

COMMERCIAL BUILDINGS FOR SALE IN SUN VALLEY, CA

OFFERING MEMORANDUM



8265 and 8273 San Fernando Rd

Sun Valley CA 91352



COLDWELL BANKER
COMMERCIAL
REALTY

Commercial Building For Sale in Sun Valley, CA

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OFFERING SUMMARY

ADDRESS	8265 and 8273 San Fernando Road Sun Valley CA 91352
BUILDING SF	7,360 SF
LAND SF	10,158 SF
YEAR BUILT	8265 San Fernando - 1965 8273 San Fernando - 1922
APN	8265 San Fernando - 2314-003-014 8273 San Fernando - 2314-003-041

FINANCIAL SUMMARY

SELLING PRICE	\$2,350,000
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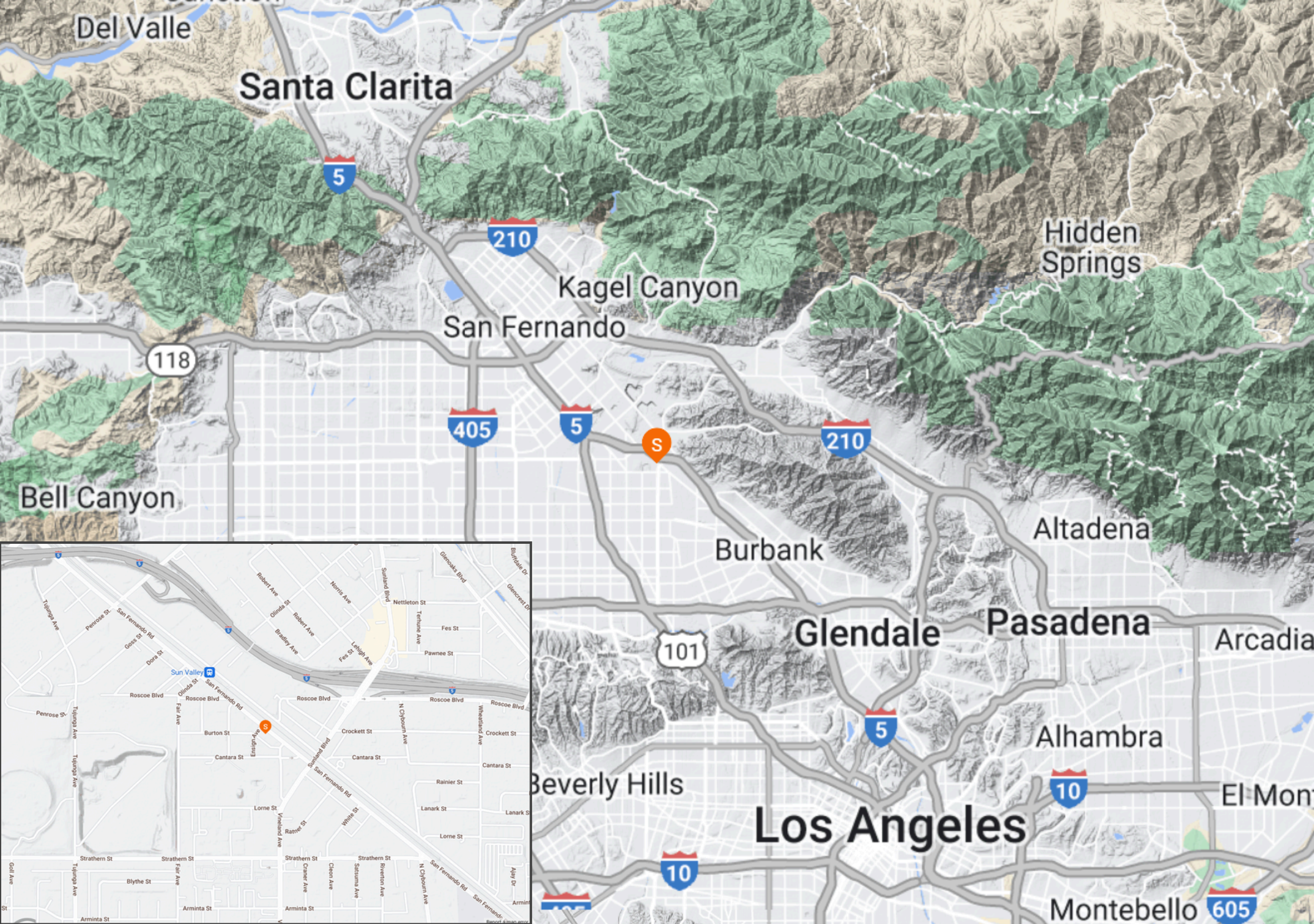
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	23,787	160,482	592,673
2024 Median HH Income	\$65,235	\$75,359	\$78,608
2024 Average HH Income	\$91,627	\$105,527	\$110,247

