

OFFICE PROPERTY
FOR SALE



REAL ESTATE SERVICES
TRUSTED SINCE 1962

9116 SUNLAND BOULEVARD

SUN VALLEY, CA 91352

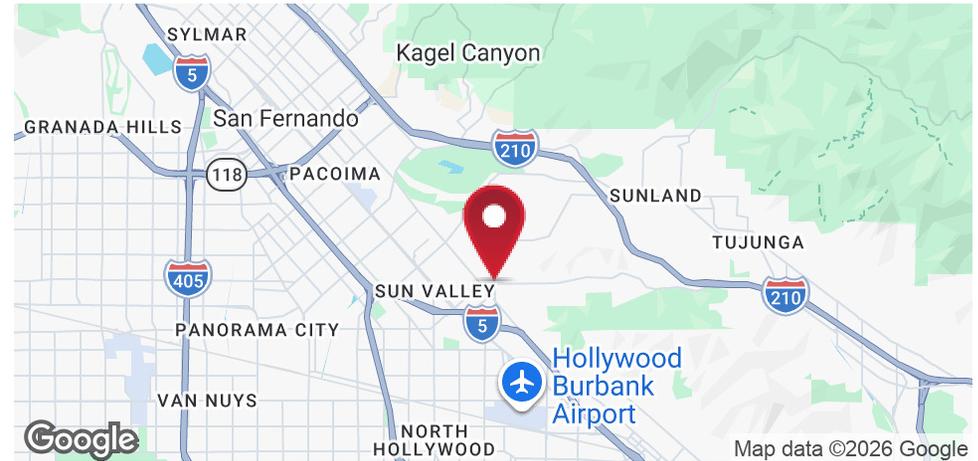
PATRICK LONG

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

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**OFFERING SUMMARY**

Sales Price:	\$4,850,000
Building Size:	14,631 SF
Lot Size:	41,380 SF
Zoning:	(Q)C2-1VL
Number of Floors:	2
Price/SF:	\$331.49
Year Built:	2003
APN:	2544-025-019

PROPERTY OVERVIEW

High image professional office building built in 2003!

Currently occupied by two separate tenants and suitable for owner/users or investors, the property features beautiful interior and exterior finishes, 46 striped parking spaces (over 3 spaces/1,000 square feet), an elevator, multi-tenant metering, balcony walkways, and approximately 170 feet of frontage on Sunland Boulevard! This is a tremendous opportunity for a corporate headquarters or a variety of other uses. Conveniently located between Burbank and Shadow Hills near the 5 Freeway with easy access to the 210 Freeway.

Great opportunity for potential medical conversion.

PLEASE DO NOT DISTURB OCCUPANTS. CALL BROKER TO SCHEDULE A TOUR.

