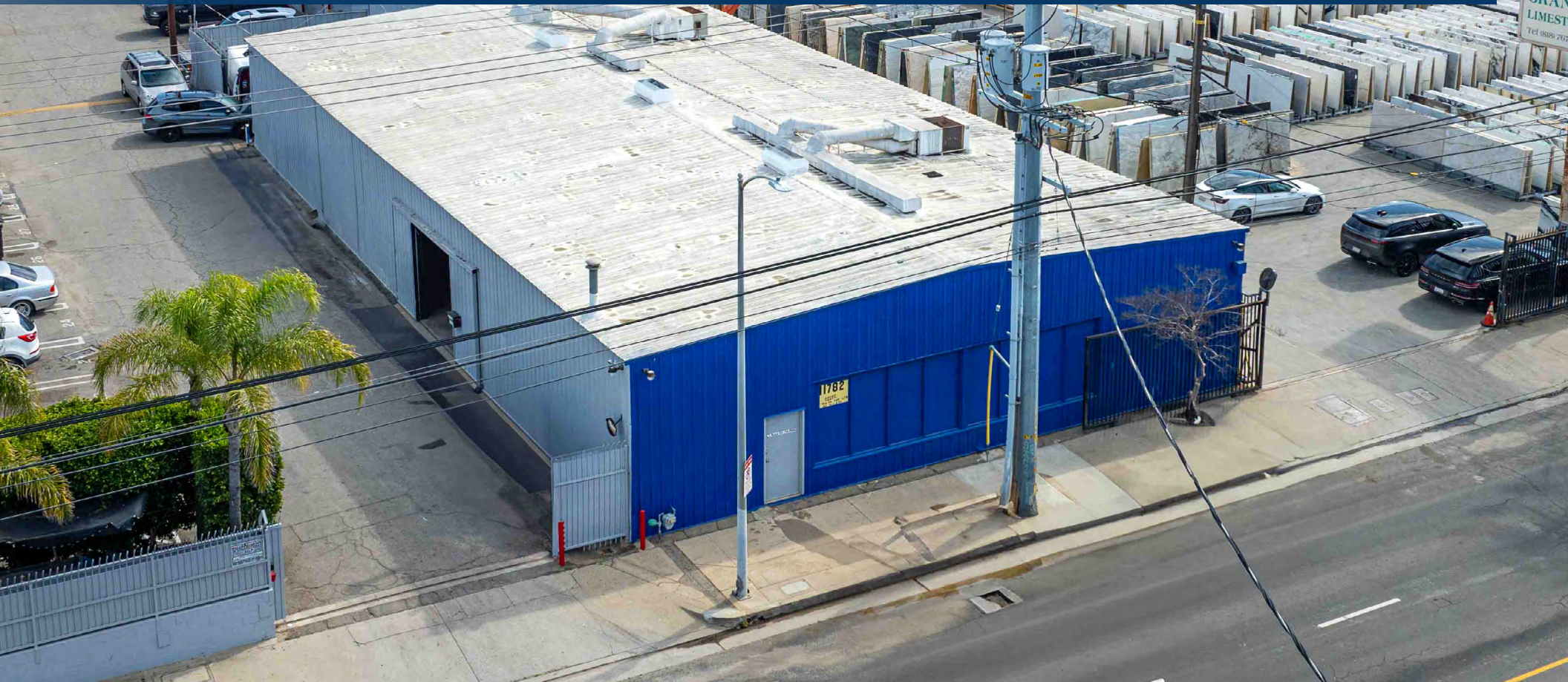


# 11782 SHELDON STREET

SUN VALLEY, CA 91352



**ALEX MATEVOSIAN**  
BROKER | DRE 02047572  
818.482.3830  
ALEX@MIGCRES.COM

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SERVICES, INC

OFFERING MEMORANDUM

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**01**

**PROPERTY OVERVIEW**

# PROPERTY HIGHLIGHTS



## BUILDING AND PROPERTY SIZE

- 5,610 sq. ft. pre-engineered metal building on a 6,850 sq. ft. lot within a gated Sun Valley, CA business park,
- Features a 90% warehouse and 10% office split.



## ZONING AND LOCATION

Zoned M2-1-CUGU to accommodate diverse industrial activities (manufacturing, assembly, storage) with strategic access to major transportation routes.



## WAREHOUSE SPECIFICATIONS

Features a clear-span design with 12- to 14-foot ceilings and two ground-level sliding doors for easy loading and unloading.



