

FOR SALE

# 8516-8520 SAN FERNANDO RD

*8,180 SF Industrial Gated Warehouse w/ Cannabis Potential in Sun Valley*





## Property Overview

ADDRESS	8516-8520 San Fernando Rd Sun Valley, CA 91352
SALE PRICE	\$2,650,000
PRICE/SF	\$324
BUILDING SIZE	8,180 SF
LOT SIZE	0.33 AC (14,329 SF)
YEAR BUILT	1966
POWER	400A 240V 3P
PARKING	10 Spaces (1.42/1,000 SF)
ZONING	LAM2

**\$2.65M**

SALE PRICE

**\$324**

PRICE/SF

[→ VIEW VIDEO WALKTHROUGH](#)

## *Property Features*

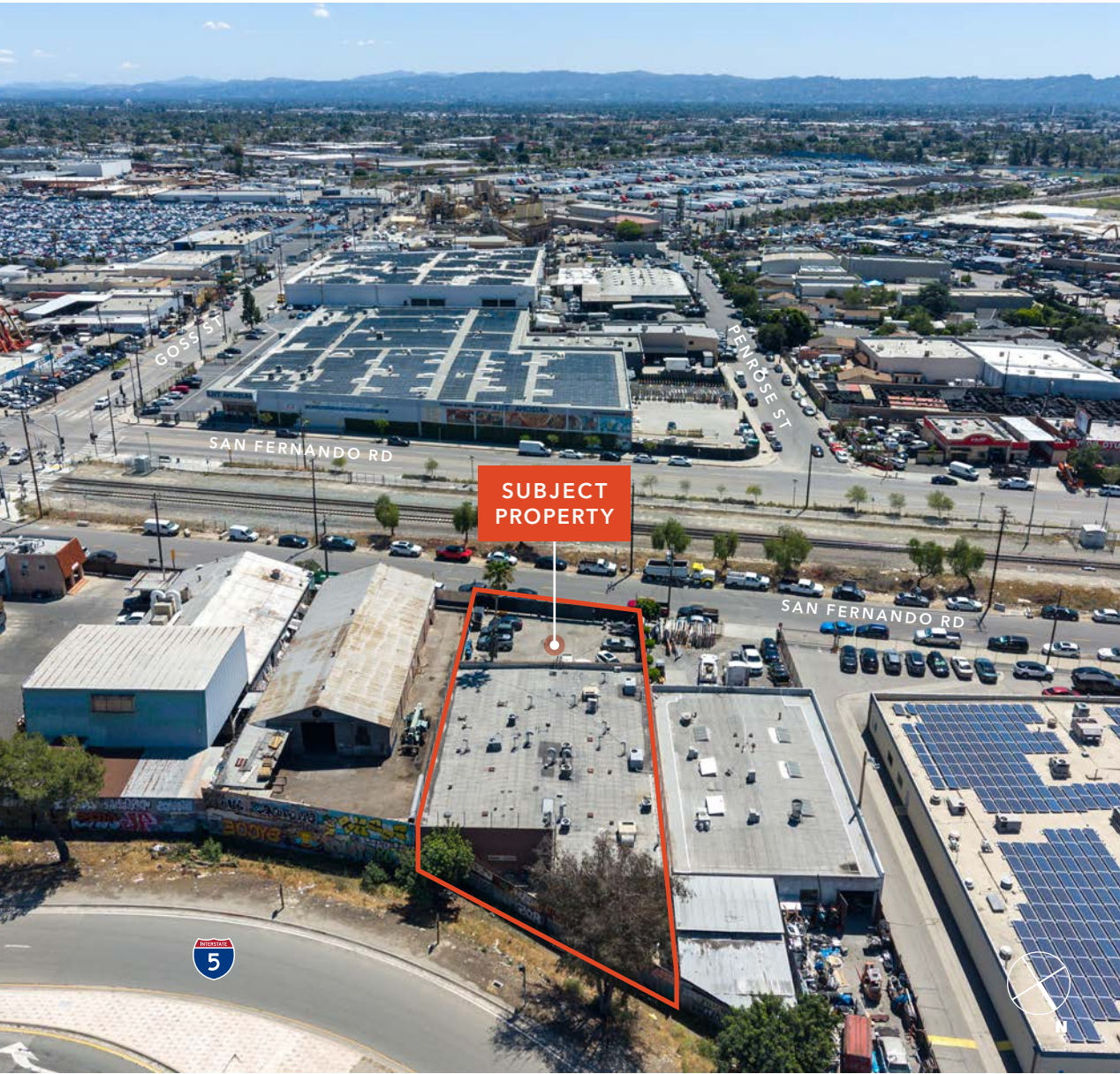
8516-8520 San Fernando Road offers a versatile industrial opportunity available for sale in the highly sought-after Sun Valley industrial corridor. The property provides flexible functionality suited for owner-users, tenants, or investors seeking exposure along one of the San Fernando Valley's primary industrial thoroughfares.

