

HIGH IMAGE HEADQUARTERS

10941 La Tuna Canyon Rd | Sun Valley, CA

FOR LEASE



THE SPACE

Location	10941 La Tuna Canyon Rd Sun Valley, CA 91352
County	Los Angeles
Cross Street	Tuxford

HIGHLIGHTS

- High-Image, Concrete-Tilt Building
- Solar Panels
- 20 Foot Clearance
- Fully Sprinklered
- Approx. 82 Car Parking
- Four Grade-Level Loading Doors
- Five (5) Points of Egress/Ingress
- Corner Location
- Former U.S. Headquarters to De Rigo Vision
- 800 Amps; 240 Volt; 3 Phase



POPULATION			
	1.00 MILE	3.00 MILE	5.00 MILE
	8,878	117,513	502,810

AVERAGE HOUSEHOLD INCOME			
	1.00 MILE	3.00 MILE	5.00 MILE
	\$113,925	\$108,819	\$105,467

NUMBER OF HOUSEHOLDS			
	1.00 MILE	3.00 MILE	5.00 MILE
	2,984	34,140	163,563

PROPERTY FEATURES

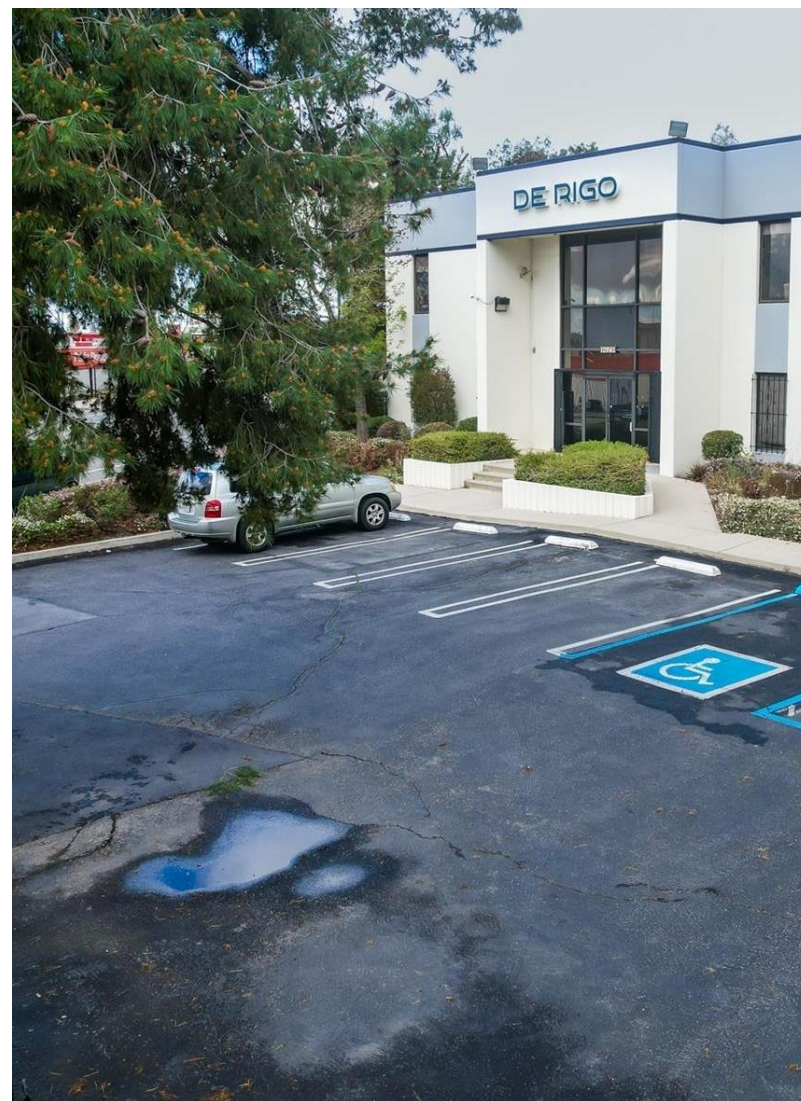
BUILDING SF	41,114
LAND SF	77,981
PRICE PER FOOT	\$1.252
LEASE TYPE	Triple Net (NNN)
NET FEES (\$/SF)	\$0.36
ZONING	M1
YEAR BUILT	1979
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	±82
PARKING RATIO	1.22:1,000 RSF
CEILING HEIGHT	20
GROUND LEVEL DOORS	4
SOLAR PANELS	Yes
FENCED YARD	Yes
SKYLIGHTS	Yes
WAREHOUSE SF	±11,400
OFFICE SF	±29,714