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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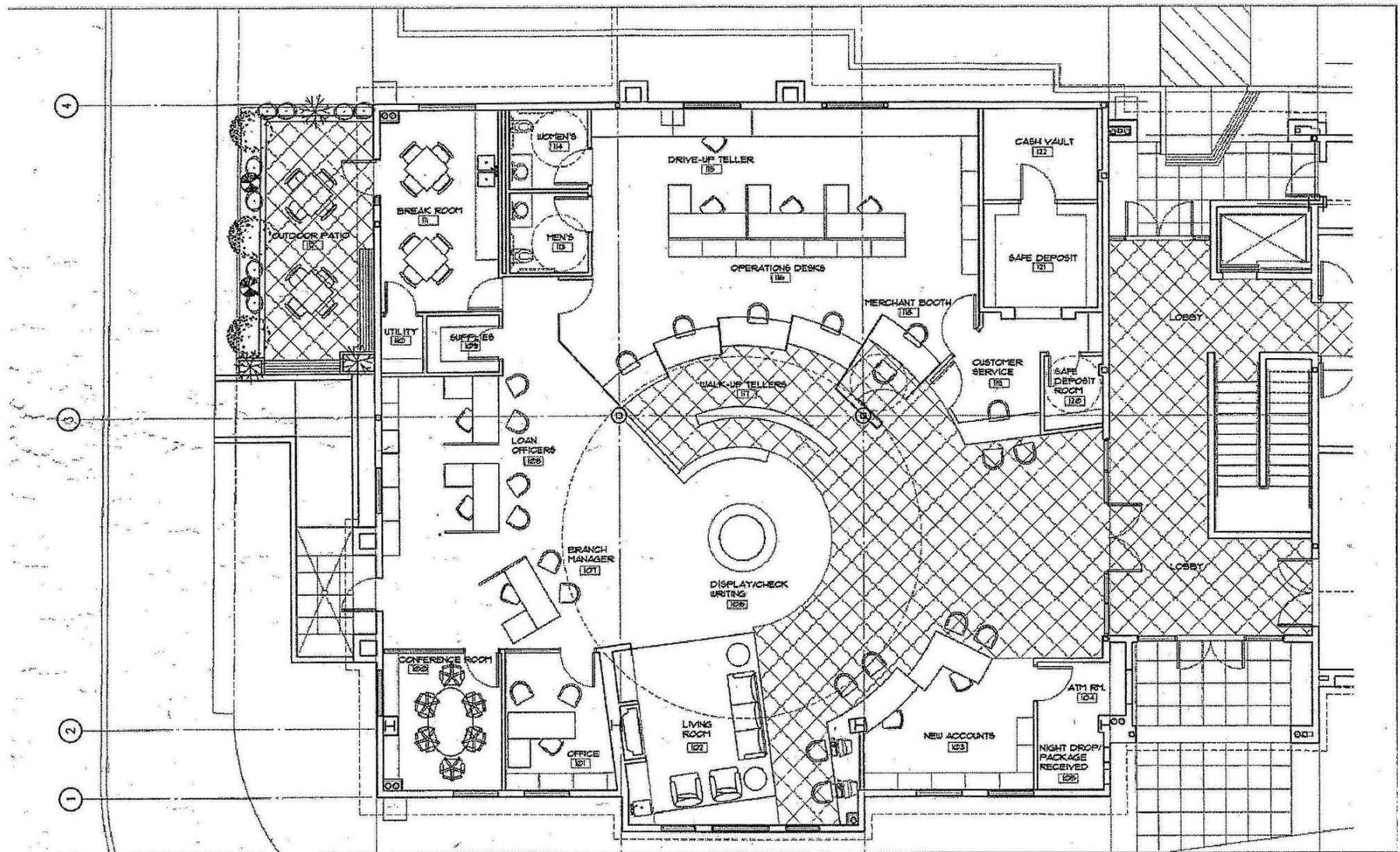
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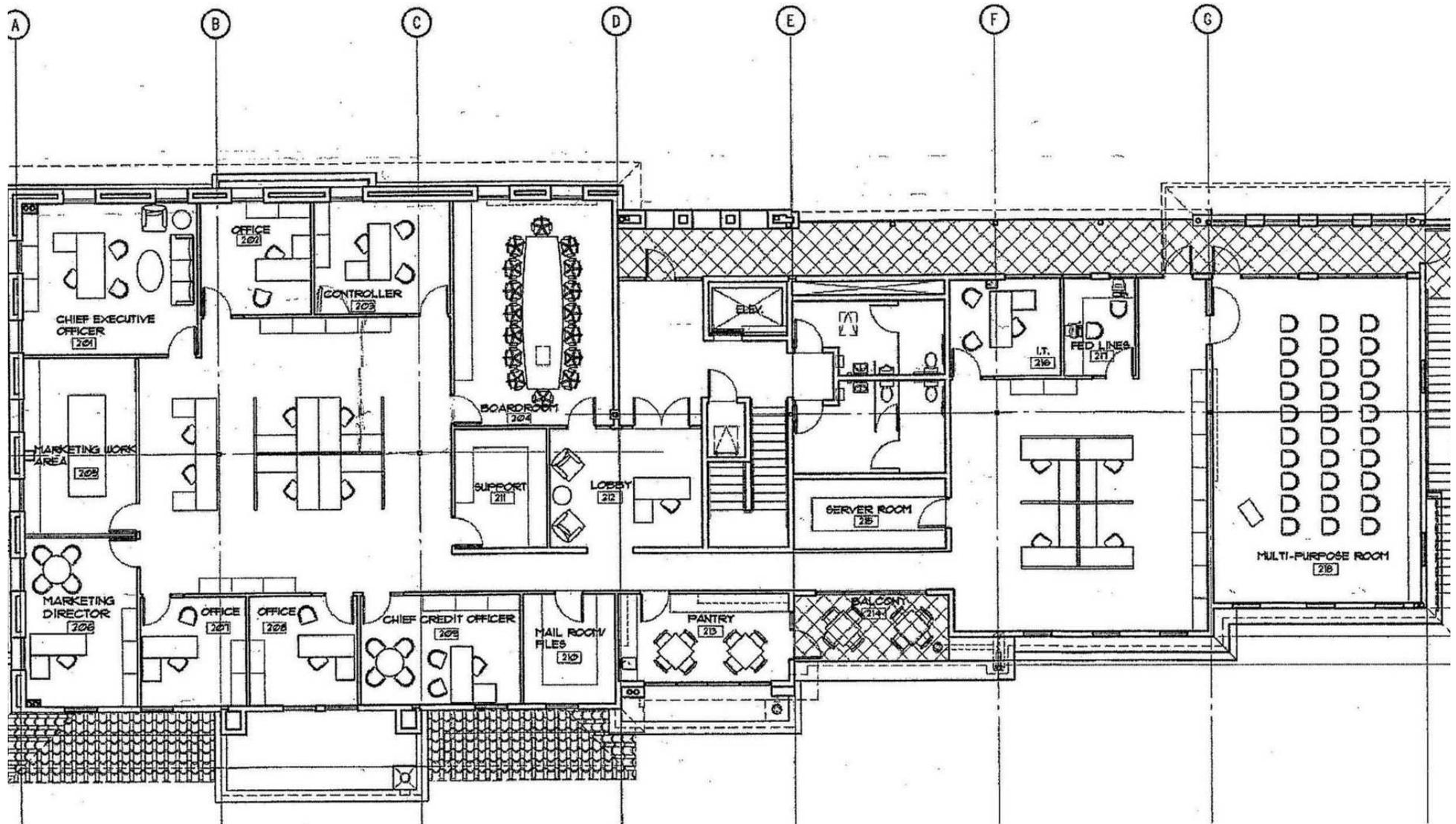
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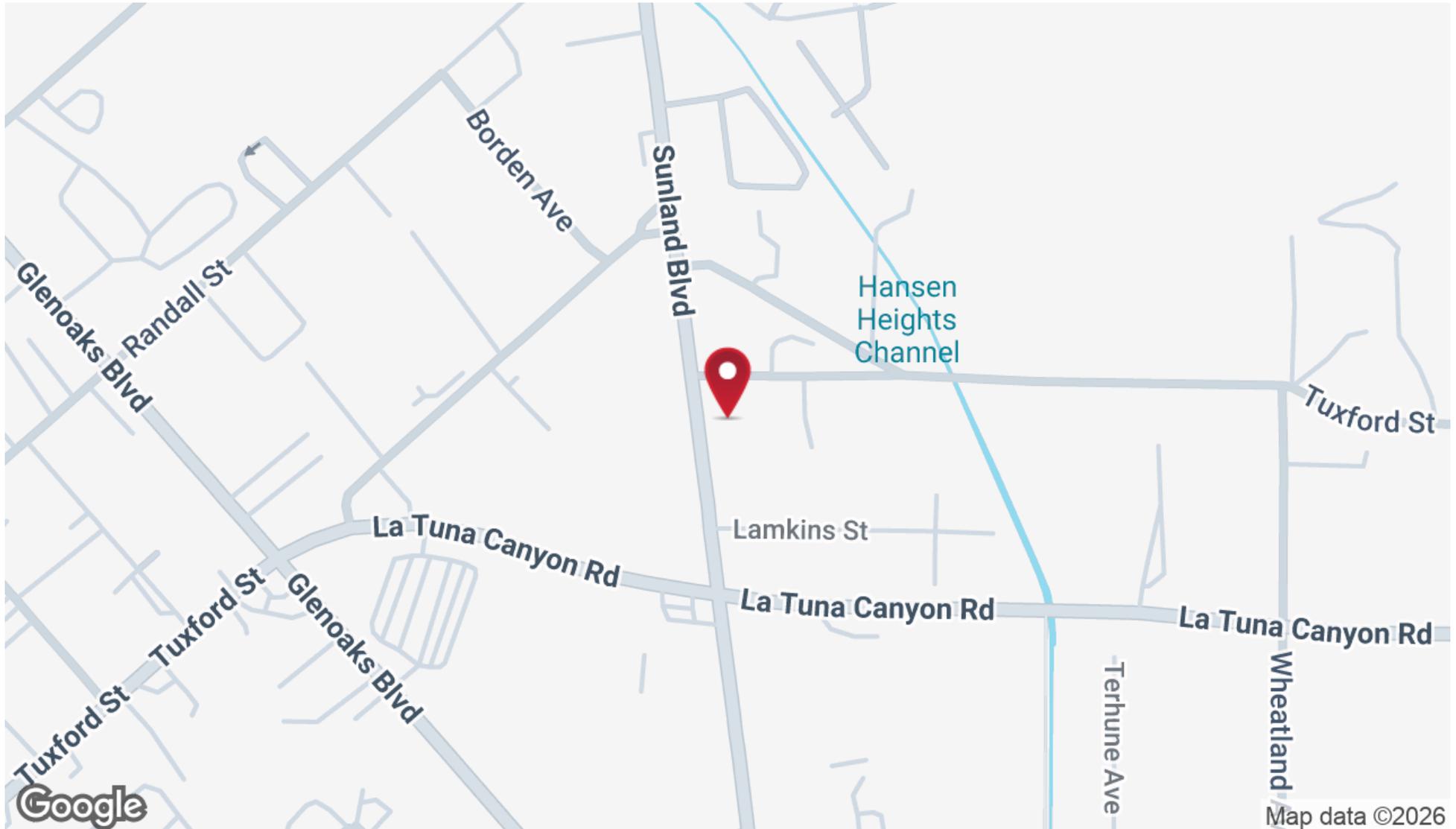
