

# 9940 GLEN OAKS BOULEVARD

SUN VALLEY, CA 91352



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**MIG** | COMMERCIAL  
REAL ESTATE  
SERVICES, INC

CONFIDENTIAL OFFERING MEMORANDUM

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COMMERCIAL  
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01

# PROPERTY OVERVIEW

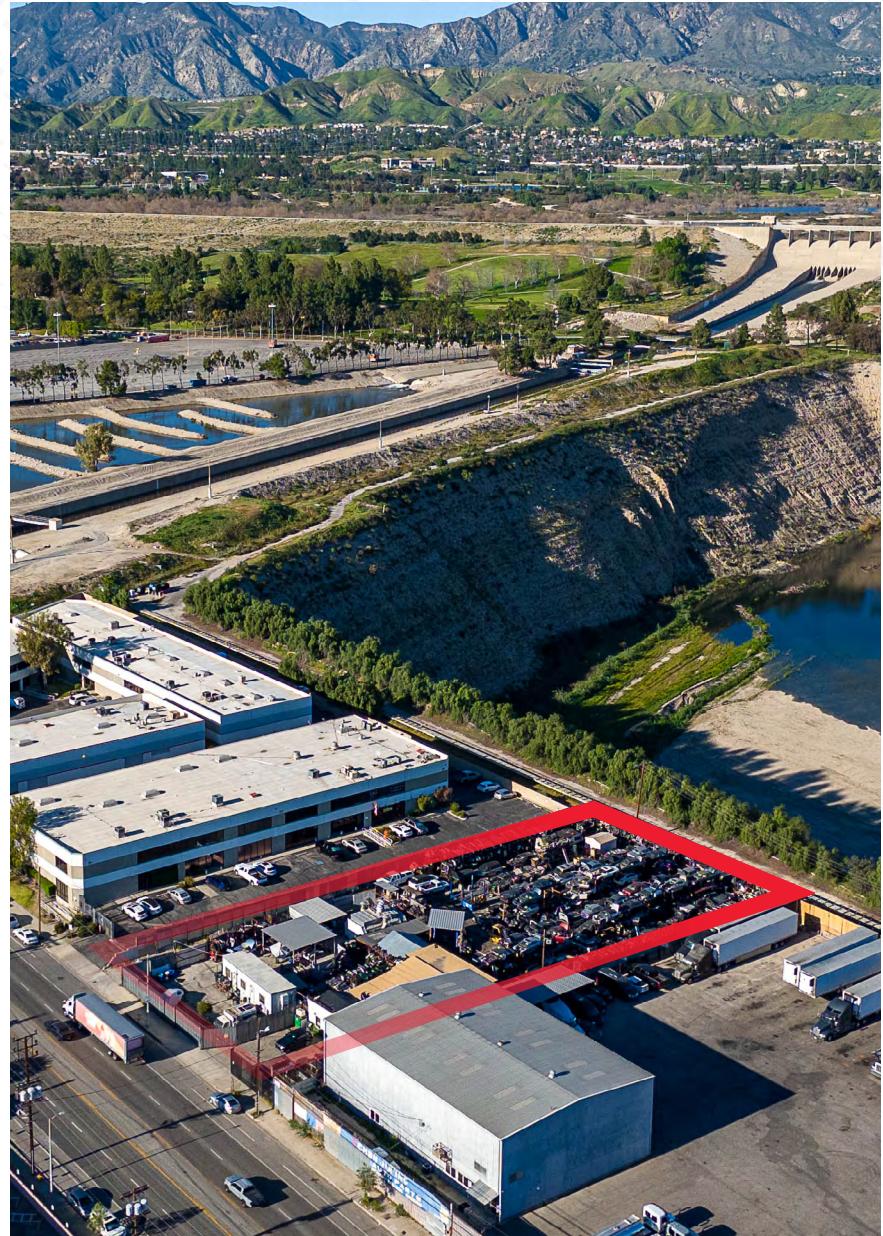
# THE OFFERING

Alex Matevosian of MIG Commercial Real Estate Services, Inc. is proud to present this rare industrial land leasing opportunity located at 9940 Glenoaks Blvd, Sun Valley, CA 91352. The property consists of an approximately  $\pm 32,255$  SF ( $\pm 0.74$ -acre) fully gated and secured industrial lot, improved with two existing structures totaling  $\pm 969$  SF, offering a highly functional layout for yard-intensive users.

