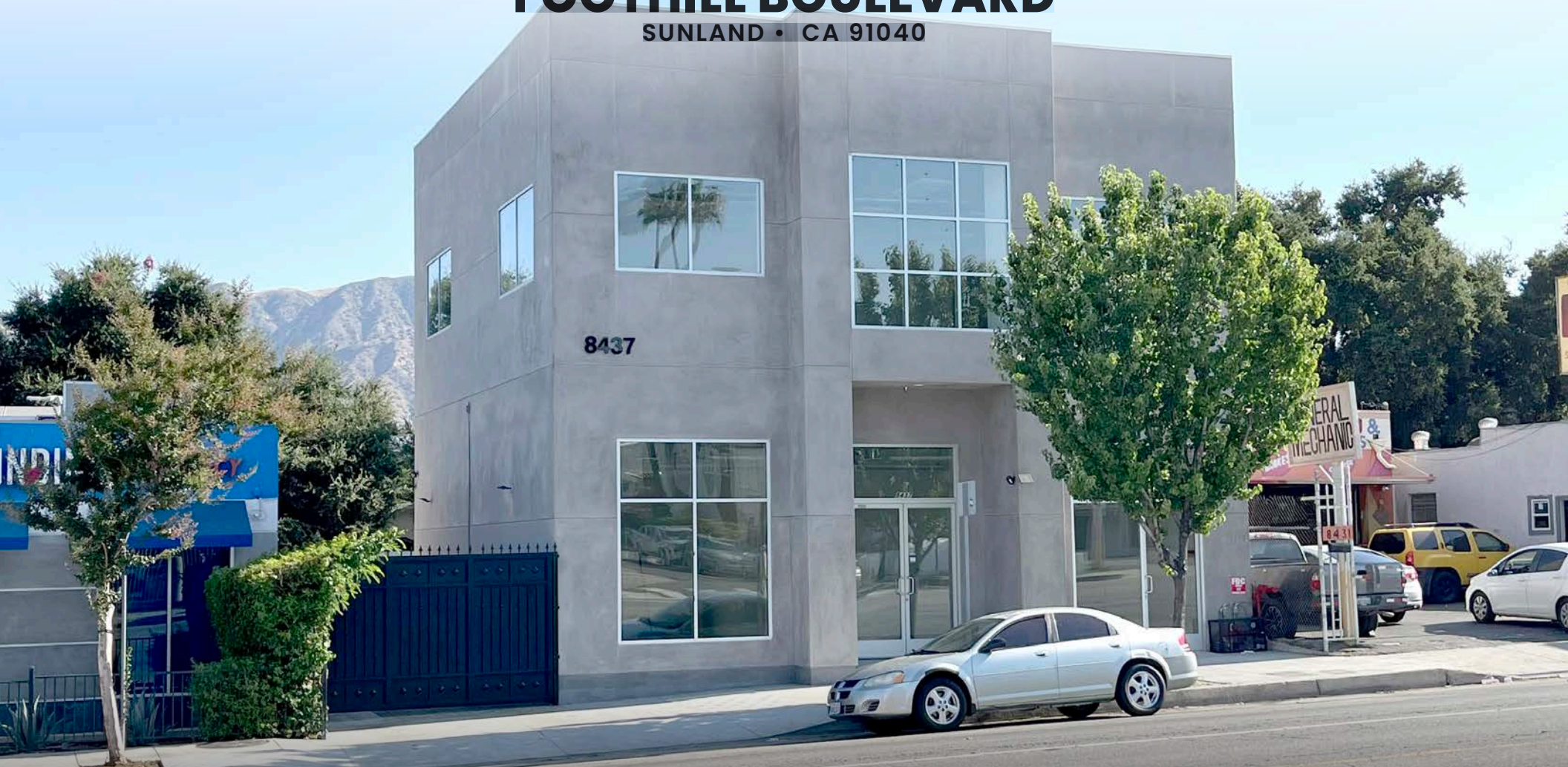


**FOR SALE/LEASE**

**8435-8437**

**FOOTHILL BOULEVARD**

SUNLAND • CA 91040



**±3,164 SF BRAND NEW 2-STORY COMMERCIAL BUILDING**

**FOR SALE/LEASE**

**8435-8437**

**FOOTHILL BOULEVARD**

**SUNLAND • CA 91040**

**PROPERTY HIGHLIGHTS**

- **BRAND NEW 2-STORY COMMERCIAL BUILDING WITH GATED PARKING**
- **IDEAL OWNER/USER INVESTMENT OPPORTUNITY - OCCUPY ALL OR PART**
- **GREAT STREET EXPOSURE/VISIBILITY ON FOOTHILL BLVD WITH ±42,000 CARS PER DAY TRAFFIC**
- **POTENTIAL FOR PROFESSIONAL OFFICES, PRODUCTION, STUDIO, GALLERY AND MUCH MORE (BUYER/TENANT TO VERIFY WITH CITY)**
- **HIGH CEILINGS ON BOTH FLOORS WITH ABUNDANCE OF NATURAL LIGHT**
- **EASY ACCESS TO THE 210, 5 AND 2 FREEWAYS**
- **GATED PARKING IN REAR WITH DIRECT ACCESS TO BOTH FLOORS**
- **EACH FLOOR HAS SEPARATE ELECTRICAL METER AND CLIMATE CONTROLS**

Buyer/Tenant should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior dock areas and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, sprinkler calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, sprinkler capacity, roof condition, any city potential incentive areas, any unpermitted improvements, if any existing elevators work, floor loads for every floor and if the floor load is adequate for Buyer/Tenant's product weight and product types and use, etc. Buyer/Tenant should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Sprinkler/Racking Consultant, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Buyer/Tenant