MECHANICAL

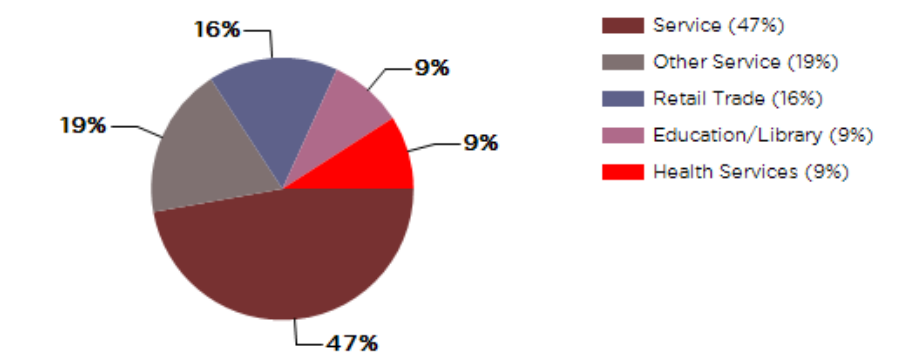
HVAC	Full
FIRE SPRINKLERS	Wet
ELECTRICAL / POWER	800 Amps; 240 Volt; 3 Phase

CONSTRUCTION

EXTERIOR	Concrete Tilt
PARKING SURFACE	Combination of asphalt and concrete paving
ROOF	Flat
LANDSCAPING	Standard



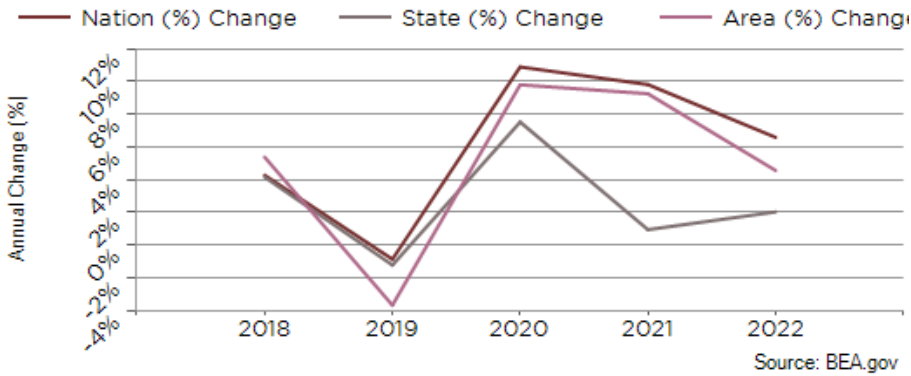
Major Industries by Employee Count



Largest Employers

Six Flags Magic Mountain Valencia	3,000
Henry Mayo Newhall Hospital Santa Clarita	1,693
Princess Cruises Valencia	901
The Master's University Santa Clarita	739
Advanced Bionics Valencia	723
Woodward HRT Valencia	710
Logix Valencia	679
Boston Scientific Valencia	649