Zoned M2-1-CUGU, the site features approximately 130 feet of street frontage along Glenoaks Boulevard, which benefits from over 21,000 vehicles per day, providing strong visibility and accessibility. The property includes two curb cuts and favorable lot dimensions of approximately 115' x 280', allowing for efficient circulation, staging, and outdoor storage.

The site is well positioned near major recycling operations, C&D transfer facilities, and regional landfills, making it particularly attractive for construction-related users, environmental services, fleet operators, and contractor yard tenants. Additionally, the property offers convenient access to both the I-5 and SR-118 Freeways, enabling efficient connectivity throughout the San Fernando Valley and greater Los Angeles region.

This offering represents a rare opportunity to secure scarce, functional industrial land in a supply-constrained Sun Valley submarket, with strong fundamentals driven by zoning, location, and infrastructure. Possession is flexible—please call broker for details.



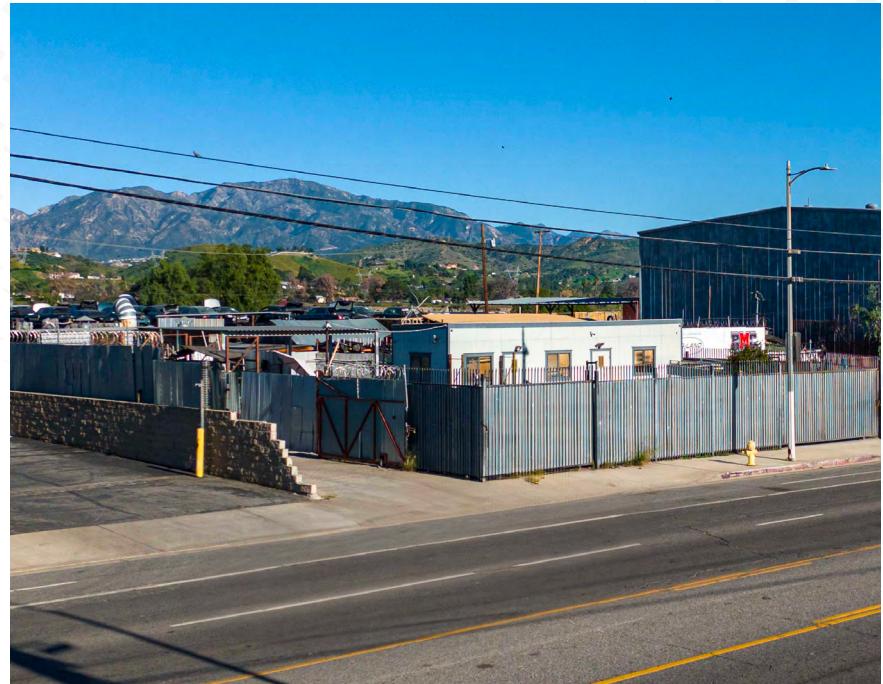
# THE OFFERING

## PROPERTY BASICS

|  |                             |  |
|--|-----------------------------|--|
|  | <b>Asking Rate</b>          | <b>\$ .65/PSF Gross</b>  |
|  | <b>Monthly Rent</b>         | \$21,000 Per Month   |
|  | <b>Possession</b>           | Call Broker  |
|  | <b>Address</b>              | <b>9940 Glenoaks Blvd<br/>Sun Valley CA 91352</b>                          |
|  | <b>Zoning</b>               | M2-1-CUGU  |
|  | <b>Year Built/Renovated</b> | 1947 / 1946  |
|  | <b>Lot Size (SF)</b>        | 32,255 SF / .74 Acres  |
|  | <b>Building Size (SF)</b>   | Structure 1: 480 SF (built in 1947)<br>Structure 2: 489 SF (built in 1946) |
|  | <b>Total Structures</b>     | 2  |