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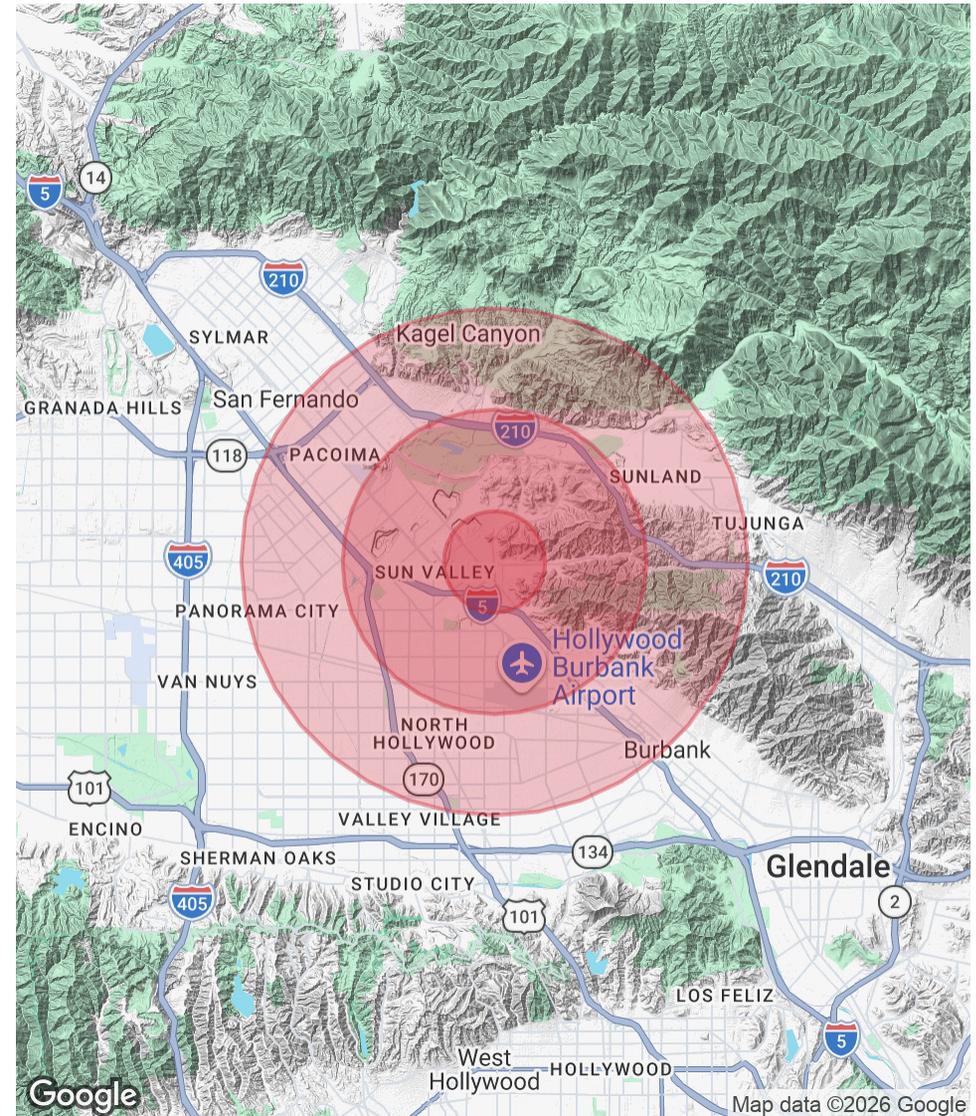
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,889	107,508	435,395
Average Age	37.8	33.5	33.7
Average Age (Male)	38.1	33.2	33.1
Average Age (Female)	36.4	33.7	34.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,185	29,652	131,962
# of Persons per HH	3.2	3.6	3.3
Average HH Income	\$65,710	\$63,538	\$64,293
Average House Value	\$639,105	\$515,312	\$504,596

* Demographic data derived from 2020 ACS - US Census



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