



8641 SEPULVEDA BLVD, NORTH HILLS, CA 91343

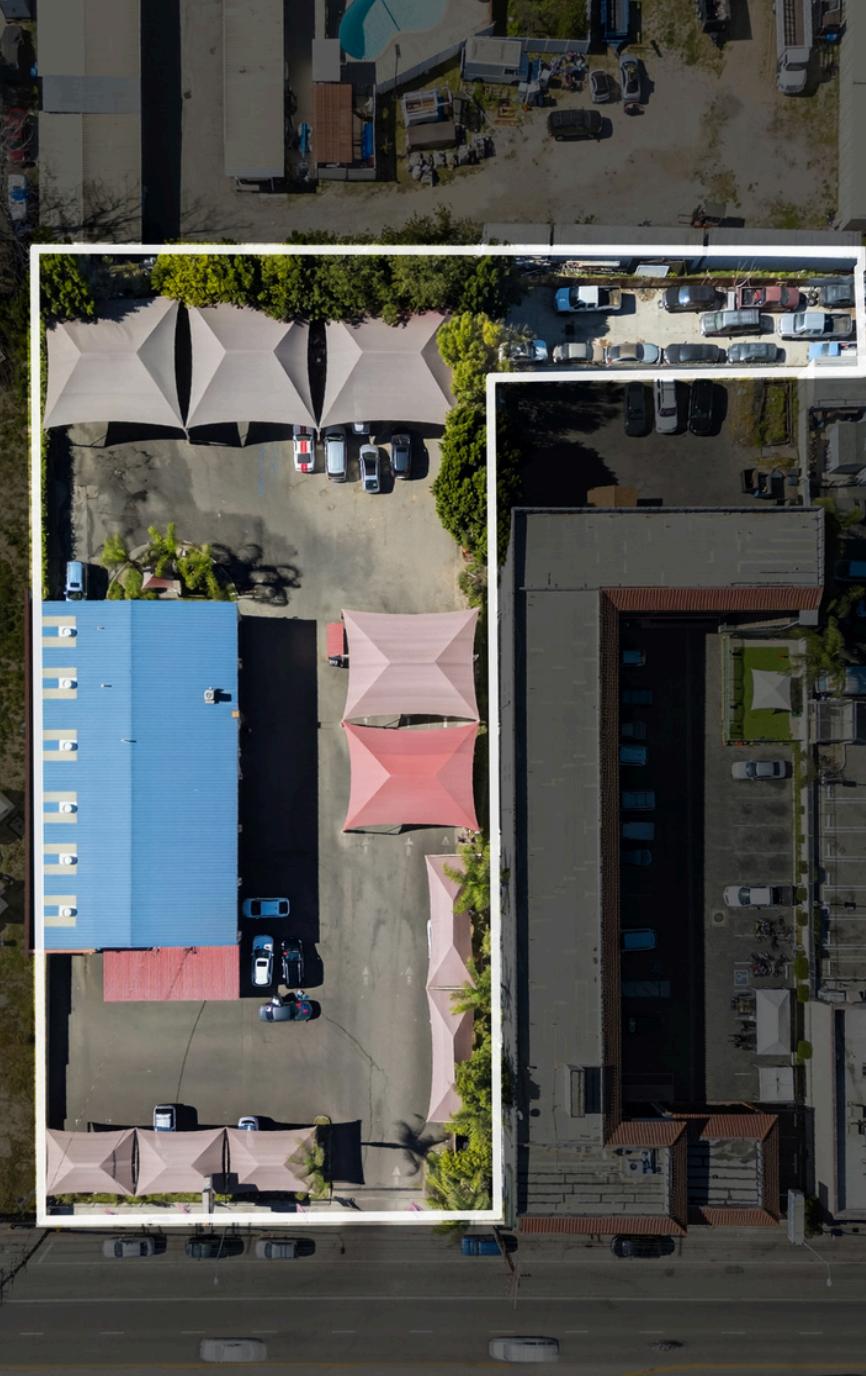
CAR WASH/POTENTIAL REDEVELOPMENT

FOR SALE

OFFERING MEMORANDUM



EQUITY
UNION
COMMERCIAL



● SITE DESCRIPTION

IKON Properties is pleased to present a distinctive commercial opportunity at 8641 Sepulveda Blvd, North Hills, CA 91343, positioned along a prominent stretch of Sepulveda Boulevard within a dense trade and service corridor of the San Fernando Valley.

The property features approximately 5,900 square feet of building area situated on an approximately 0.94-acre ($\pm 40,901$ sq ft) lot, originally developed in 2004 for specialty service use as a car wash-type facility. The large lot size and existing improvements offer flexible potential for owner-users, redevelopment, or alternative commercial uses subject to municipal approvals.

Strategically located on high-traffic Sepulveda Boulevard, the site benefits from strong visibility and frontage along one of the Valley's major commercial thoroughfares. The surrounding area is characterized by a concentration of retail, service, and automotive-oriented businesses, supporting a wide range of commercial concepts. Convenient access to Interstate 405 and State Route 118 provides efficient regional connectivity throughout the greater Los Angeles market. The buyer is responsible for verifying all information contained herein.