## LAND FEATURES

|  |                                     |                    |
|--|-------------------------------------|--------------------|
|  | <b>Dimensions</b>                   | 115 X 280.73       |
|  | <b>Easement Dimensions</b>          | 15 X 280.73        |
|  | <b>Total Frontage</b>               | 130 Feet           |
|  | <b>Curb Cuts</b>                    | Two (2)            |
|  | <b>Fully Gated/Secured</b>          | Yes                |
|  | <b>Clarifiers/Underground Tanks</b> | Yes                |
|  | <b>Power (amps, phase, volts)</b>   | 3 Phase - 200 AMPS |
|  | <b>Permitted Spray Booth</b>        | Yes                |



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AERIALS

# | AERIAL VIEW



GLEN OAKS BLVD

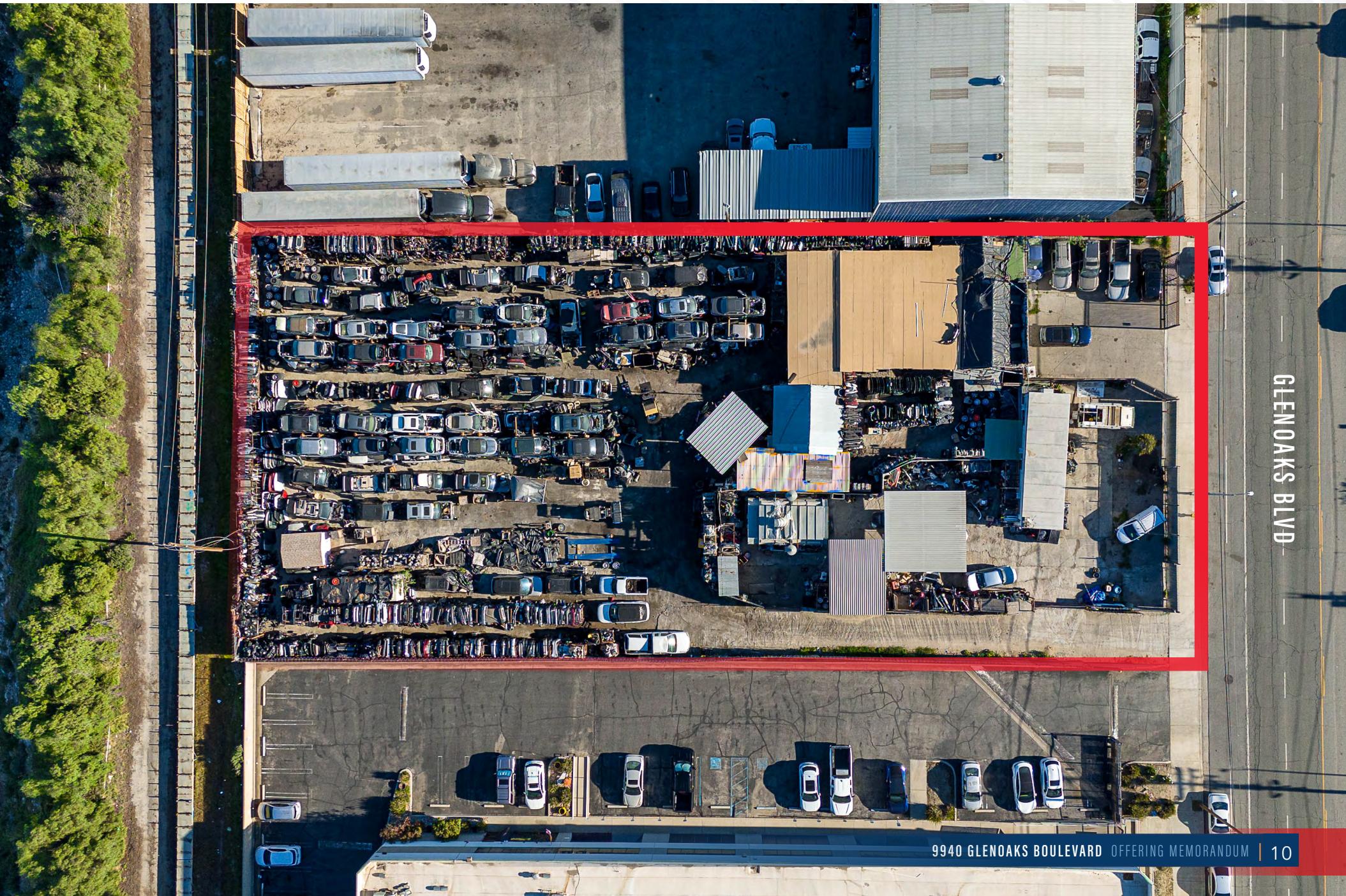
# AERIAL VIEW



# AERIAL VIEW



# AERIAL VIEW



# AERIAL VIEW





# 03 LOCATION OVERVIEW

# SUN VALLEY, CA

Strategically located at 9940 Glenoaks Blvd, Sun Valley, CA 91352, this property offers a high-image industrial presence within one of the San Fernando Valley's most established business corridors. Positioned within a professional multi-tenant business park, the site provides the perfect balance of modern industrial functionality and strategic regional access.

## UNMATCHED ACCESSIBILITY



- Superior Freeway Access: Located just over a mile from the I-5 (Golden State Freeway) and the SR-170 (Hollywood Freeway), with rapid connectivity to the I-210 and SR-118. This central location acts as a primary logistics hub for servicing the Greater Los Angeles area, Santa Clarita, and the Antelope Valley.