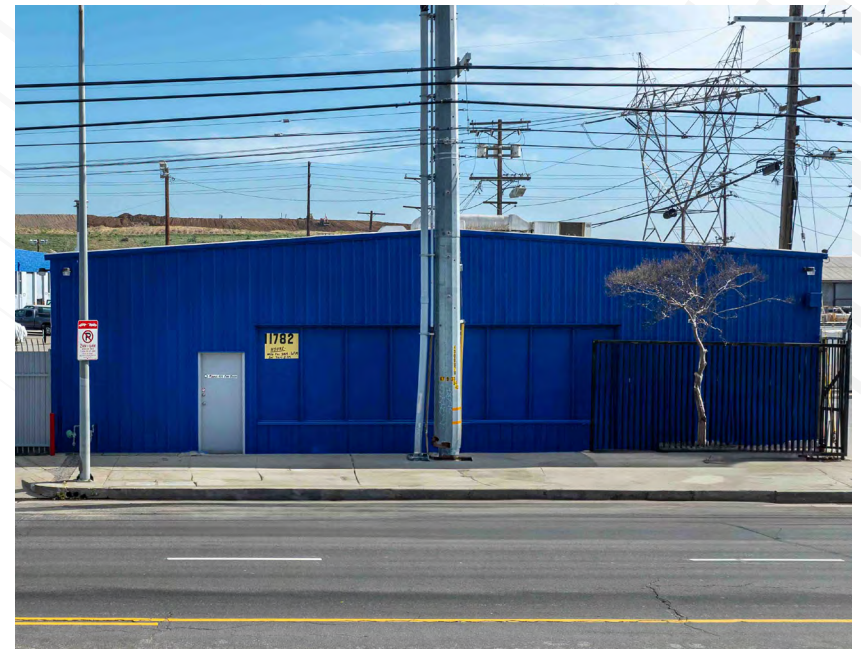
## POWER & AMENITIES

Equipped with robust power (a 200-amp 3-phase panel and a 200-amp single-phase panel), an outdoor storage yard, and common area security cameras.









## FINANCIAL ADVANTAGES

Offers tenant-friendly terms with absolutely no Common Area Maintenance (CAM) charges and trash service included in the base rent.