Positioned directly on San Fernando Road, the site benefits from excellent visibility, convenient access, and strong connectivity to major transportation routes serving the greater Los Angeles region. The layout supports a variety of uses including manufacturing, distribution, contractor operations, automotive-related businesses, and general industrial applications.

The property's configuration allows for efficient operations with warehouse space, yard potential (if applicable), and practical loading access. Its location within a dense industrial hub places users near suppliers, labor, and logistics infrastructure, while maintaining accessibility to surrounding submarkets including Burbank, Glendale, and North Hollywood.

With limited availability of functional industrial properties in this portion of the San Fernando Valley, 8516-8520 San Fernando Road presents a compelling opportunity for businesses looking to secure long-term occupancy or investors seeking a well-located asset with leasing flexibility.





## *Property Highlights*

### **I-5 FREEWAY ACCESS**

Immediately accessible off of I-5 onto Penrose St (Exit 151) offering convenience for owners, employees and customers.

### **CURRENT CANNABIS CULTIVATION BUILDOUT**

Cannabis cultivation license could be purchased in a separate transaction. Property features 3 grow rooms.

### **FUNCTIONAL INDUSTRIAL LAYOUT**

Warehouse space designed for manufacturing, distribution, storage, and service-oriented uses with practical operational flow.

### **FLEXIBLE LAM2 ZONING POTENTIAL**

Suitable for a variety of industrial applications including contractor yard, automotive, light manufacturing, distribution, and general industrial uses (subject to zoning).

### **STRATEGIC SAN FERNANDO VALLEY LOCATION**

Located within a dense industrial corridor with proximity to major business hubs and access to regional transportation networks.

### **STRONG INDUSTRIAL FUNDAMENTALS**

Limited industrial inventory in the Sun Valley submarket supports long-term value and leasing demand.

## LAM2 ZONING

LAM2 zoning allows a wide range of light industrial and manufacturing uses including warehousing, distribution, contractor yards, automotive services, fabrication, and outdoor storage. The zoning permits more intensive industrial operations than traditional M1, making it ideal for businesses requiring yard space, truck access, and flexible operational capabilities.

### ALLOWABLE USES

Manufacturing and fabrication

Warehousing and distribution

Wholesale businesses

Storage yards and contractor yards

Equipment rental and service businesses

Automotive-related industrial uses

Trucking terminals and logistics operations

Assembly and packaging operations

Recycling and material handling (limited conditions)

→ [VIEW ZONING USES](#)







## SUN VALLEY, CA

### *Friendly, community-oriented living in Northern LA*

Located in the northern reaches of Los Angeles, California, Sun Valley is a community-oriented neighborhood that mirrors the city's diverse landscape both geographically and culturally. Despite the area's mixed-use atmosphere, comprised of industry, commerce and residential sectors, the neighborhood continues to grow and adapt, placing emphasis on the collective. Sun Valley's juxtaposition of industry and community, of bustling commerce and quiet residential streets, tells the story of a neighborhood that has grown and adapted while remaining true to its roots.