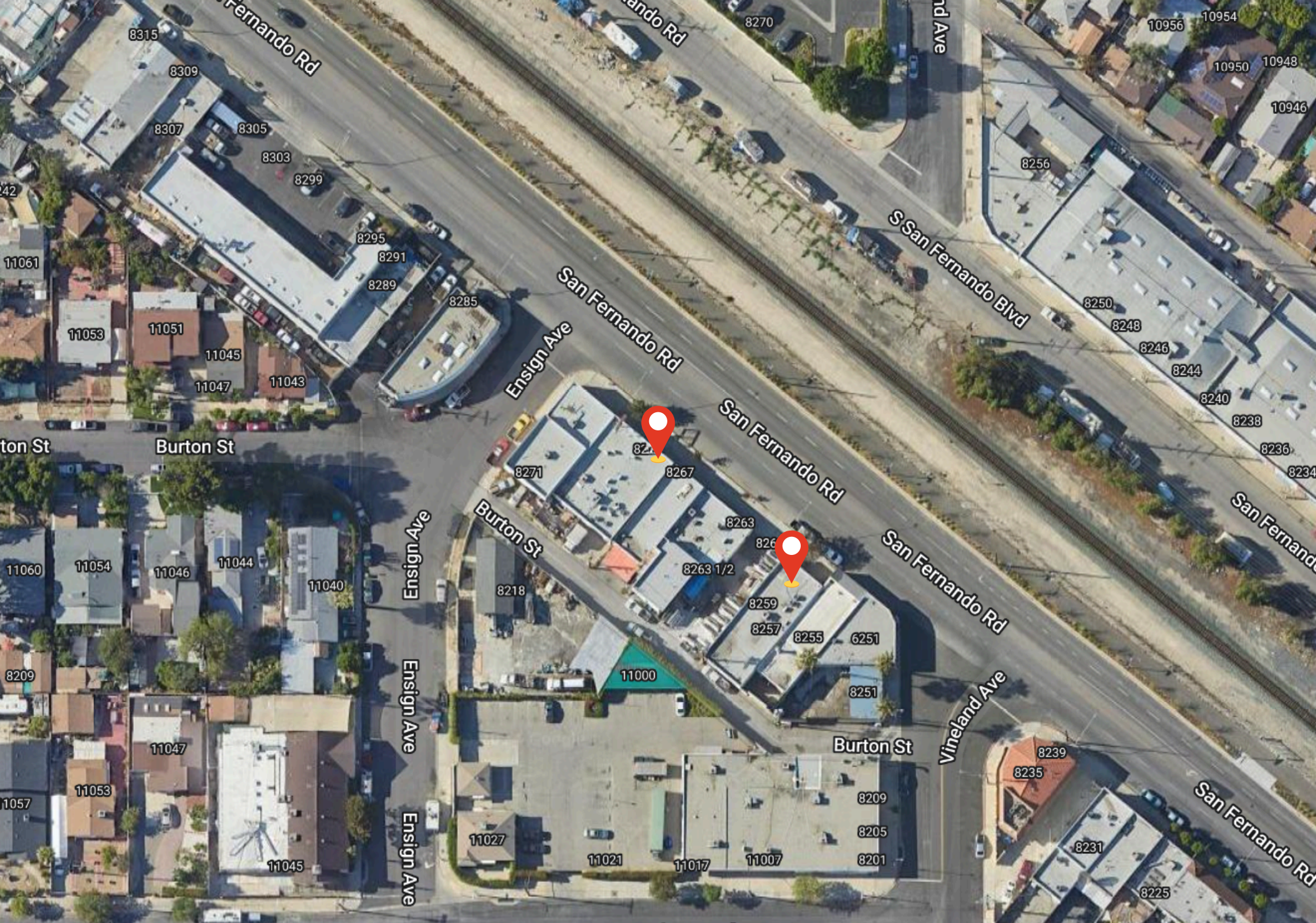
PROPERTY DESCRIPTION

For sale are these 1,625 and 5,735 square feet buildings on San Fernando Road. 8265 San Fernando is perfect for an owner-user who wants to own their building instead of paying rent. It is currently occupied by a tenant on a month-to-month lease. 8273 San Fernando is currently divided into two different spaces, one space of approximately 3,150 square feet and the end-cap space is 2,585 square feet. The 3,150 square feet space is fully renovated with new HVAC systems, electrical panel and new restroom. The end-cap space is currently occupied by a tenant on a month-to-month lease.