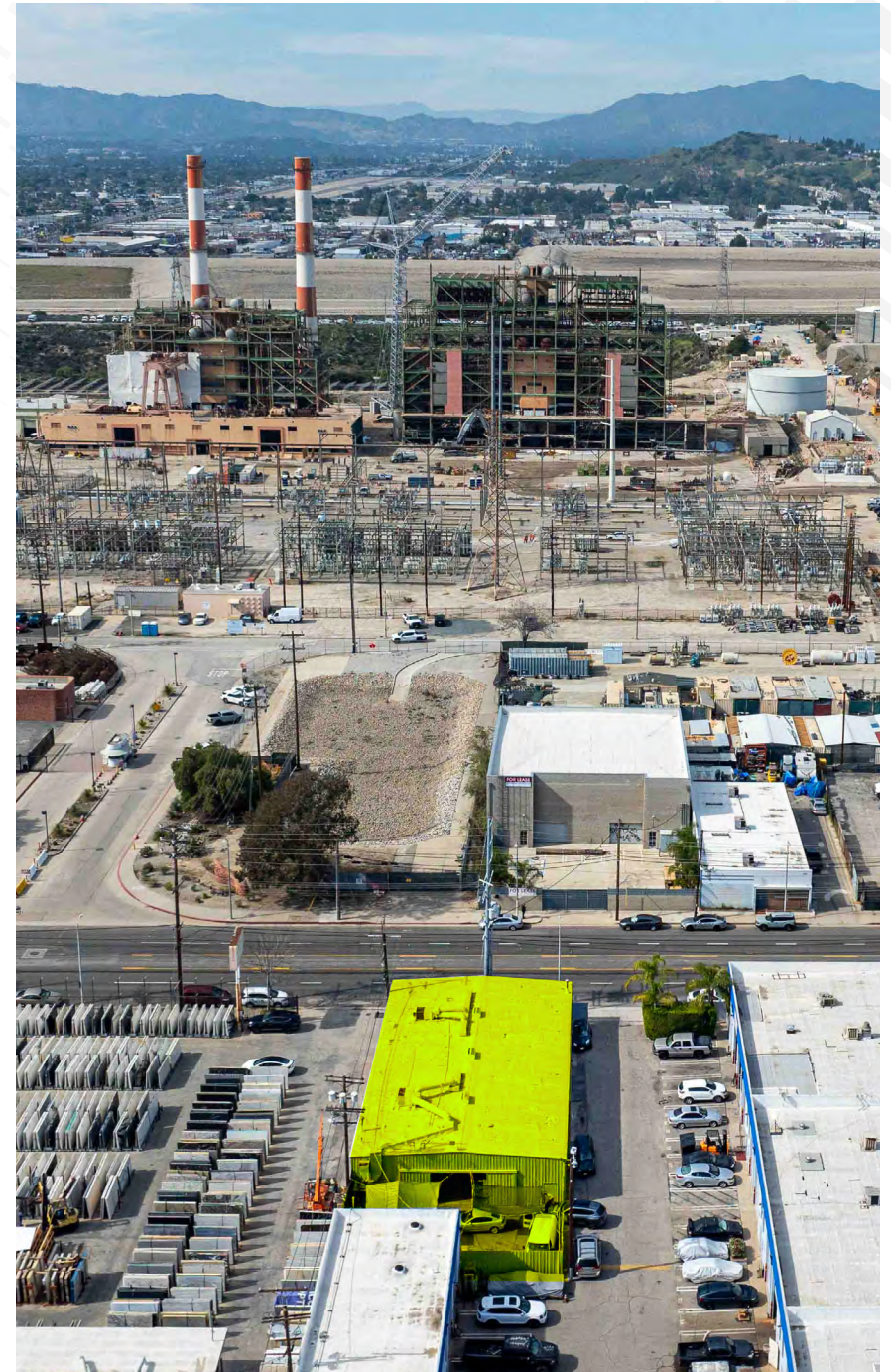
# PROPERTY INFORMATION

## PROPERTY OVERVIEW

	<b>Address</b>	<b>11782 Sheldon St, Sun Valley CA</b>
	<b>APN</b>	2538-003-008
	<b>Zoning</b>	M2-1-CUGU
	<b>Year Built/Renovated</b>	1974
	<b>Lot Size (SF)</b>	6,850 square feet
	<b>Building Size (SF)</b>	5,610 square feet

## BUILDING FEATURES

	<b>Construction Type</b>	Pre-engineered metal construction
	<b>Power</b>	Two (2) electric panels. 200 AMP 3-Phase Panel & 200 Amp Single Phase Panel
	<b>Ceiling Height</b>	12-14'
	<b>Clear Span</b>	Yes
	<b>Loading (dock/grade-level doors)</b>	Two (2) ground-level sliding doors
	<b>Security</b>	Gated business park Security cameras in common areas
	<b>CAM</b>	No common area maintenance charges
	<b>Trash Service</b>	Included in base rent
	<b>Yard / Outdoor Storage</b>	Yes