in order for Buyer/Tenant to occupy all areas of the building legally. Lee & Associates-Commerce Inc. strongly recommends that the above items be completed prior to waiver of any contingencies for a purchase. Broker also advises Buyer/Tenant to obtain any required use permits and business licenses prior to waiver of Buyer/Tenant contingencies and have their Attorney review any Purchase Contract prior to execution.

**Armen Kazaryan MRED**

Principal | LIC NO 01291719

**323.767.2041**

**akazaryan@lee-associates.com**

Lee & Associates | Los Angeles Central  
5675 Telegraph Rd, Ste 300, Commerce, CA 90040

**LEE-ASSOCIATES.COM**

CORP ID 01125429

8435 - 8437 FOOTHILL BLVD | SUNLAND

# PROPERTY INFORMATION



## PROPERTY DETAILS

BUILDING AREA	±3,164 SF*
LAND AREA	±4,400 SF
ZONING	C2-1 (Buyer to Verify)
SPRINKLERS	Yes
YEAR BUILT	2024
PARKING	4 Cars
APN	2555-025-041
WALKING SCORE	76 - Very Walkable
TRANSIT SCORE	35 - Some Transit

## PRICING SUMMARY

FOR SALE

**\$2,750,000 / \$869.15 PSF**

FOR LEASE

**\$2.75 PSF/MO NNN**

\* Buyer/Tenant should independently verify with a licensed architect and the City of Los Angeles the permitted square footage prior to waiver of contingencies / lease execution.

\*\* Multiple power panels at the property, Buyer shall verify the power supply with licensed electrician and LADWP.

\*\*\* Listing agent is part owner of the property. Ownership holds a California Real Estate Broker License.









