

11285 Goss St

Sun Valley, CA



DRE 01873088



Lilith Berko
REALTOR® | DRE 02126702

818.395.6101



Syuzi Hakobyan
REALTOR® | DRE 02126702

818.640.0208



PROPERTY SUMMARY

11285 GOSS ST



~4,460 SQFT RBA



~10,798 SQFT LOT



LAM1 ZONING

PROPERTY OVERVIEW

11285 GOSS ST

This prime industrial property in Sun Valley is conveniently located near the 5 Freeway, providing excellent accessibility for a wide range of business operations. Ideal for both owner-users and investors, the property offers high ceilings, allowing for efficient use of vertical space. Inside, a private office and a reception area create a professional setting for administrative tasks and client engagement. The property also features gated and secure parking, enhancing the

safety of vehicles and equipment. Adding to its value, the building is equipped with paid-off solar panels, contributing to energy efficiency and cost savings. The property spans 4,460 square feet on a 10,798 square foot lot, with a versatile layout suited for various industrial purposes. With its prime location, excellent condition, and flexible use potential, this property is a fantastic opportunity to tap into Sun Valley's growing industrial market.



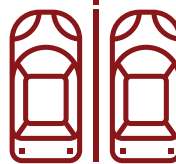
LOCATION

Prime Industrial area in Sun Valley



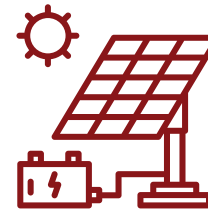
ACCESSIBILITY

Close to the 1-5 Freeway



PARKING

Has ample parking space, gated and secured in the back of the property



SOLAR

Paid off Solar panels



AMENITIES

Has private office and working space in great condition



Lilith Berko | 818.395.6101
Syuzi Hakobyan | 818.640.0208

LILITH
BERKO

SYUZI
HAKOBYAN
RESULTS. DELIVERED. HERE.



JOHNHART
COMMERCIAL

DRE 01873088
DRE 01412242
DRE 02126702



Lilith Berko | 818.395.6101
Syuzi Hakobyan | 818.640.0208

LILITH
B E R K O

SYUZI
HAKOBYAN
RESULTS. DELIVERED. HERE.

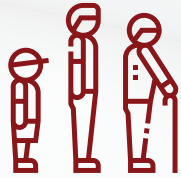
JOHNHART
COMMERCIAL RE

DRE 01873088
DRE 01412242
DRE 02126702

DEMOGRAPHICS

OVERVIEW

Sun Valley, CA, located in the San Fernando Valley region of Los Angeles, has a diverse population with a significant Hispanic and Latino community, making up around 70% of its residents. The neighborhood also has a mix of other ethnic groups, including White, Asian, and African American populations, contributing to its rich cultural diversity.



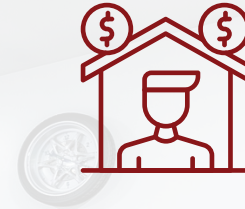
40

MEDIAN AGE



~132k

POPULATION



57%

RATE OF HOMEOWNERSHIP



\$80k

AVERAGE HOUSEHOLD INCOME



58k

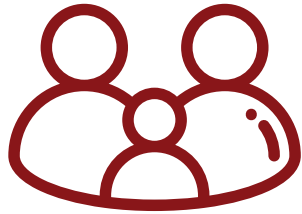
EMPLOYED



85%

U.S. CITIZENS

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

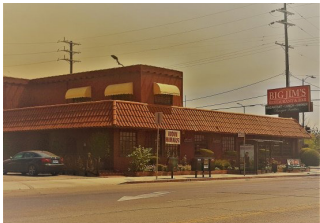
PACOIMA CENTER
SUNHILL SHOPPING
CENTER

GROCERIES

FOOD4LESS
GROCERY OUTLET

BANKS

CITY NATIONAL
BANK OF AMERICA



RESTAURANTS

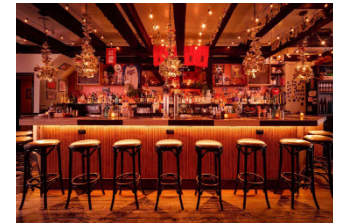
BIG JIMS FAMILY
EL COMPADRE

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
SAN FERNANDO RD	PENROSE ST NW	14,096	0.08 mi
PENROSE ST	TUJUNGA AVE SW	7,489	0.09 mi
PENROSE ST	SAN FERNANDO RD NE	10,825	0.12 mi
SAN FERNANDO RD	LUDDINGTON ST NW	19,758	0.13 mi
PENROSE ST	TUJUNGA AVE NE	3,361	0.18 mi
GOLDEN STATE FREEWAY	-	198,459	0.21 mi
FAIR AVE	BURTON ST S	1,174	0.23 mi
5	-	198,058	0.24 mi
I- 5	SAN FERNANDO RD SW	192,481	0.26 mi
BURTON ST	MARMAY PL E	392	0.28 mi

11285 Goss St

Sun Valley, CA

**CERTIFIED
COLLISION CENTER**



Lilith Berko
REALTOR® | DRE 02126702
818.395.6101



Syuzi Hakobyan
REALTOR® | DRE 02126702
818.640.0208



DRE 01873088

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.