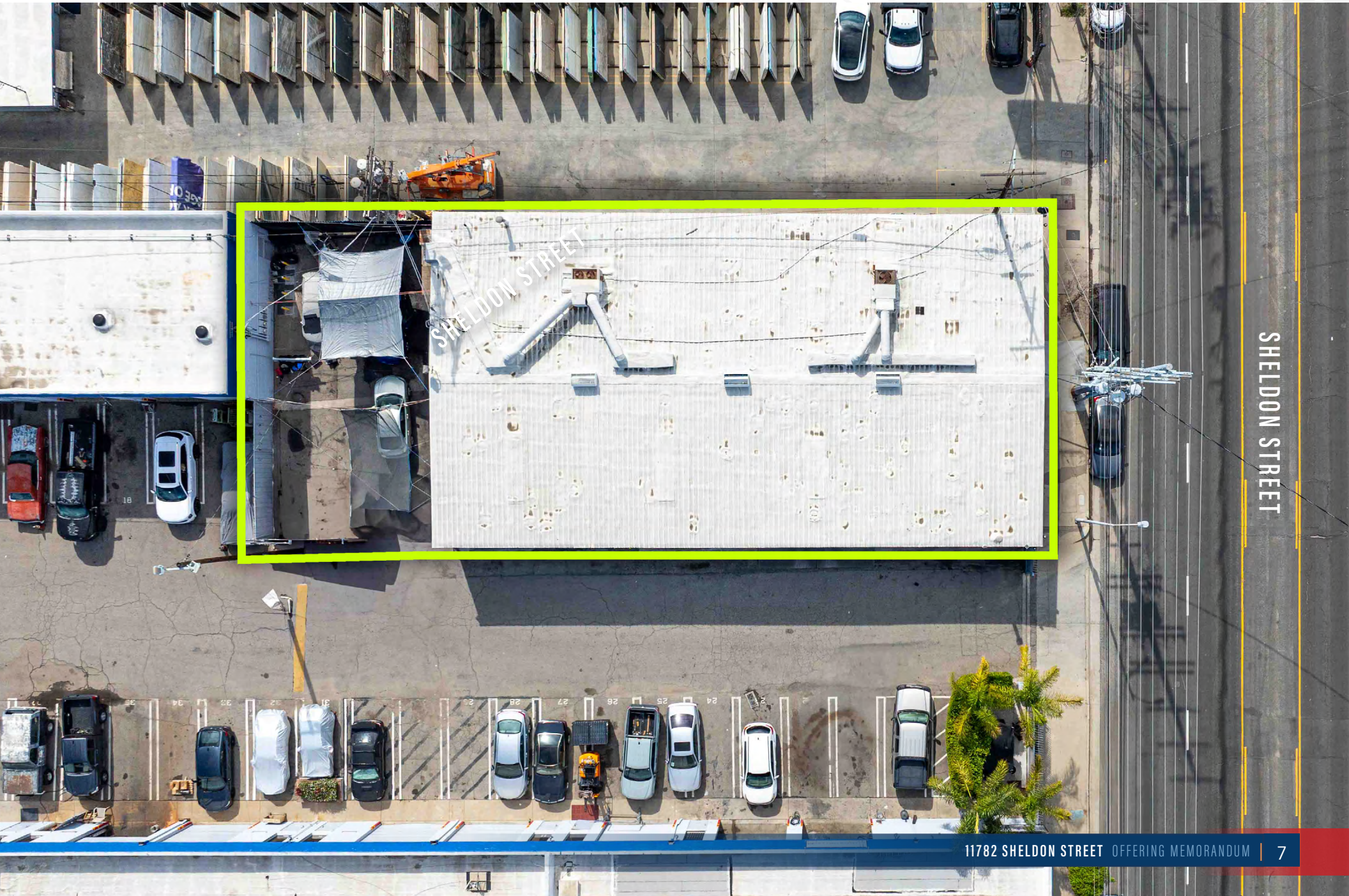
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**02**