The zoning is C2 which allows for a variety of uses. Additionally, it is located in an opportunity zone allowing for additional tax incentives and savings.

DO NOT DISTURB TENANT.









POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	24,977	165,023	582,253
2010 Population	25,075	167,017	597,915
2024 Population	23,787	160,482	592,673
2029 Population	23,736	160,624	587,855
2024 African American	431	4,603	22,438
2024 American Indian	480	2,974	9,434
2024 Asian	1,403	13,852	52,571
2024 Hispanic	17,209	96,614	316,853
2024 Other Race	11,103	59,493	195,089
2024 White	6,387	54,314	224,219
2024 Multiracial	3,959	25,049	88,143
2024-2029: Population: Growth Rate	-0.20 %	0.10 %	-0.80 %
2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	650	5,146	21,630
\$15,000-\$24,999	361	3,293	13,825
\$25,000-\$34,999	540	3,783	13,644
\$35,000-\$49,999	958	5,255	19,277
\$50,000-\$74,999	1,247	7,958	30,110
\$75,000-\$99,999	856	6,748	26,617
\$100,000-\$149,999	1,098	8,086	35,305
\$150,000-\$199,999	503	4,658	19,680
\$200,000 or greater	537	6,202	26,637
Median HH Income	\$65,235	\$75,359	\$78,608
Average HH Income	\$91,627	\$105,527	\$110,247

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,346	48,655	193,782
2010 Total Households	6,158	48,137	192,363
2024 Total Households	6,750	51,129	206,738
2029 Total Households	6,942	52,787	211,489
2024 Average Household Size	3.46	3.09	2.83
2000 Owner Occupied Housing	3,299	23,009	80,347
2000 Renter Occupied Housing	2,805	24,274	107,456
2024 Owner Occupied Housing	3,278	22,608	81,734
2024 Renter Occupied Housing	3,472	28,521	125,004
2024 Vacant Housing	260	2,294	9,683
2024 Total Housing	7,010	53,423	216,421
2029 Owner Occupied Housing	3,461	23,364	84,254
2029 Renter Occupied Housing	3,481	29,424	127,235
2029 Vacant Housing	179	2,114	8,747
2029 Total Housing	7,121	54,901	220,236
2024-2029: Households: Growth Rate	2.80 %	3.20 %	2.30 %

