



REAL ESTATE SERVICES
TRUSTED SINCE 1962

Office/Retail Property
For Lease

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

Executive Summary



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 33,600 cars per day on Sunland Boulevard (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.

Offering Summary

AVAILABLE SPACE

1,500 SF

LEASE RATE

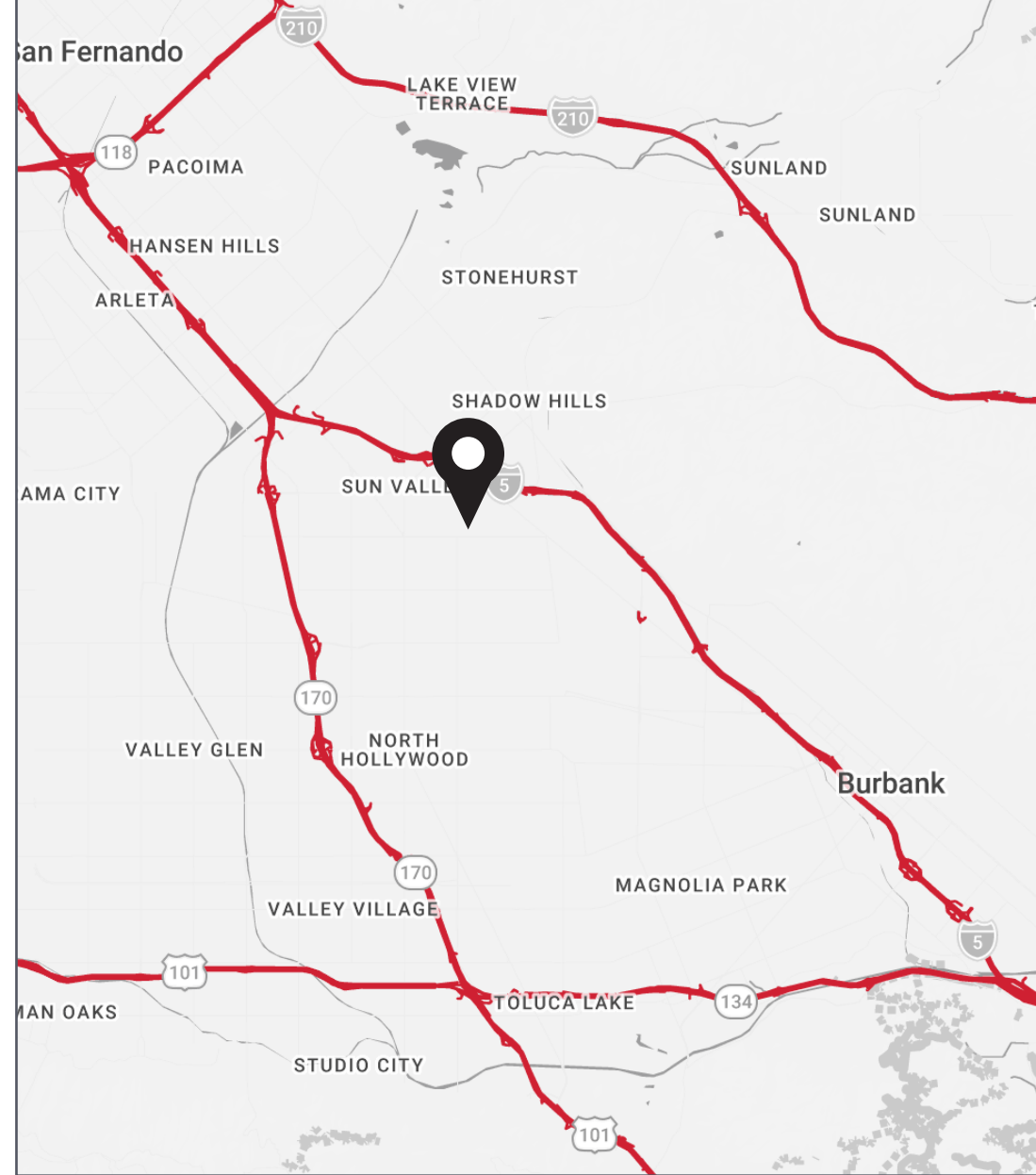
\$1.65 / SF / MO, NNN

TERM

1 -5 Years

PARKING SPACES

3



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.