**AERIALS & PHOTOS**

# AERIAL VIEW



SHELDON STREET

# AERIAL VIEW



SHELDON STREET

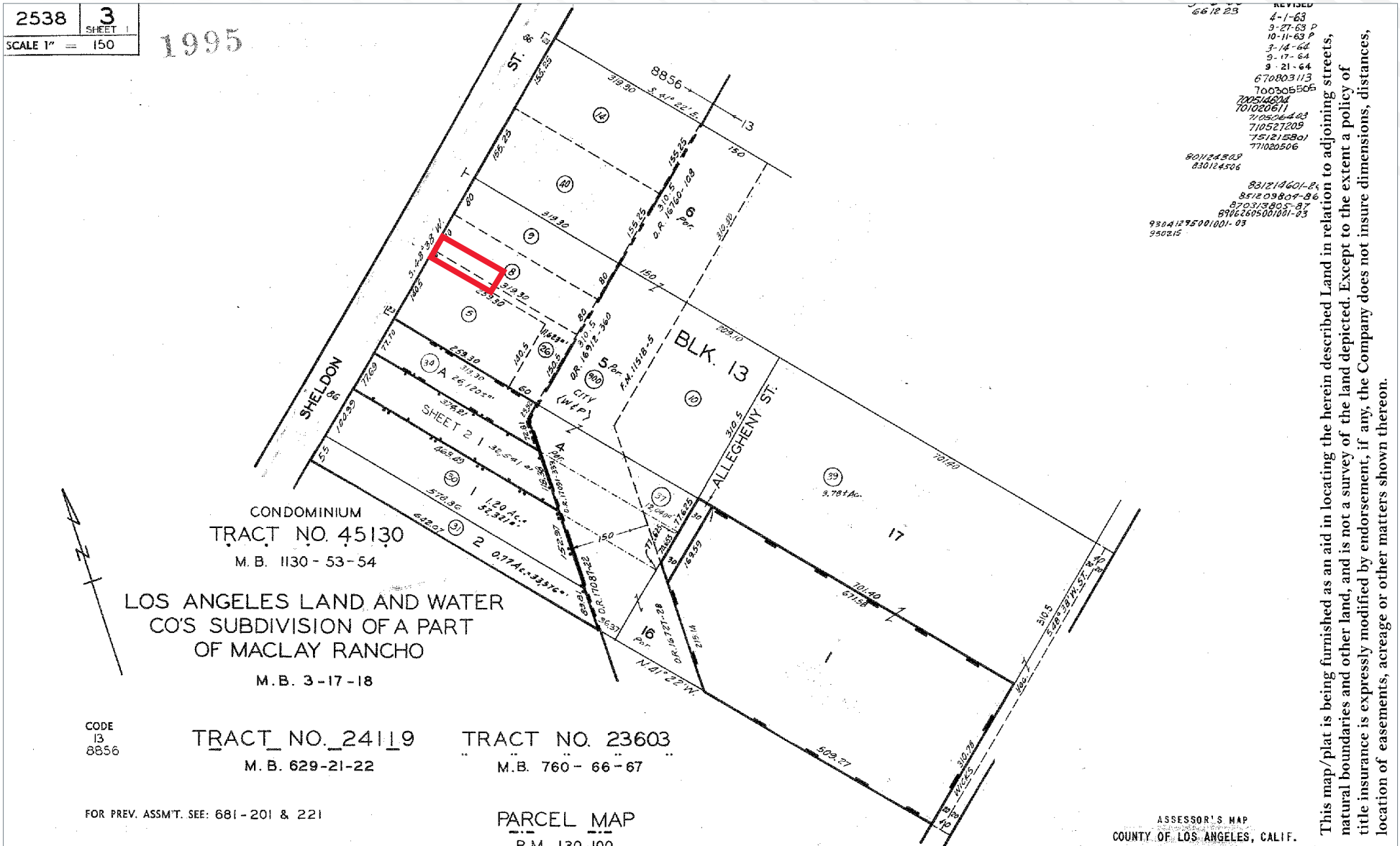
# AERIAL VIEW

## SUPERIOR FREEWAY ACCESS

Located just over a mile from the I-5 (Golden State 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.