Source: esri

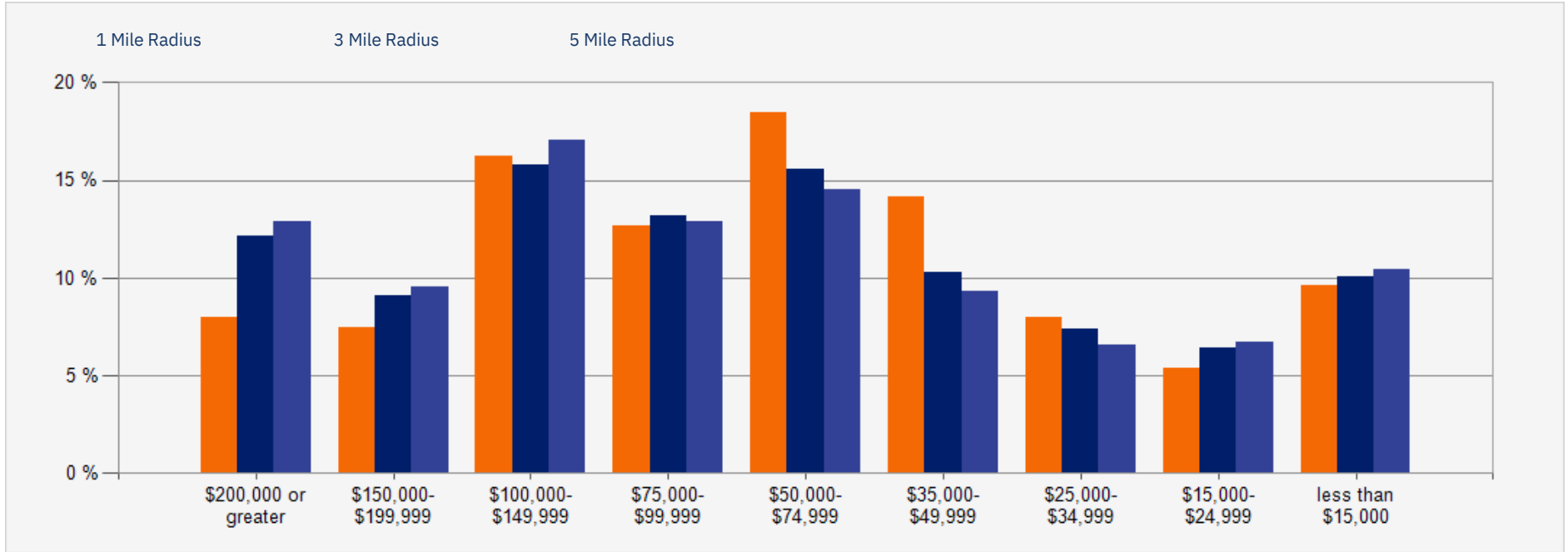
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,825	13,623	54,188
2024 Population Age 35-39	1,728	12,175	47,388
2024 Population Age 40-44	1,620	11,618	44,299
2024 Population Age 45-49	1,485	10,319	38,664
2024 Population Age 50-54	1,653	10,601	39,500
2024 Population Age 55-59	1,538	9,931	35,783
2024 Population Age 60-64	1,495	9,603	33,919
2024 Population Age 65-69	1,274	8,053	28,654
2024 Population Age 70-74	877	6,011	21,662
2024 Population Age 75-79	602	4,179	15,606
2024 Population Age 80-84	405	2,634	9,540
2024 Population Age 85+	364	2,567	9,752
2024 Population Age 18+	19,053	129,646	481,757
2024 Median Age	38	38	38

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$64,402	\$70,442	\$77,090
Average Household Income 25-34	\$90,942	\$97,471	\$102,660
Median Household Income 35-44	\$78,715	\$87,919	\$91,415
Average Household Income 35-44	\$107,621	\$121,818	\$127,351
Median Household Income 45-54	\$83,025	\$94,062	\$98,407
Average Household Income 45-54	\$109,336	\$124,920	\$131,459
Median Household Income 55-64	\$75,042	\$84,122	\$87,013
Average Household Income 55-64	\$94,819	\$115,294	\$119,128
Median Household Income 65-74	\$51,701	\$59,664	\$62,918
Average Household Income 65-74	\$72,227	\$88,277	\$93,226
Average Household Income 75+	\$62,161	\$66,443	\$67,786