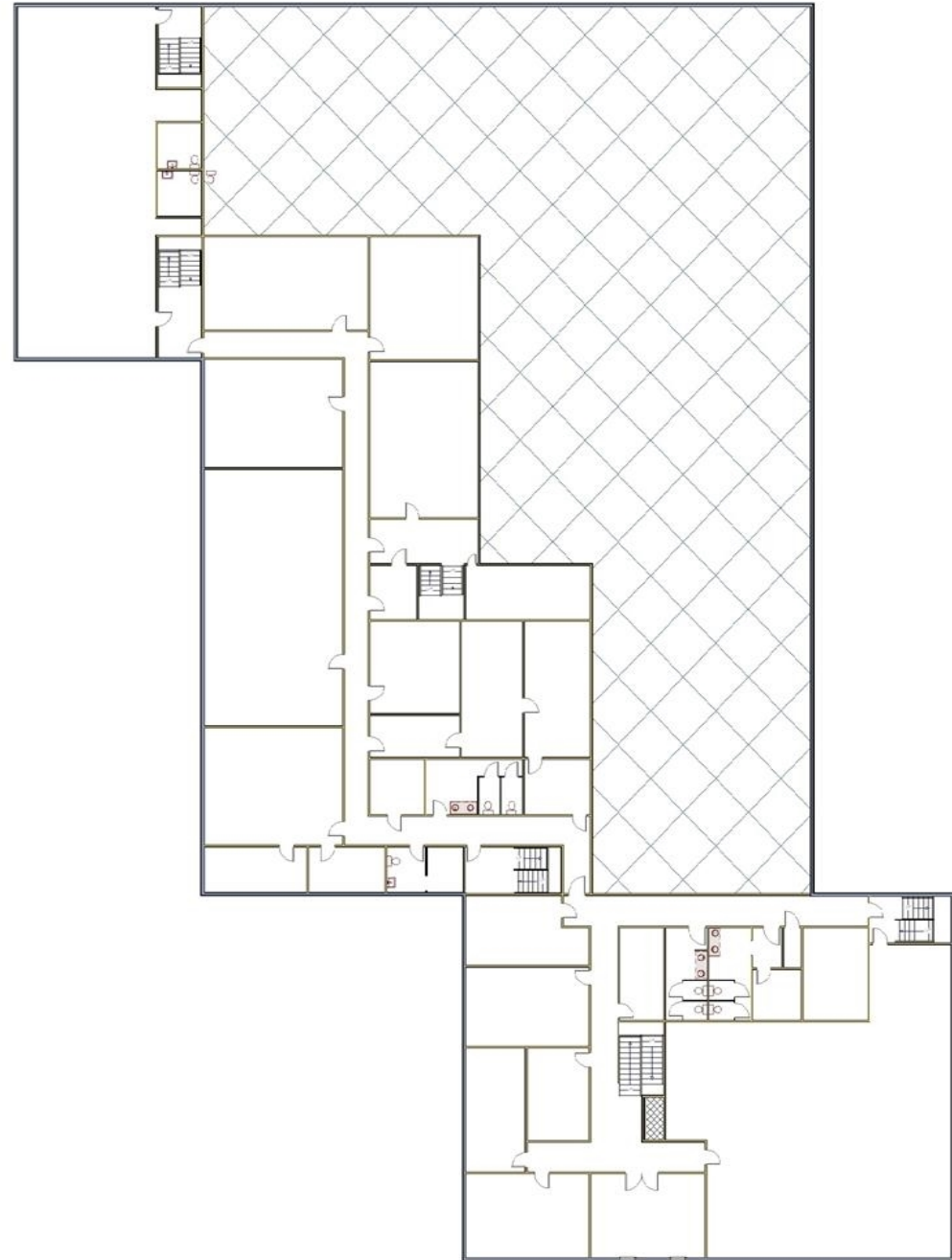
Los Angeles County GDP Trend



First Floor



Second Floor







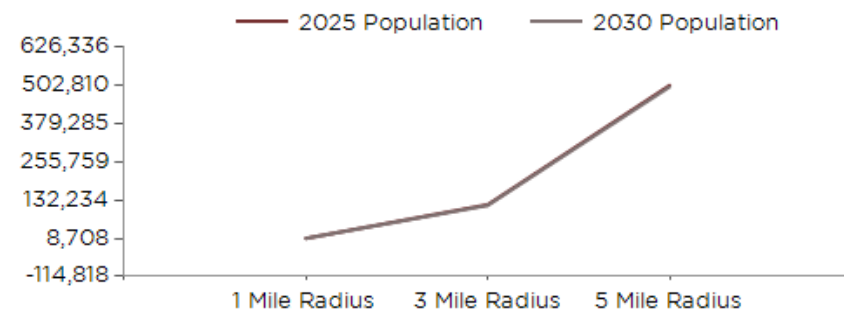




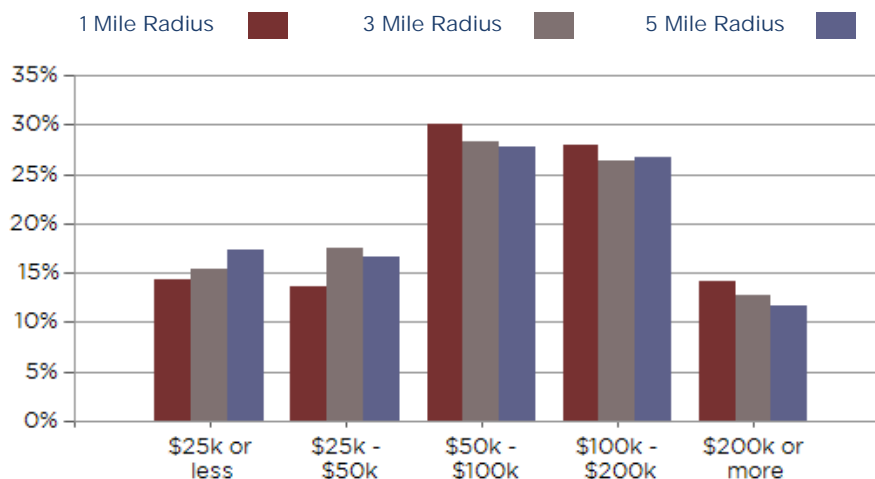
[Report a map error](#)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,726	117,920	500,781
2010 Population	8,926	122,297	514,440
2025 Population	8,878	117,513	502,810
2030 Population	8,708	115,472	498,042
2025 African American	209	3,287	17,050
2025 American Indian	110	2,263	8,714
2025 Asian	634	9,479	43,688
2025 Hispanic	4,223	77,075	296,165
2025 Other Race	2,545	48,263	184,278
2025 White	4,172	35,447	171,234