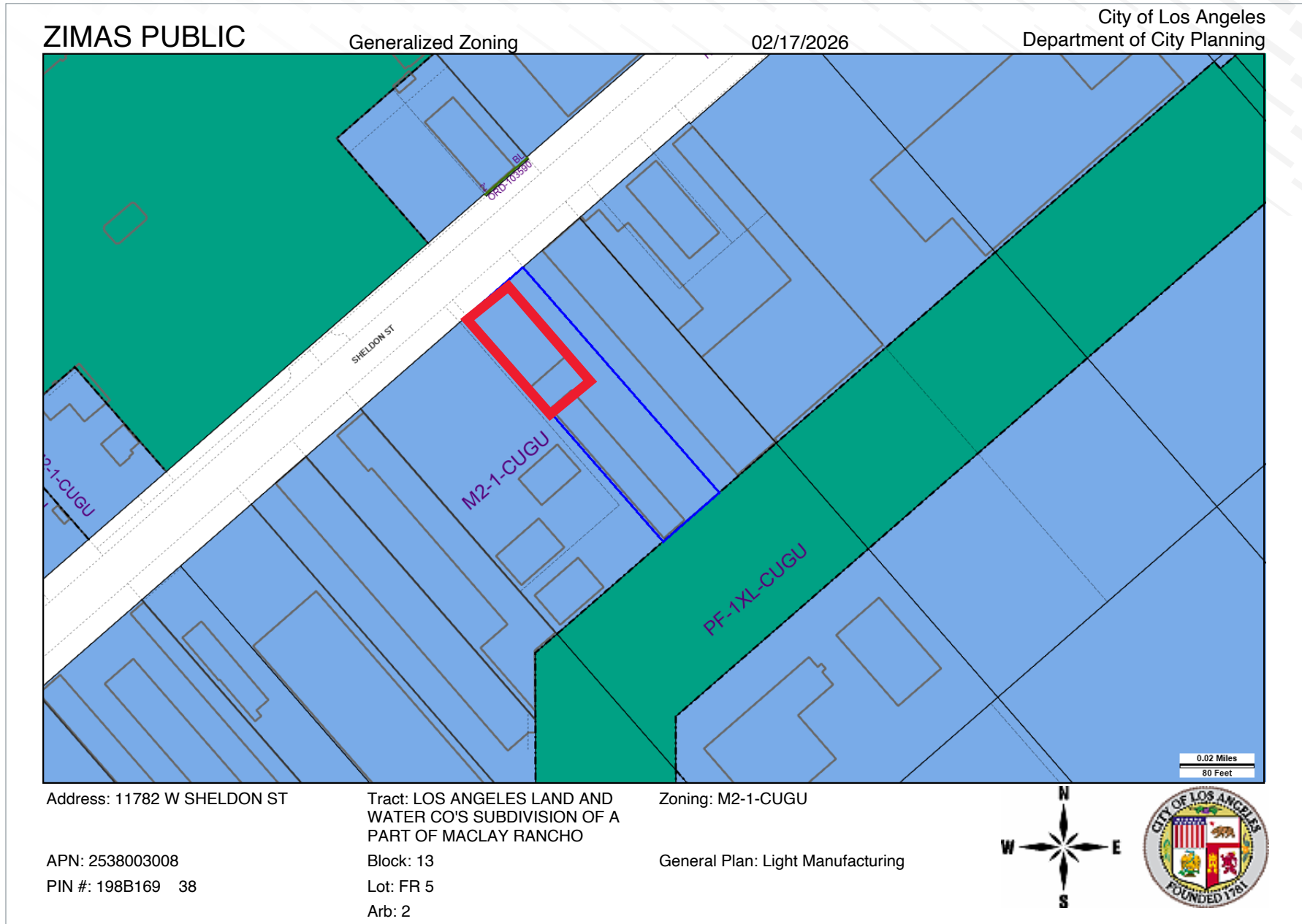
# PLAT MAP



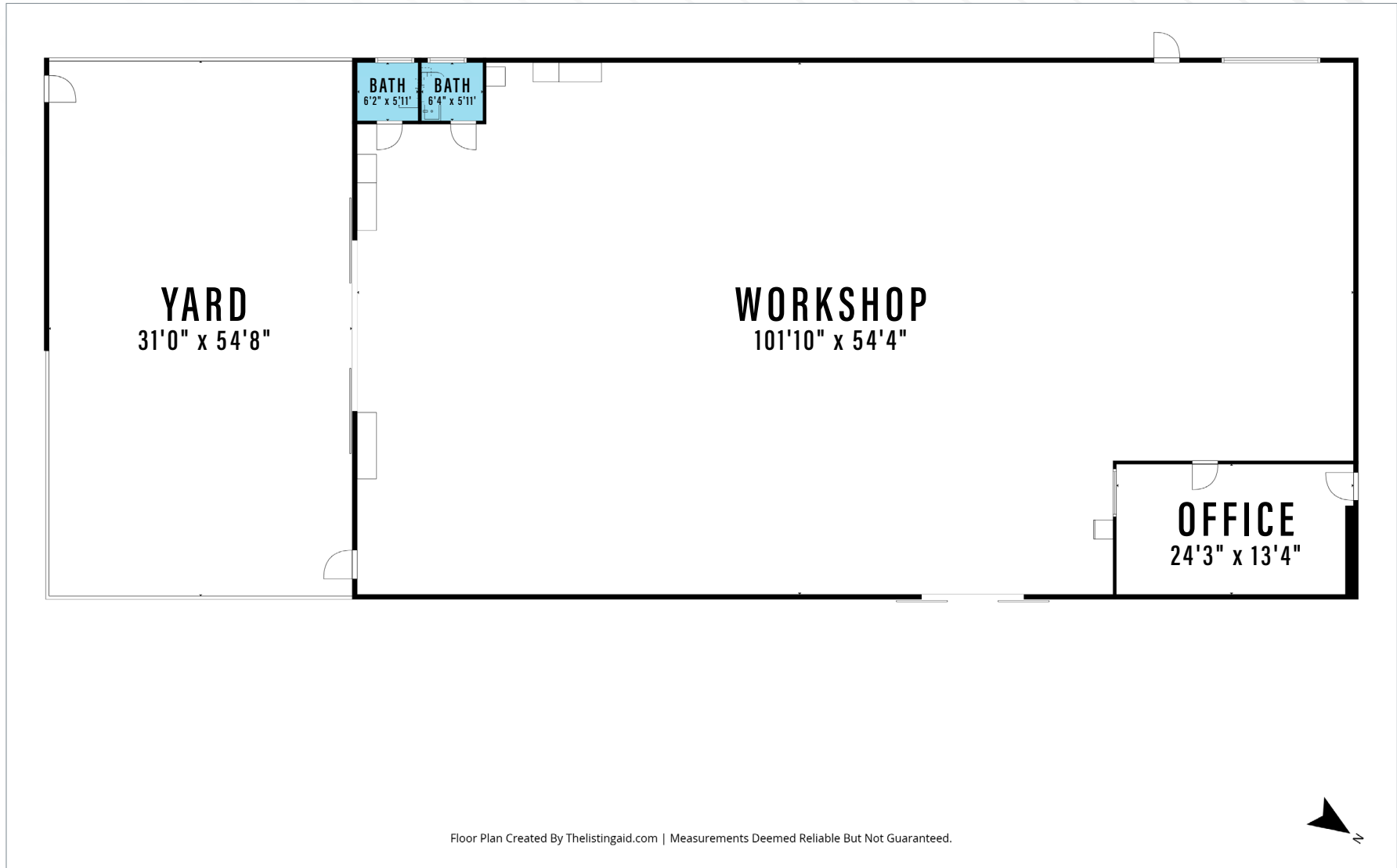
This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