*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

PROPERTY TYPE	PRICE	PARCEL NUMBER	BUILDING	LOT	YEAR BUILT	ZONING
Car Wash	\$5,975,000	2654-020-056 2654-020-055	5,900 SF	40,901 SF	2004	LAC2



PROPERTY HIGHLIGHTS

- **Prime commercial building** situated on a large $\pm 40,901$ SF (0.94-acre) lot
- **Prominent Sepulveda Boulevard frontage** with strong visibility and high daily traffic counts
- **Prime Location** - Surrounded by a dense mix of retail, automotive, and service-oriented businesses
- **Excellent regional access** to Interstate 405 and State Route 118
- **Ideal opportunity** for owner-users, redevelopment, or alternative commercial use (subject to city approval)



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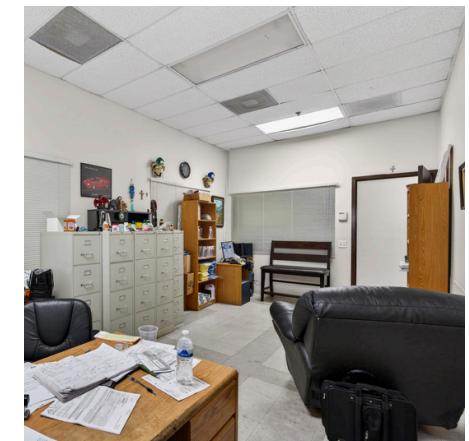
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



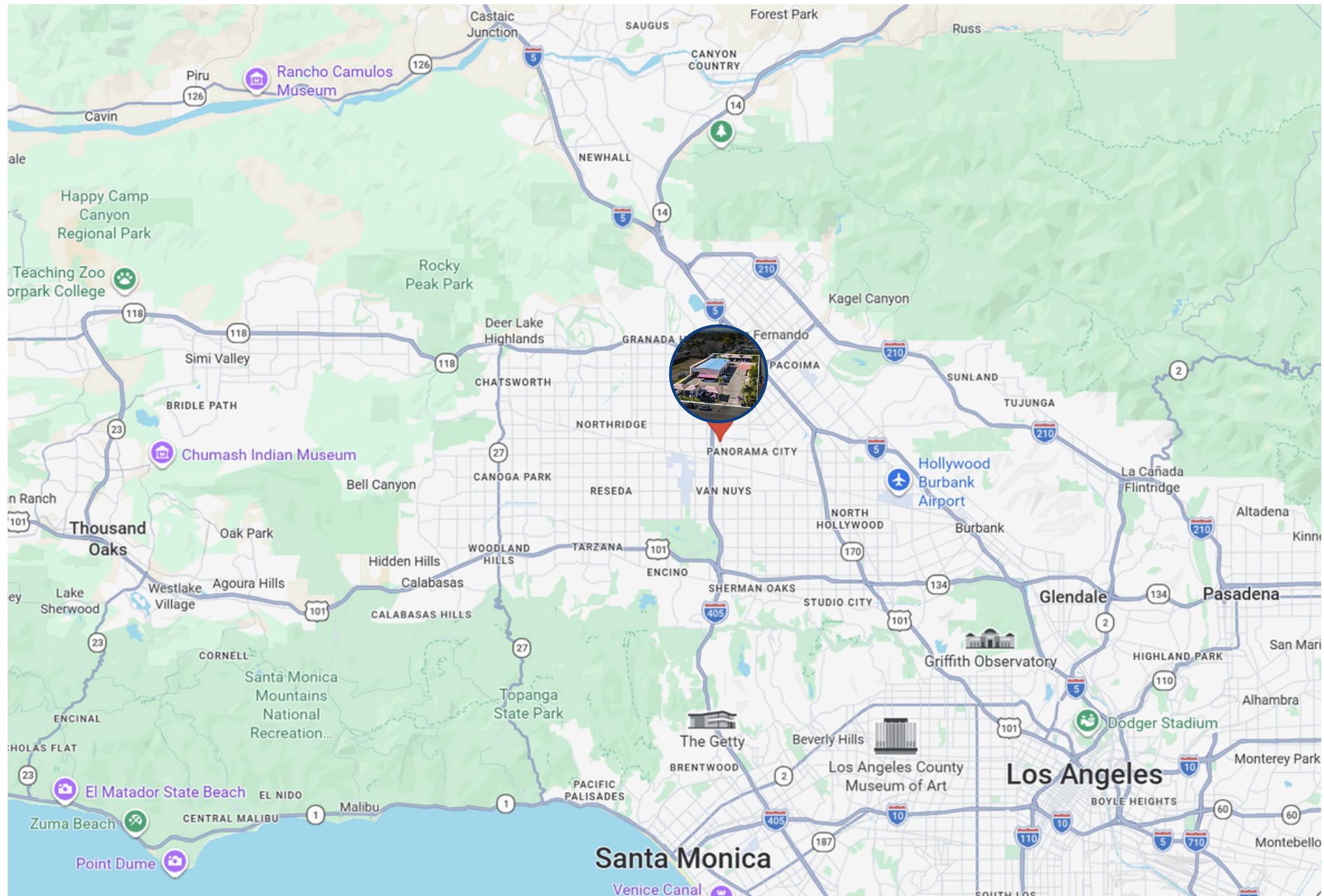
○ RETAIL MAP



AERIAL MAP



LOCATION MAP



DEMOGRAPHICS



Category	1 Mile	3 Mile	5 Mile
2024 Total Population	67,521	309,132	711,179
2029 Population	66,534	300,929	689,727
Pop Growth 2024-2029	-1.46%	-2.65%	-3.02%
Average Age	34.90	38.20	38.70
2024 Total Households	18,661	92,146	220,082
HH Growth 2024-2029	-1.67%	-2.81%	-3.18%
Median Household Income	\$48,399	\$64,904	\$70,210
Avg Household Size	3.50	3.20	3.10
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$616,576	\$702,844	\$729,532
Median Year Built	1976	1967	1966



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