

## OFFICE/RETAIL SPACE FOR LEASE



REAL ESTATE SERVICES  
TRUSTED SINCE 1962

# 8124 SUNLAND BOULEVARD

SUN VALLEY, CA 91352

### KENNY BURNS

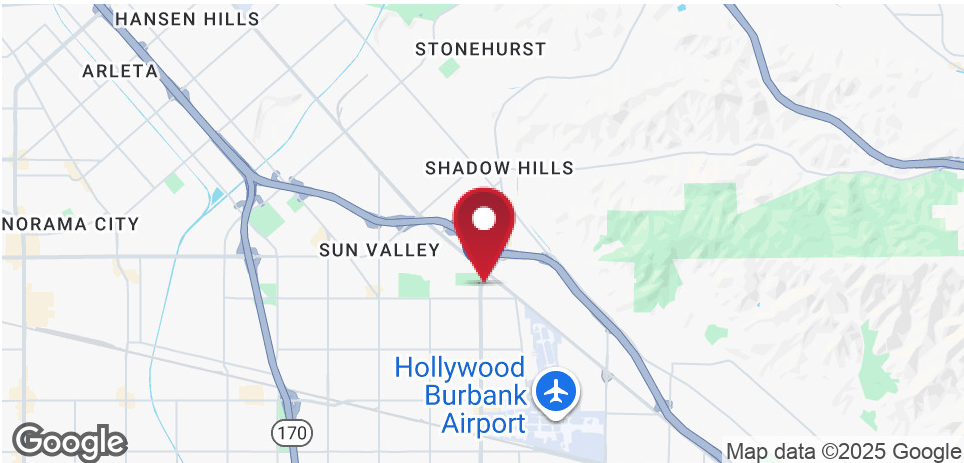
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CALDRE #01227314

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



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### OFFERING SUMMARY

Available Space:	1,500 SF
Lease Rate:	\$1.65/SF/MO, NNN
NNN Charges:	\$0.38/SF/MO (estimate)
Term:	1 - 5 Years
Parking Spaces:	3

### PROPERTY OVERVIEW

Ground floor office/retail space available for lease with large open area and private restroom; signage available on the shopping center pylon sign and above both the front and back entrances; excellent visibility and vehicular traffic with over 33,700 cars per day on Sunland Boulevard per 2024 MPSI estimate; large parking lot in the back of the building along with customer parking in the front; close to the 5 Freeway; please call the listing agent for a showing.

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.