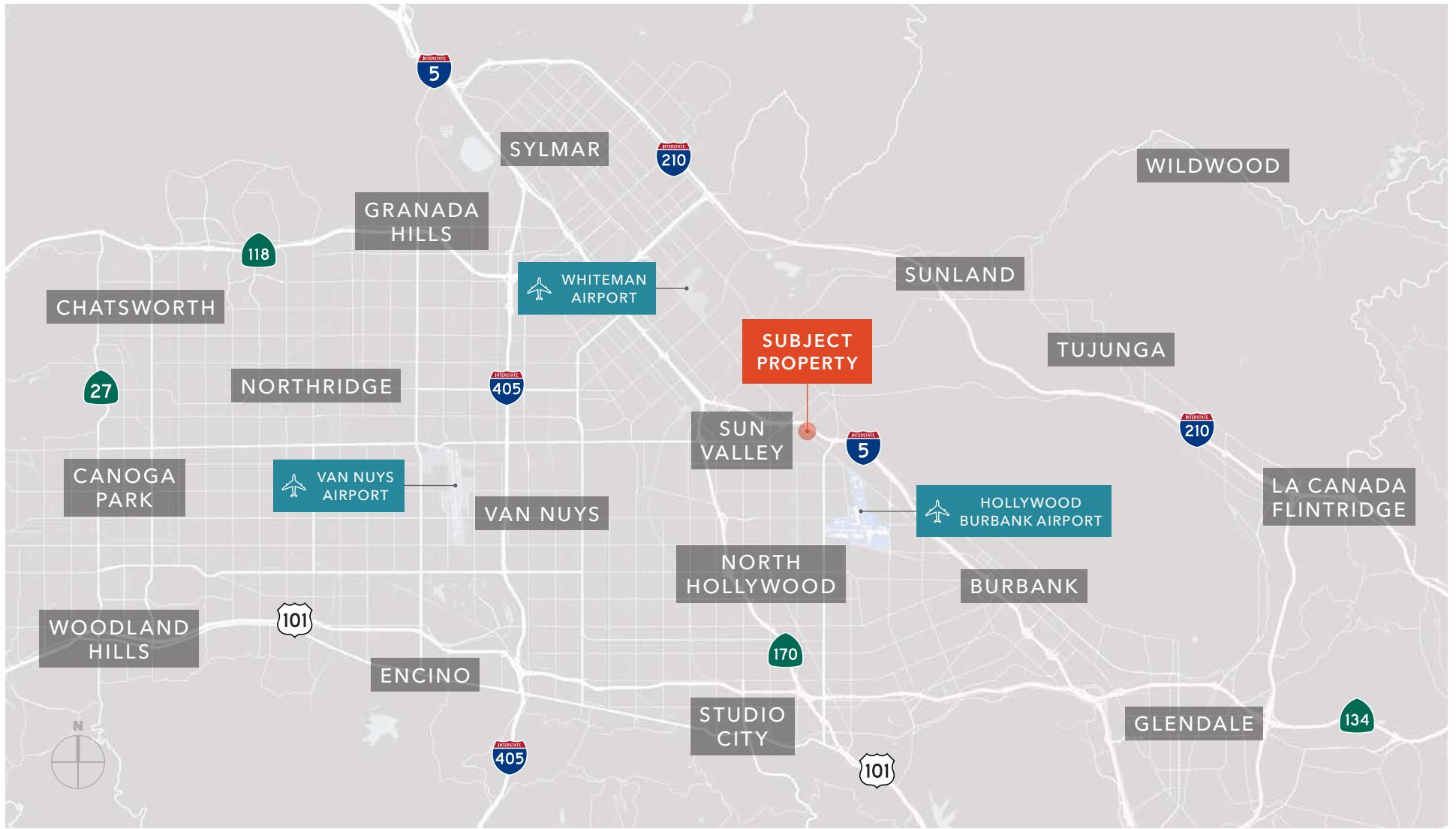
Alongside a wealth of commerce and places to work, Sun Valley marries industrial hustle with a friendly suburban charm. And, because the neighborhood is positioned on the cusp of the Verdugo Mountains' foothills, Sun Valley also strikes the balance between city and rural living, just another way the neighborhood has woven itself into the city's intricate and beautiful web. Like the diverse community that lives here, Sun Valley itself combines influences from all different lifestyles, from city streets to winding roads that head out toward the hills.

[www.homes.com/local-guide/los-angeles-ca/sun-valley-neighborhood](http://www.homes.com/local-guide/los-angeles-ca/sun-valley-neighborhood)