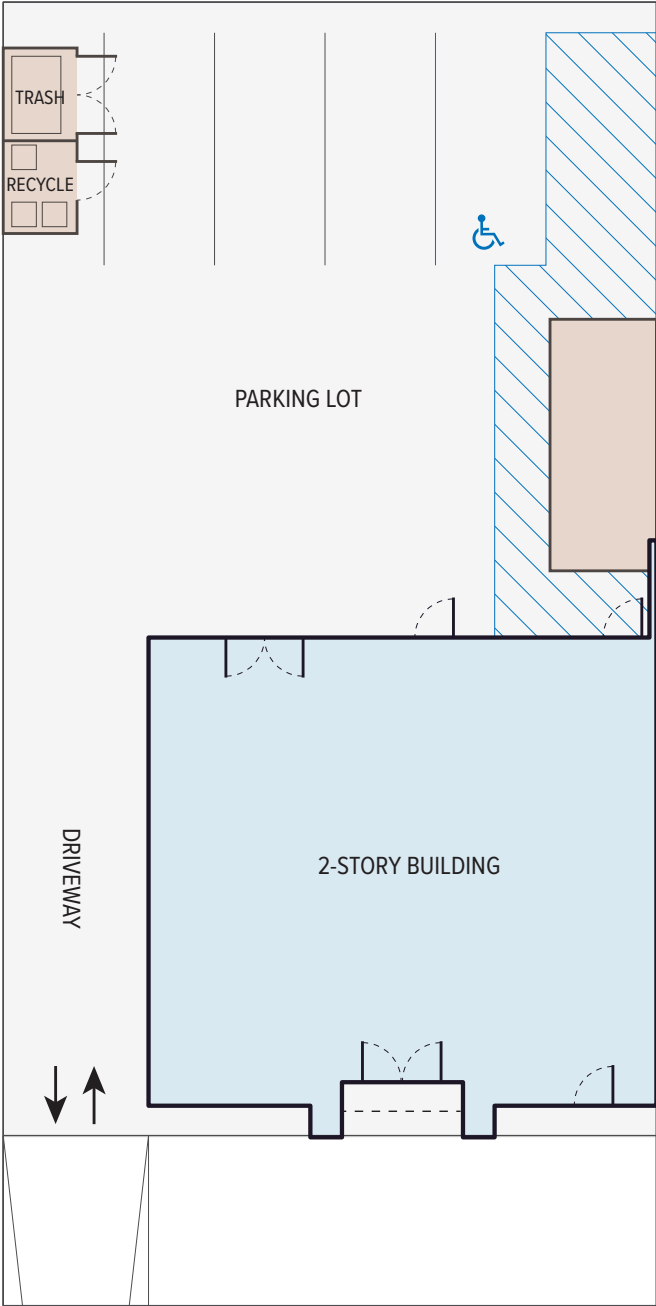








SITE PLAN



FOOTHILL BLVD

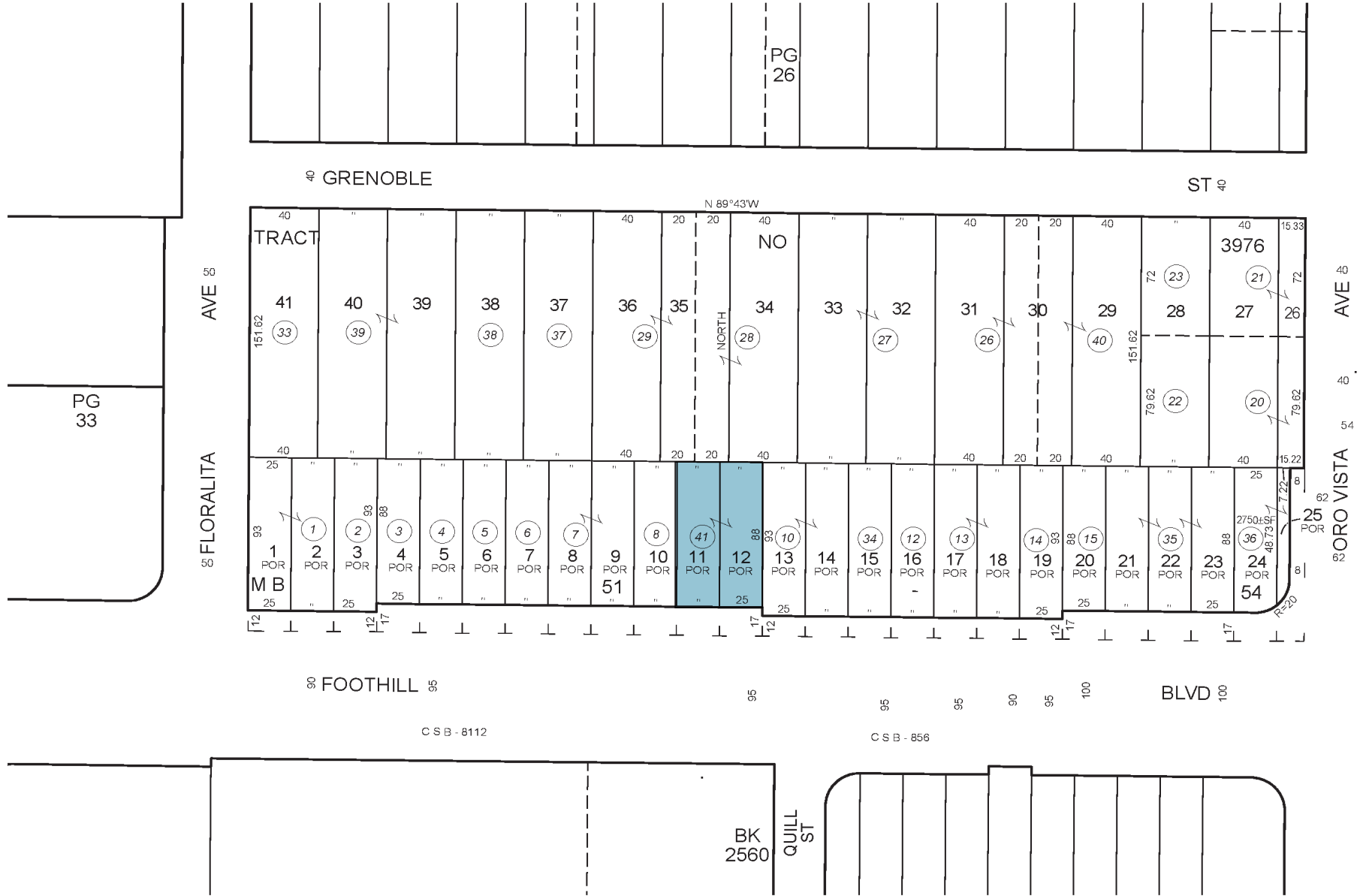


55	25 SHEET	P. A. 1184-25	TRA 13	REVISED: 3-2-56 4-17-56	12-10-62 7-12-63 680223	730919812 740129210 810130301	810402302 2013101610001001-03 2019061473001001-24	SEARCH NO	