2025 Multiracial	1,199	18,640	77,193
2025-2030: Population: Growth Rate	-1.95%	-1.75%	-0.95%

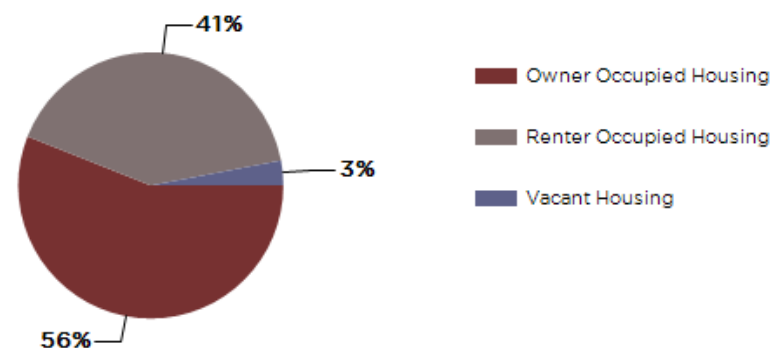
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	260	3,144	17,006
\$15,000-\$24,999	167	2,075	11,303
\$25,000-\$34,999	167	2,370	11,164
\$35,000-\$49,999	240	3,603	15,934
\$50,000-\$74,999	580	4,985	24,283
\$75,000-\$99,999	316	4,659	21,221
\$100,000-\$149,999	524	5,747	27,941
\$150,000-\$199,999	310	3,223	15,587
\$200,000 or greater	420	4,324	19,109
Median HH Income	\$80,055	\$78,733	\$76,884
Average HH Income	\$113,925	\$108,819	\$105,467