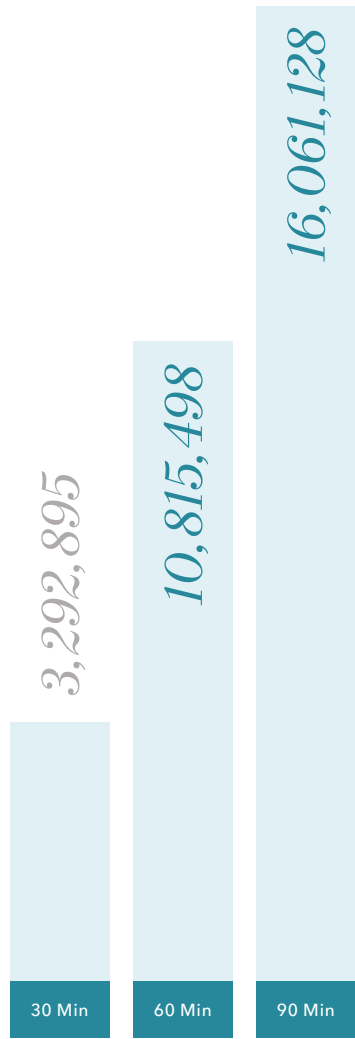


# REGIONAL MAP

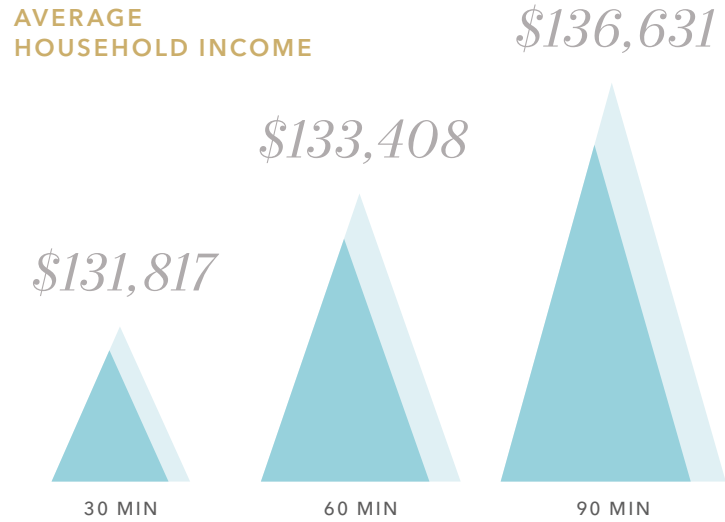


# 30, 60, & 90 MINUTE DRIVE TIME DEMOGRAPHICS

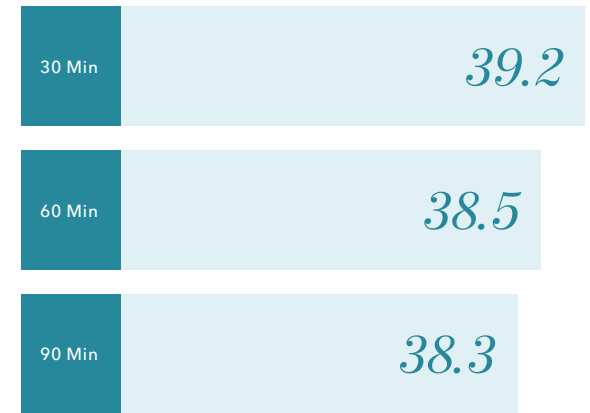
## POPULATION



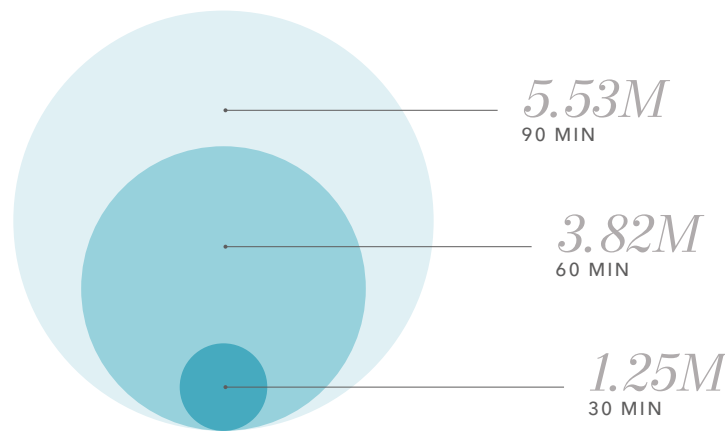
## AVERAGE HOUSEHOLD INCOME



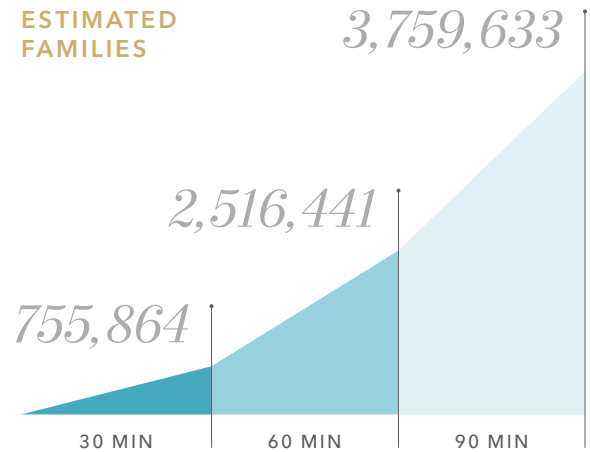
## MEDIAN AGE



## ESTIMATED HOUSEHOLDS



## ESTIMATED FAMILIES



Data Source: ©2026 Esri



SUBJECT  
PROPERTY

PENROSE ST

SAN FERNANDO RD



## 8516-8520 SAN FERNANDO RD

*For more information,  
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