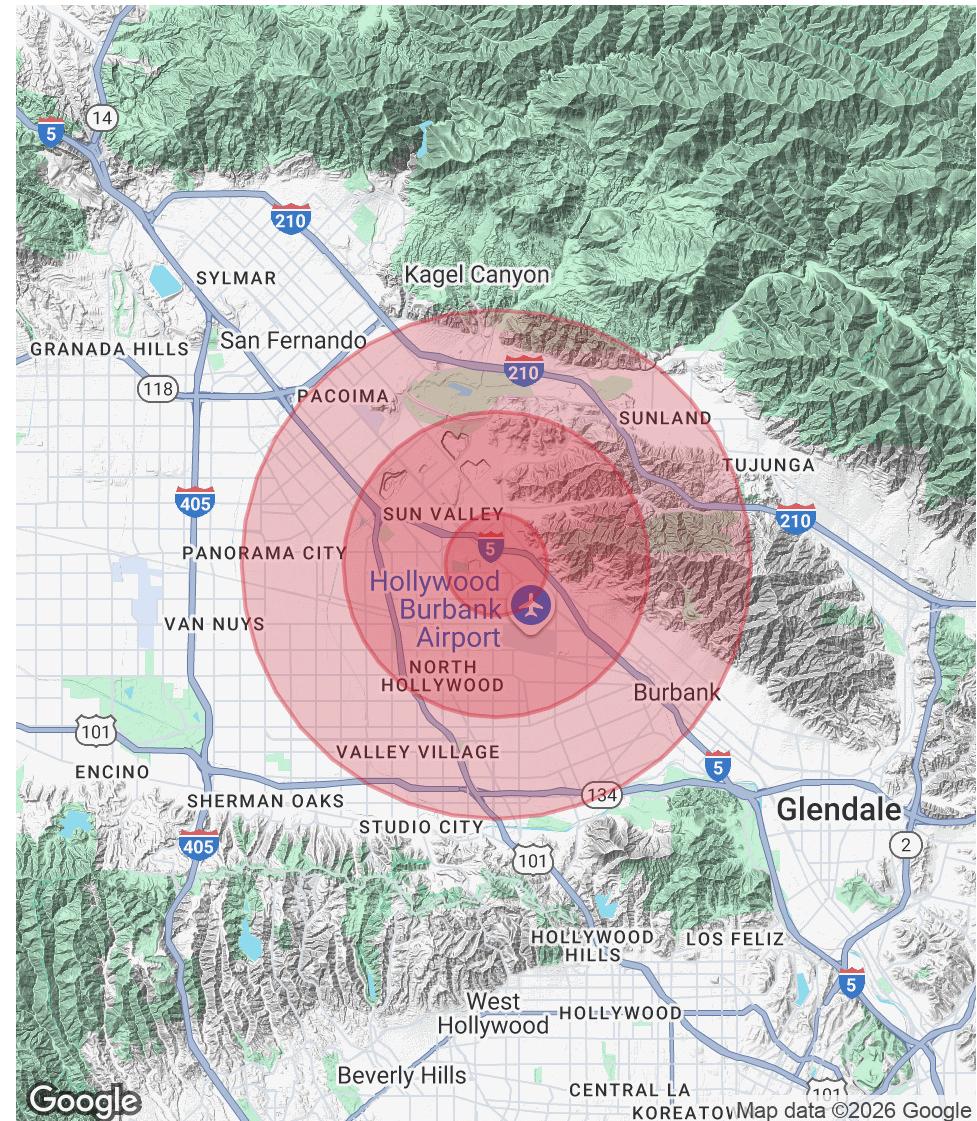
8124 - 8142 SUNLAND BOULEVARD

SUN VALLEY, CA 91352

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 26,521 | 166,987 | 568,993 |
| Average Age | 39 | 40 | 40 |
| Average Age (Male) | 38 | 39 | 39 |
| Average Age (Female) | 40 | 41 | 41 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 7,232 | 52,637 | 198,288 |
| # of Persons per HH | 3.7 | 3.2 | 2.9 |
| Average HH Income | \$89,677 | \$100,169 | \$105,854 |
| Average House Value | \$775,702 | \$885,912 | \$913,176 |

Demographics data derived from AlphaMap



KENNY BURNS

SALES ASSOCIATE
O: 818.956.7001 X177 C: 818.645.5217
KBURNS@STEVENSONREALESTATE.COM
CALDRE #01227314

1111 NORTH BRAND BOULEVARD
SUITE 250
GLENDALE, CA 91202
STEVENSONREALESTATE.COM
CALDRE #00983560