2025 Household Income



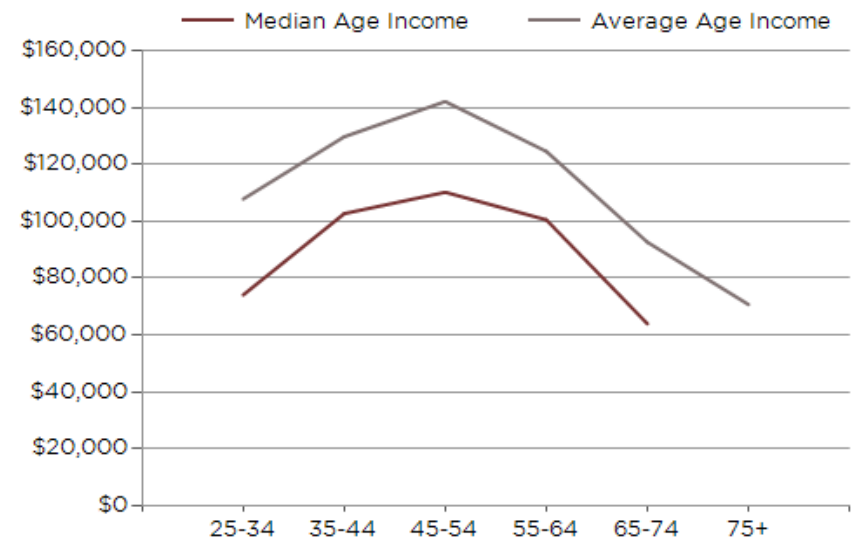
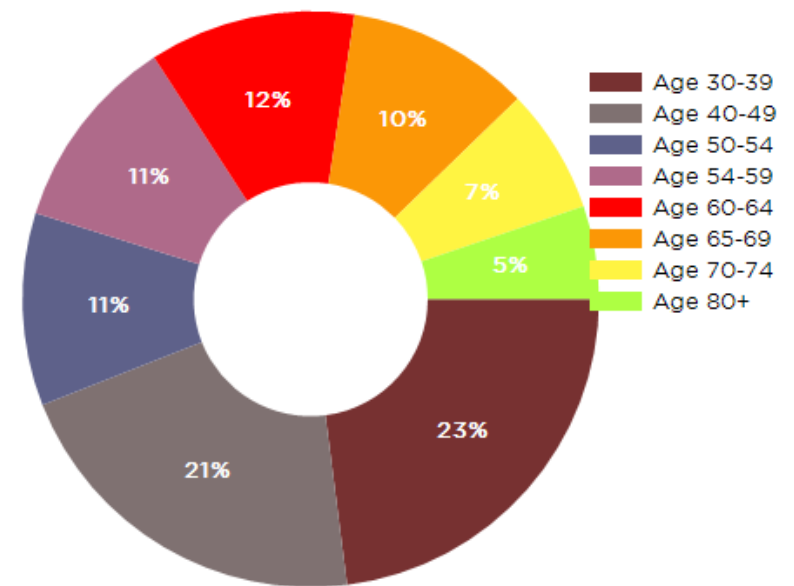
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	626	9,180	43,029
2025 Population Age 35-39	644	8,388	38,413
2025 Population Age 40-44	626	8,328	36,750
2025 Population Age 45-49	536	7,549	32,498
2025 Population Age 50-54	598	7,782	33,413
2025 Population Age 55-59	609	7,228	30,678
2025 Population Age 60-64	639	7,022	29,431
2025 Population Age 65-69	570	5,913	24,867
2025 Population Age 70-74	388	4,353	18,519
2025 Population Age 75-79	289	3,106	13,252
2025 Population Age 80-84	190	1,916	8,035
2025 Population Age 85+	189	1,878	8,062
2025 Population Age 18+	7,236	93,608	404,944
2025 Median Age	42	38	38
2030 Median Age	42	39	39

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$74,096	\$76,553	\$75,156
Average Household Income 25-34	\$107,901	\$101,665	\$99,401
Median Household Income 35-44	\$102,746	\$93,205	\$89,731
Average Household Income 35-44	\$129,830	\$126,020	\$122,469
Median Household Income 45-54	\$110,285	\$96,151	\$95,265
Average Household Income 45-54	\$142,246	\$126,297	\$124,683
Median Household Income 55-64	\$100,539	\$87,595	\$84,961
Average Household Income 55-64	\$124,658	\$118,365	\$113,286
Median Household Income 65-74	\$63,910	\$62,032	\$61,136
Average Household Income 65-74	\$92,679	\$92,013	\$89,122
Average Household Income 75+	\$70,702	\$70,319	\$64,494



HIGH IMAGE HEADQUARTERS



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