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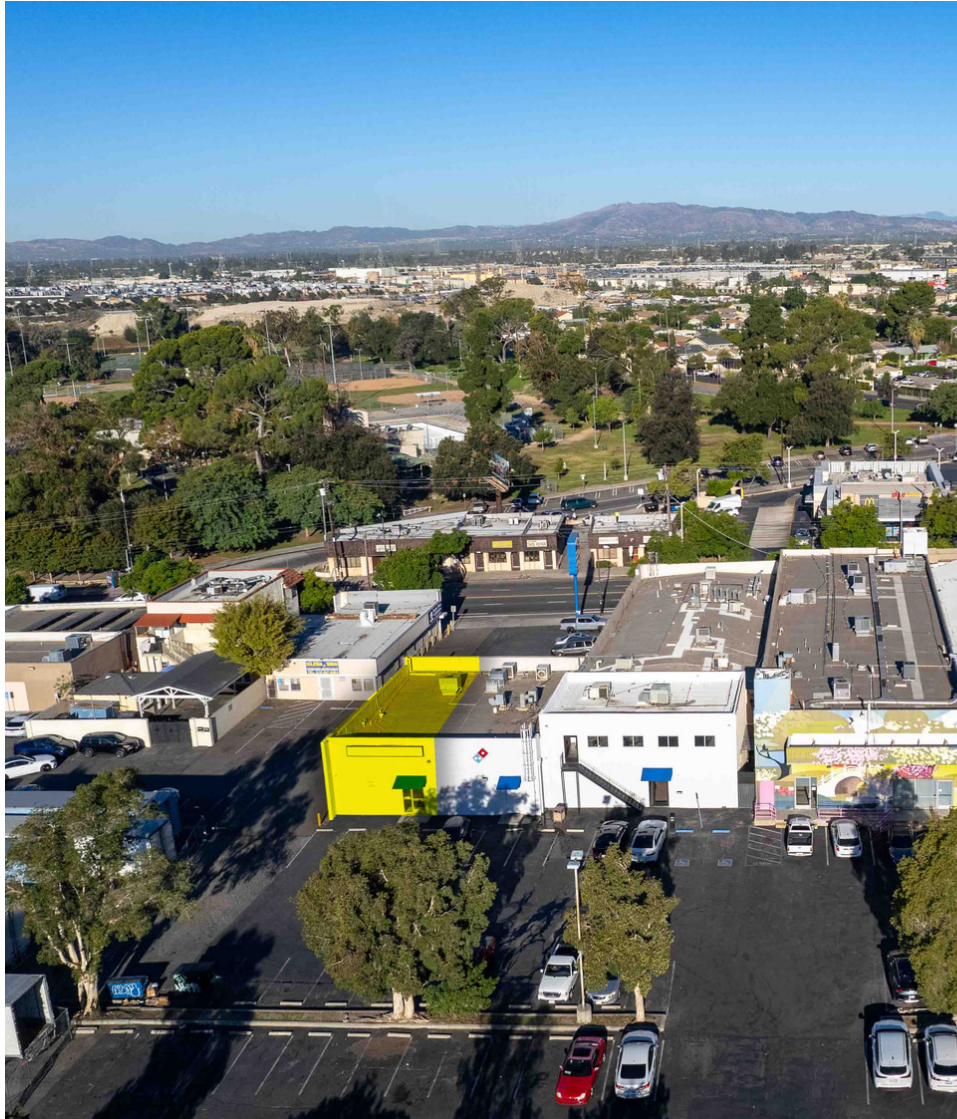
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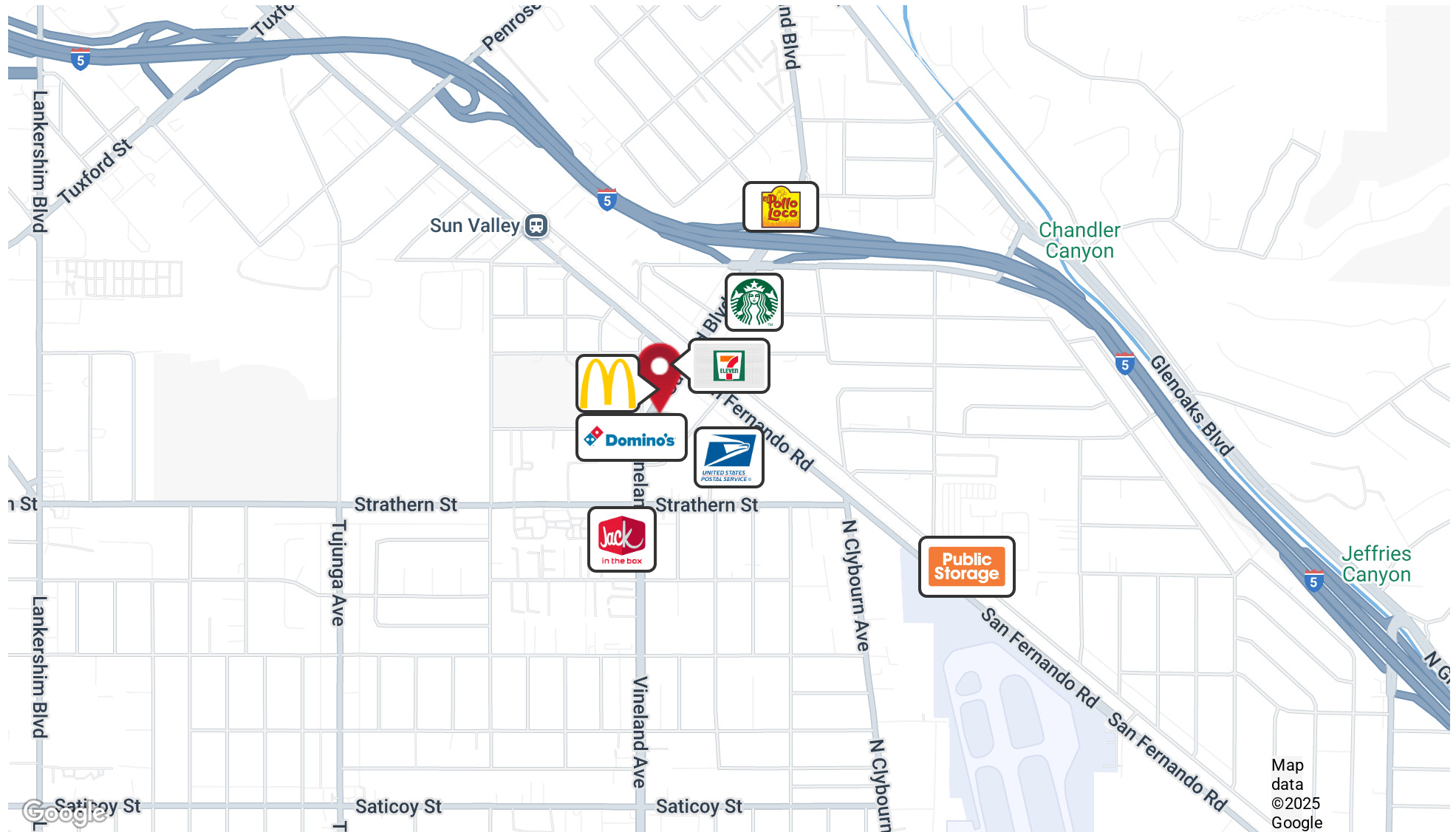
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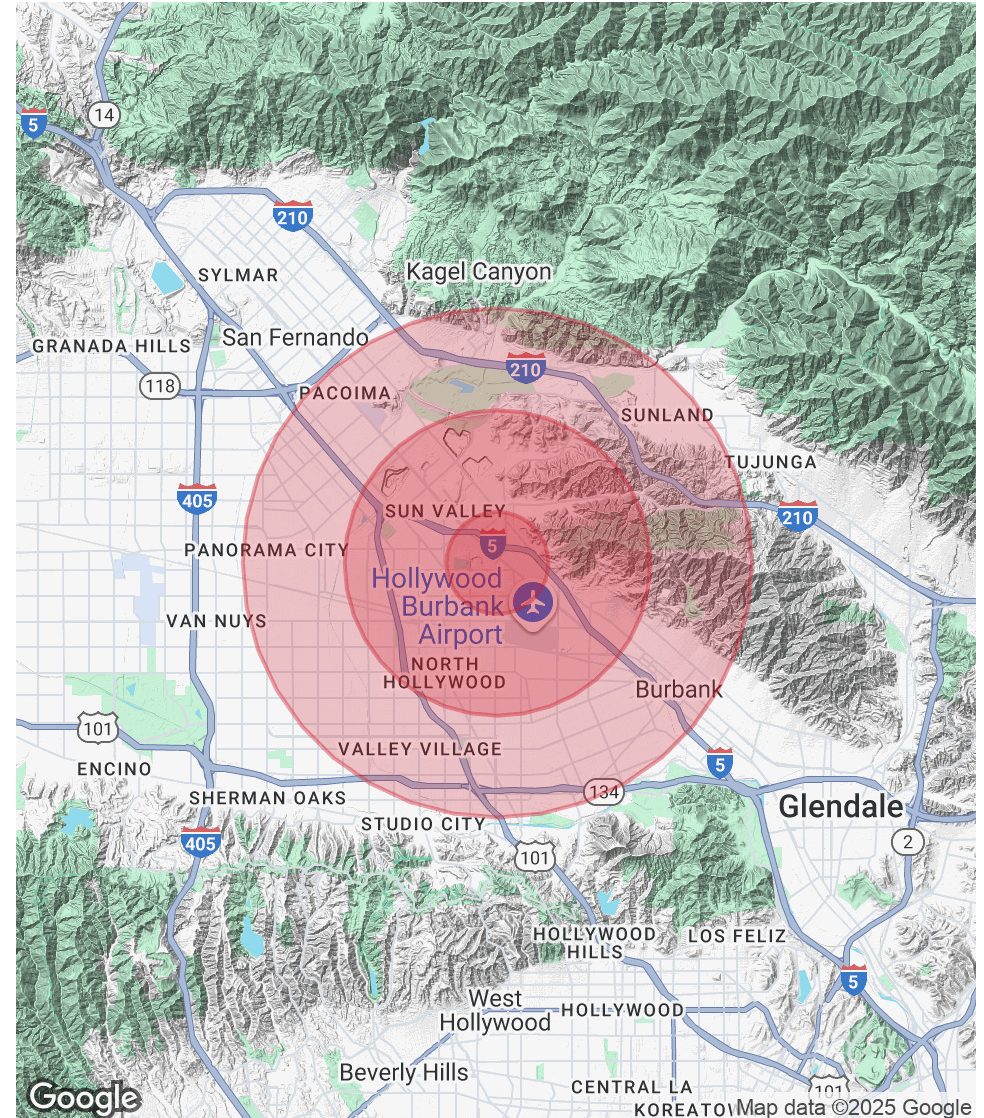


## 8124 SUNLAND BOULEVARD

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	27,309	169,390	596,502
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	7,420	53,223	209,144
# of Persons per HH	3.7	3.2	2.9
Average HH Income	\$89,897	\$100,790	\$105,677
Average House Value	\$772,556	\$883,536	\$917,874

Demographics data derived from AlphaMap

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