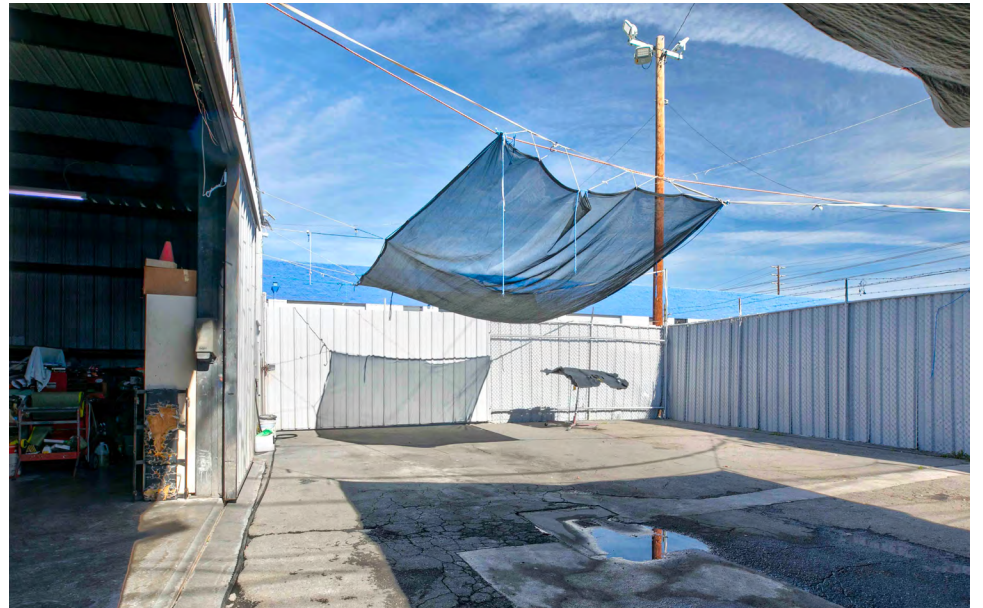
# ZONING MAP



# FLOOR PLAN



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# 03

# LOCATION OVERVIEW

# SUN VALLEY, CA

Strategically located at 11782 Sheldon Street, Sun Valley, CA 91352, this property offers a versatile industrial footprint in one of the San Fernando Valley's most active commercial zones. Positioned just off the major thoroughfare of San Fernando Road, this location provides a distinct logistical advantage for automotive, light manufacturing, and warehousing operations requiring high visibility and rapid regional connectivity.



## UNMATCHED ACCESSIBILITY

- **Direct Freeway Access:** Situated just minutes from the I-5 (Golden State Freeway) and SR-118 (Ronald Reagan Freeway) via the Branford Street or San Fernando Road on-ramps. This central positioning ensures seamless north-south logistics flow and provides rapid connectivity to the SR-170 and I-210, facilitating efficient distribution throughout Los Angeles and the Santa Clarita Valley.
- **Public Transportation:** The property benefits from the major transit artery of San Fernando Road, served by high-frequency Metro Local bus lines. It is also conveniently located approximately 1.5 miles from the Sun Valley Metrolink Station, connecting the workforce to the wider Southern California rail network.
- **Regional Airport Proximity:** Located approximately 3 miles from the Hollywood Burbank Airport (BUR), the site offers unparalleled convenience for air cargo logistics and executive travel, while remaining just outside the immediate airport traffic loop for easier truck ingress/egress.



