

11635 Tuxford St

Sun Valley, CA 91352



Hovik Yepremyan

REALTOR® DRE 01426360

818.232.2383

HovikYepremyan@gmail.com

HomesbyHovik.com



HOVİK YEPREMYAN
REAL ESTATE



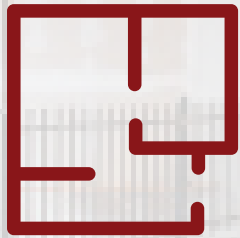
JOHN HART
COMMERCIAL • RE

DRE 01873088

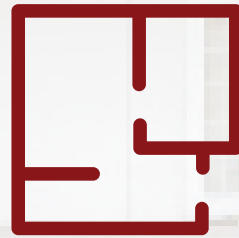


PROPERTY SUMMARY

11635 TUXFORD ST



~4,600 SQFT RBA



~5,525 SQFT LOT



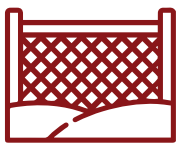
LAMR1 ZONING

PROPERTY OVERVIEW

11635 TUXFORD ST

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



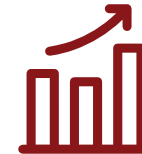
**24-HOUR
ACCESS**



**STORAGE
SPACE**



SKYLIGHTS



**40% IMPROVED
ASSESSMENT
IN 2023**



**\$543 PRICE
PER SQFT**

FOR SALE | \$2,500,000



GOLDEN STATE FWY

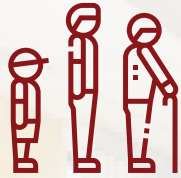
11635 TUXFORD ST



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

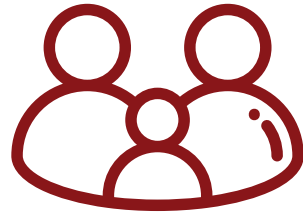
AVERAGE
HOUSEHOLD INCOME



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

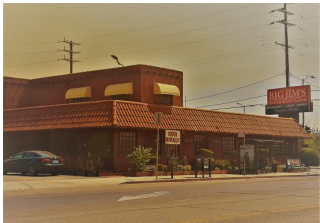
PACOIMA CENTER
SUNHILL SHOPPING
CENTER

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

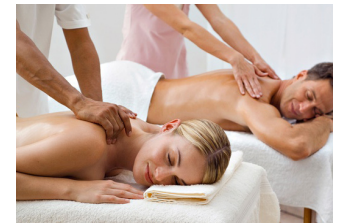
BRACE CANYON PARK
ROGER JESSUP PARK

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

11635 Tuxford St

SUN VALLEY, CA 91352

Hovik Yepremyan

REALTOR® | DRE 01426360

818.232.2383

HovikYepremyan@gmail.com

HomesbyHovik.com



HOVİK YEPREMYAN
REAL ESTATE



JOHNHART
COMMERCIAL · RE

DRE 01873088 / 01426360



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from JohnHart Commercial and should not be made available to any other person or entity without the written consent of JohnHart Commercial. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. JohnHart Commercial has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, JohnHart Commercial has not verified, and will not verify, any of the information contained herein, nor has JohnHart Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and JohnHart Commercial makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.