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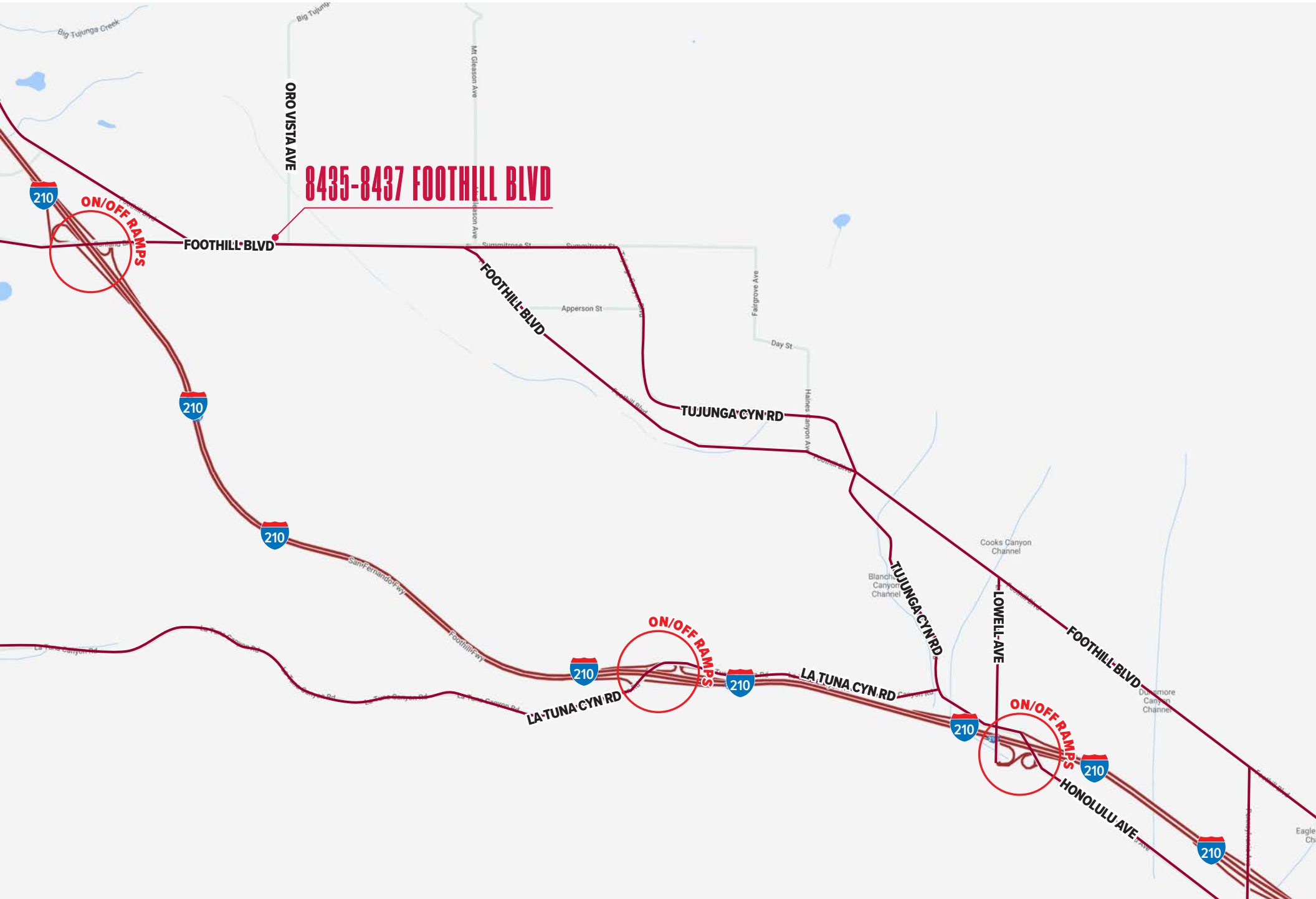
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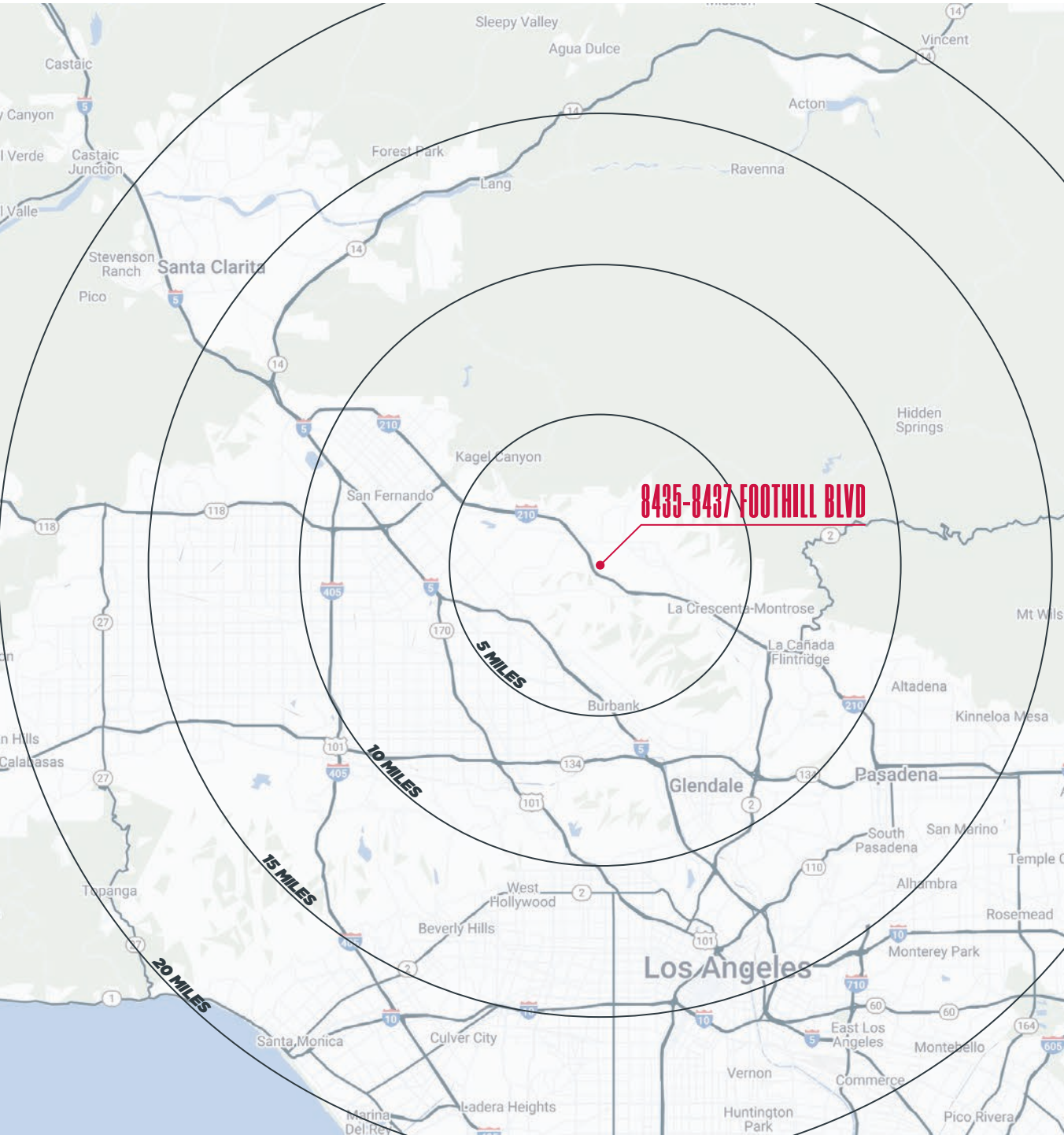


MAPPING AND GIS SERVICES  
SCALE 1" = 60'



nted: 5/23/2019  
ved: 6/14/2019





# DEMOGRAPHICS



## POPULATION

5 Miles	10 Miles	15 Miles	20 Miles
160,527	1,173,167	2,870,734	5,012,033



## AVERAGE HH INCOME

5 Miles	10 Miles	15 Miles	20 Miles
\$136,471	\$128,179	\$137,397	\$138,558



## EMPLOYEES

5 Miles	10 Miles	15 Miles	20 Miles
131,871	966,158	2,401,561	4,168,577

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