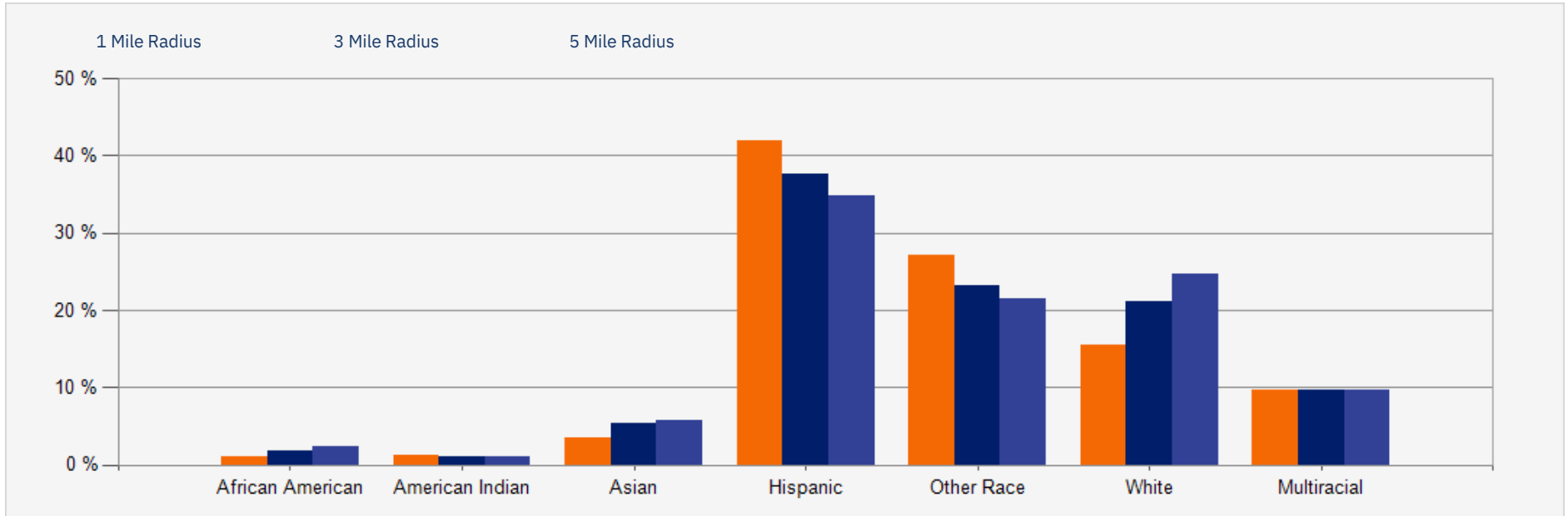
2029 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2029 Population Age 30-34	1,749	12,499	47,146
2029 Population Age 35-39	1,831	13,220	50,863
2029 Population Age 40-44	1,593	11,898	45,429
2029 Population Age 45-49	1,621	11,205	41,981
2029 Population Age 50-54	1,434	9,932	36,729
2029 Population Age 55-59	1,481	9,590	35,473
2029 Population Age 60-64	1,395	8,977	32,257
2029 Population Age 65-69	1,292	8,286	29,758
2029 Population Age 70-74	1,043	6,998	24,717
2029 Population Age 75-79	704	5,080	18,620
2029 Population Age 80-84	507	3,380	12,433
2029 Population Age 85+	395	2,938	10,817
2029 Population Age 18+	19,172	130,819	481,666
2029 Median Age	39	39	39

2029 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$78,923	\$82,963	\$87,263
Average Household Income 25-34	\$113,539	\$118,436	\$121,549
Median Household Income 35-44	\$98,617	\$105,606	\$107,243
Average Household Income 35-44	\$133,052	\$145,407	\$149,650
Median Household Income 45-54	\$102,333	\$112,465	\$113,951
Average Household Income 45-54	\$135,149	\$150,780	\$155,254
Median Household Income 55-64	\$86,501	\$101,798	\$104,395
Average Household Income 55-64	\$115,833	\$139,090	\$142,586
Median Household Income 65-74	\$60,414	\$76,734	\$79,906
Average Household Income 65-74	\$89,874	\$111,689	\$114,917
Average Household Income 75+	\$79,526	\$85,218	\$84,954