- Public Transportation: The property is conveniently served by Metro bus lines along Glenoaks Blvd and is situated less than 2 miles from the Sun Valley Metrolink Station, providing efficient rail access for employees commuting from across the region.
- Airport Proximity: Strategically positioned just 4 miles from Hollywood Burbank Airport (BUR), ensuring seamless travel for clients and efficient air cargo logistics. Los Angeles International Airport (LAX) is approximately 25 miles away, supporting broader global operations.

## STRATEGIC BUSINESS LOCATION



- High-Image Industrial Hub: Part of a modern, well-maintained business park, the property features high-clearance warehouses (typically 20'-21') and large grade-level loading doors, designed to accommodate contemporary distribution and manufacturing needs.
- M2 Zoning Advantage: The Light Industrial (M2) zoning offers maximum versatility, supporting a wide array of uses including warehousing, wholesale distribution, and specialized manufacturing.
- Thriving Commercial Environment: Situated along a major thoroughfare, the property benefits from proximity to a robust industrial ecosystem, including key aerospace, media production, and logistics service providers that define the East San Fernando Valley economy.

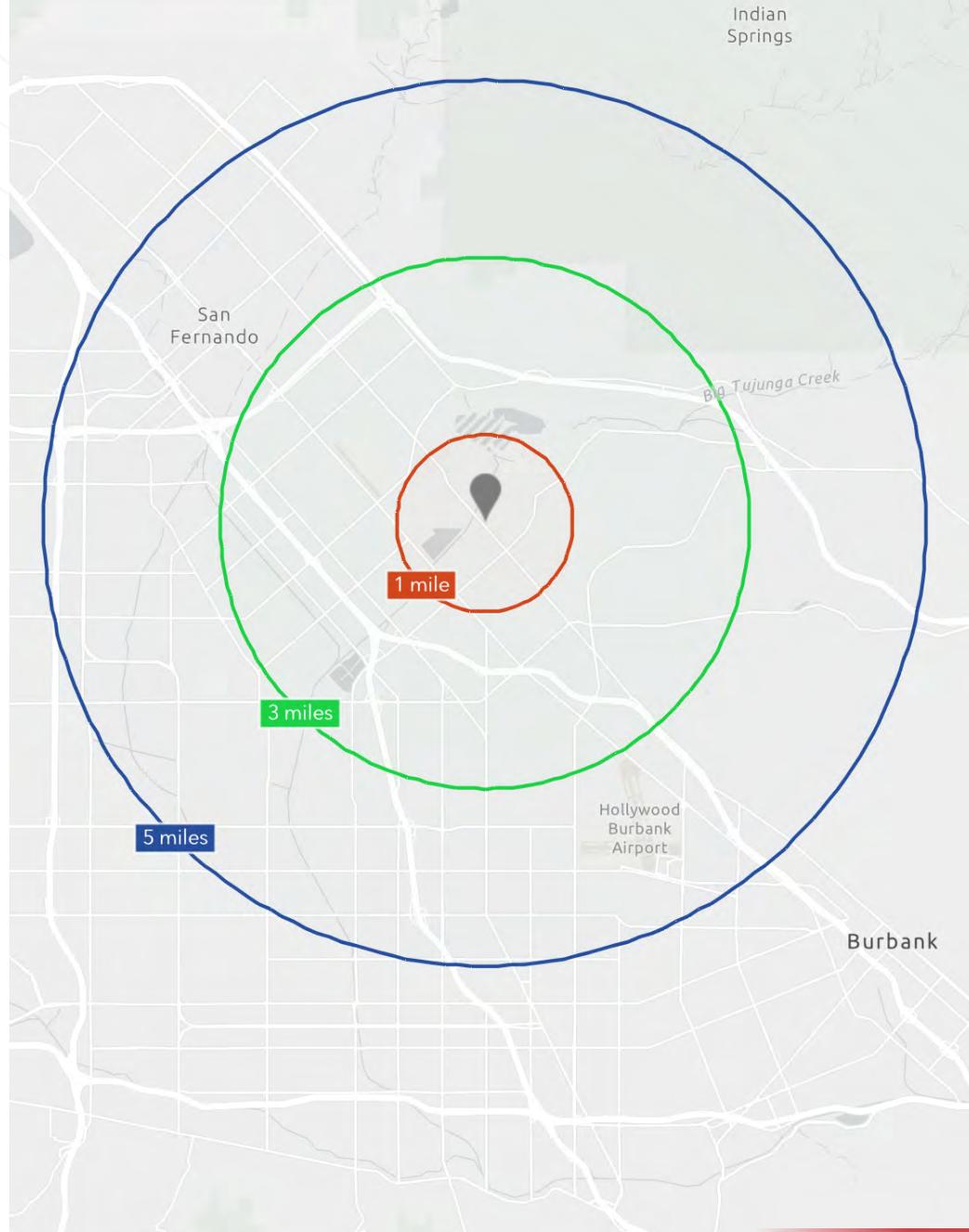
With its professional curb appeal, excellent truck maneuverability, and prime "Valley" location, 9940 Glenoaks Blvd represents a premier opportunity for businesses seeking a high-performance facility in a supply-constrained market.