## STRATEGIC BUSINESS LOCATION

- **Industrial Corridor Advantage:** Positioned in a dense, established industrial pocket, the site benefits from a "business park" setting that aids in truck maneuvering while remaining seconds away from the commercial amenities of San Fernando Road.
- **Zoning & Infrastructure:** Zoned M2 (Light Industrial) in the City of Los Angeles (Buyer to verify), the site is optimized for a diverse range of uses, including automotive repair, light manufacturing, assembly, and industrial flex space.
- **Thriving Local Ecosystem:** The property sits within a robust business hub home to specialized contractors, automotive services, and construction suppliers. The location benefits from the massive labor pool of Sun Valley and Pacoima, along with immediate access to major suppliers and services along the Sheldon/San Fernando corridor.

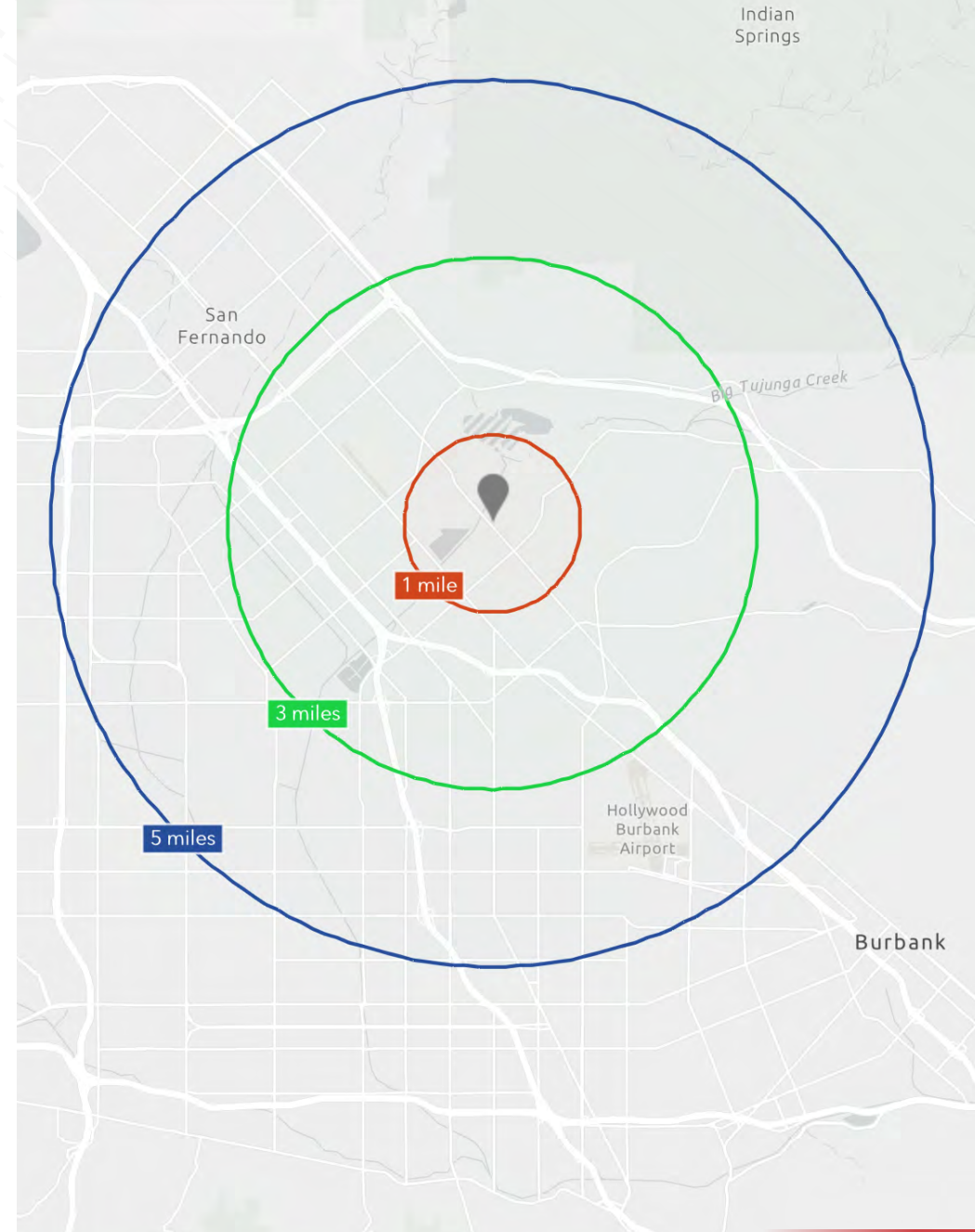
With its strategic positioning near major freeways, functional industrial layout, and proximity to the Burbank media district, 11782 Sheldon Street presents an outstanding opportunity for businesses seeking a cost-effective and logistically superior base in the Sun Valley market.

# 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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