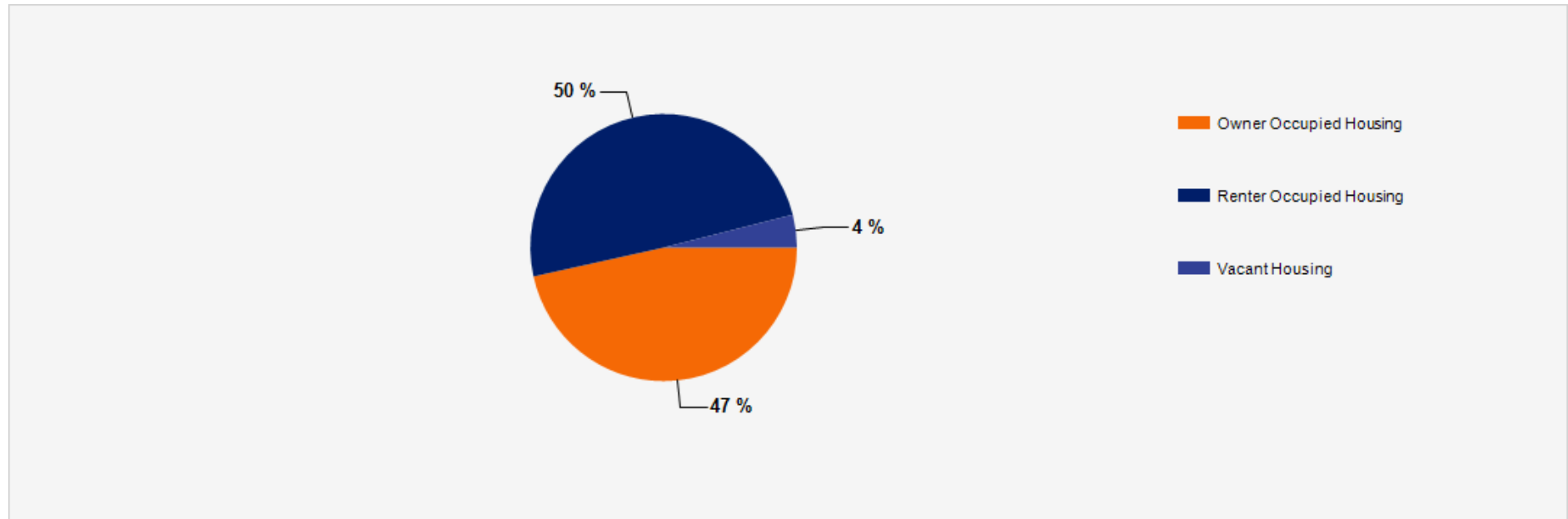
2024 Household Income



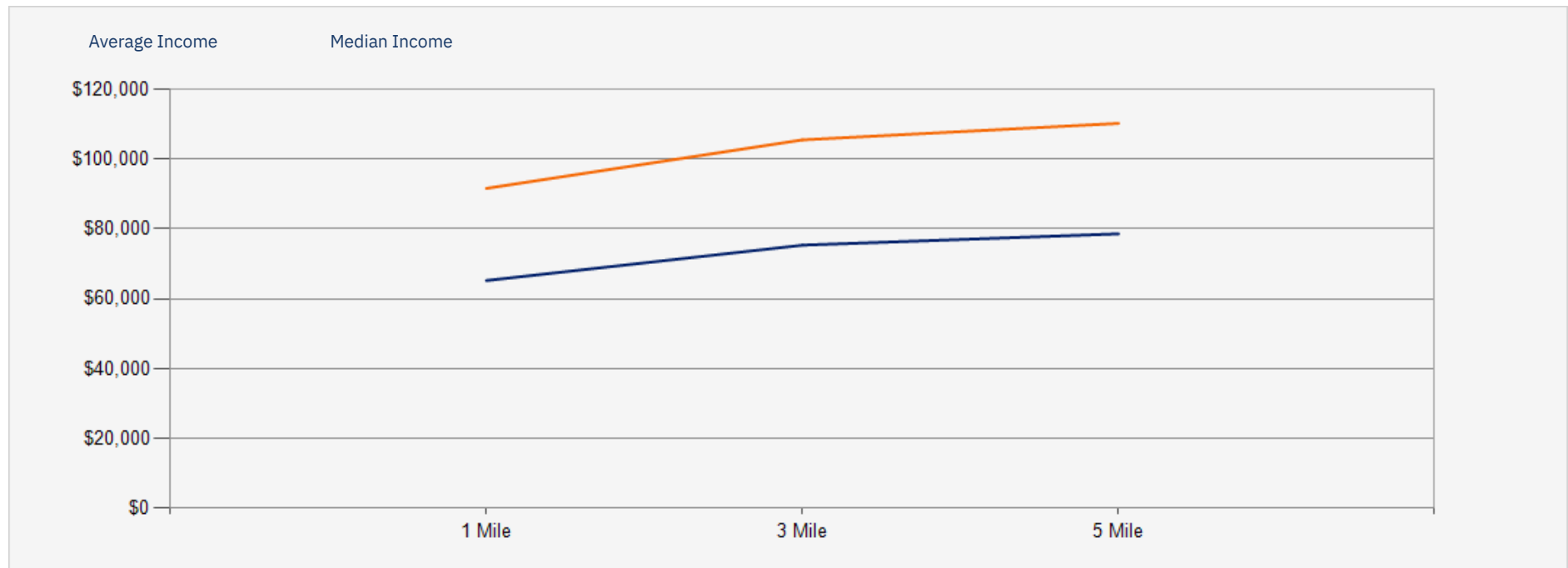
2024 Population by Race



2024 Household Occupancy - 1 Mile Radius



2024 Household Income Average and Median



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