# DEMOGRAPHICS

|                           | 1 mile   | 3 miles   | 5 miles  |
|---------------------------|----------|-----------|----------|
| <b>Population</b>         | 7,121    | 161,777   | 506,667  |
| <b>Daytime Population</b> | 7,856    | 117,275   | 387,910  |
| <b>Household</b>          | 1,820    | 41,395    | 144,874  |
| <b>Avg. Age</b>           | 35       | 39        | 39       |
| <b>Avg. HH Income</b>     | \$87,619 | \$101,801 | \$98,386 |

Demographics by AlphaMap (2025)

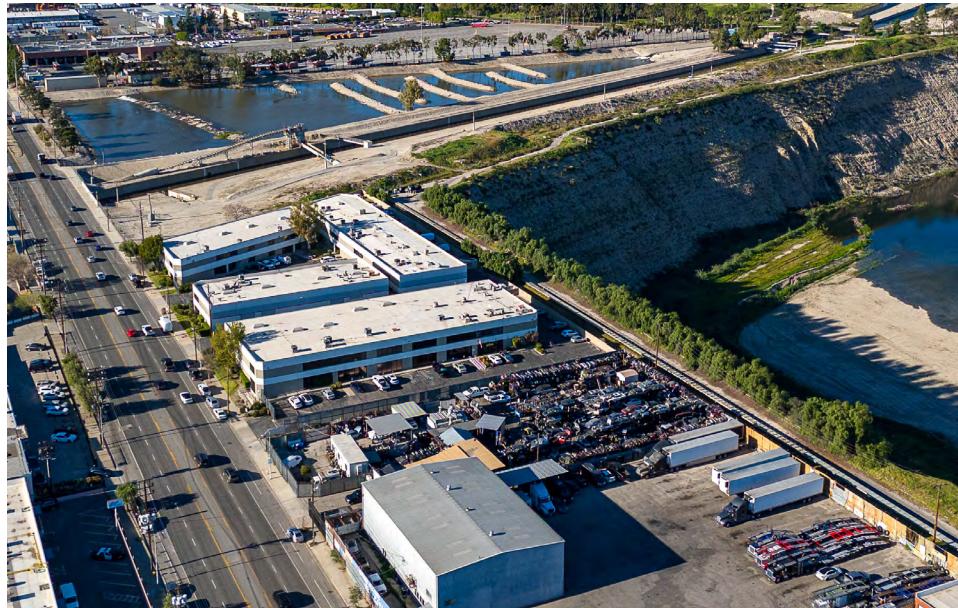
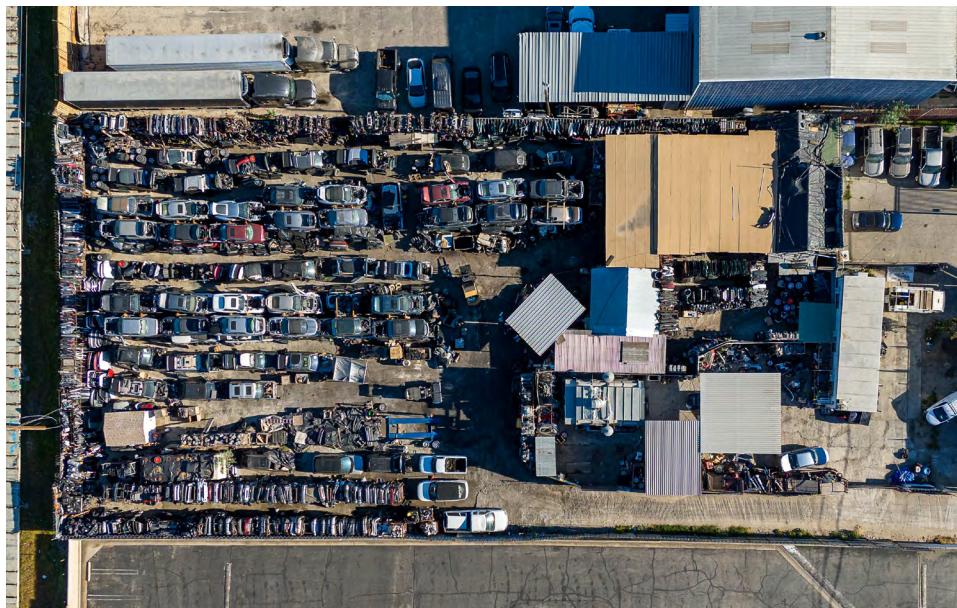
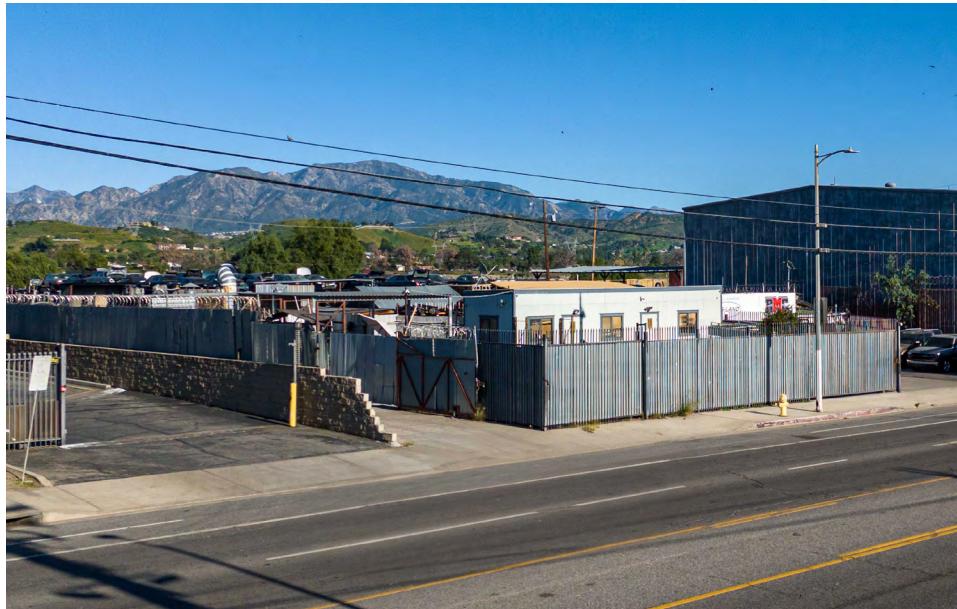
SUN VALLEY, CA



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PHOTOS

# PROPERTY PHOTOS



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