Interior Photos



Interior Photos



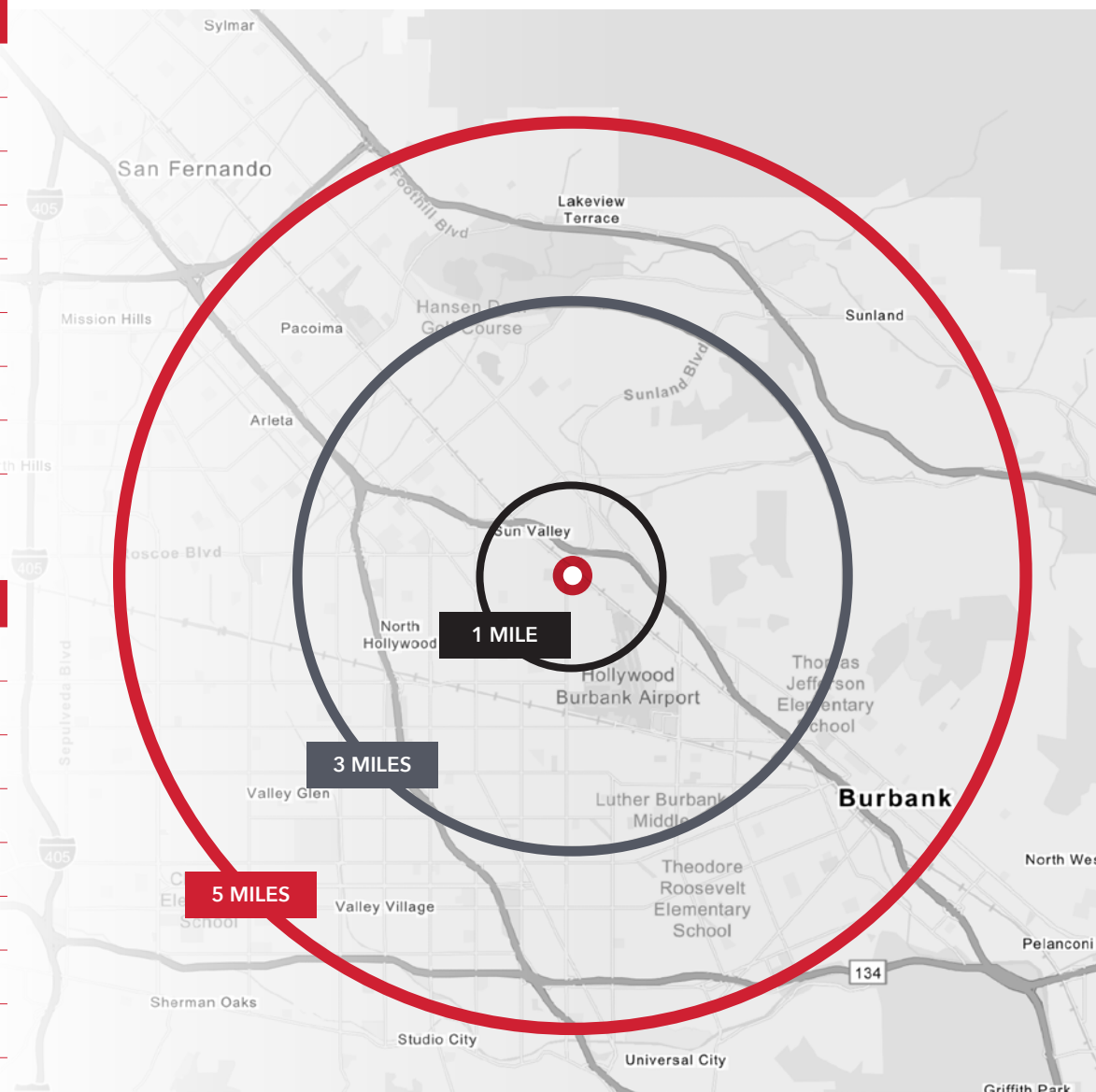
Location Map



Demographics

2026 SUMMARY	1 MILE	3 MILES	5 MILES
Population	26,698	166,364	592,457
Households	7,589	54,434	211,915
Families	5,887	38,143	134,865
Average Household Size	3.45	3.01	2.76
Owner Occupied Housing Units	3,627	23,646	82,658
Renter Occupied Housing Units	3,962	30,788	129,257
Median Age	37.4	38.5	38.4
Median Household Income	\$74,671	\$83,574	\$85,674
Average Household Income	\$102,616	\$119,885	\$122,917

2031 SUMMARY	1 MILE	3 MILES	5 MILES
Population	26,802	165,630	591,030
Households	7,786	55,339	215,901
Families	6,042	38,752	137,184
Average Household Size	3.38	2.94	2.70
Owner Occupied Housing Units	3,780	24,366	84,794
Renter Occupied Housing Units	4,005	30,973	131,107
Median Age	38.7	40.1	39.8
Median Household Income	\$90,273	\$100,585	\$100,097
Average Household Income	\$124,310	\$141,242	\$141,072



For more information, please contact:

KEVIN BURNS

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