



Single - Tenant

Campus Opportunity

Ideal for Medical/School/Office

9000 Sunland Blvd., Sun Valley, CA 91352



Accelerating success.

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Building / Campus Highlights

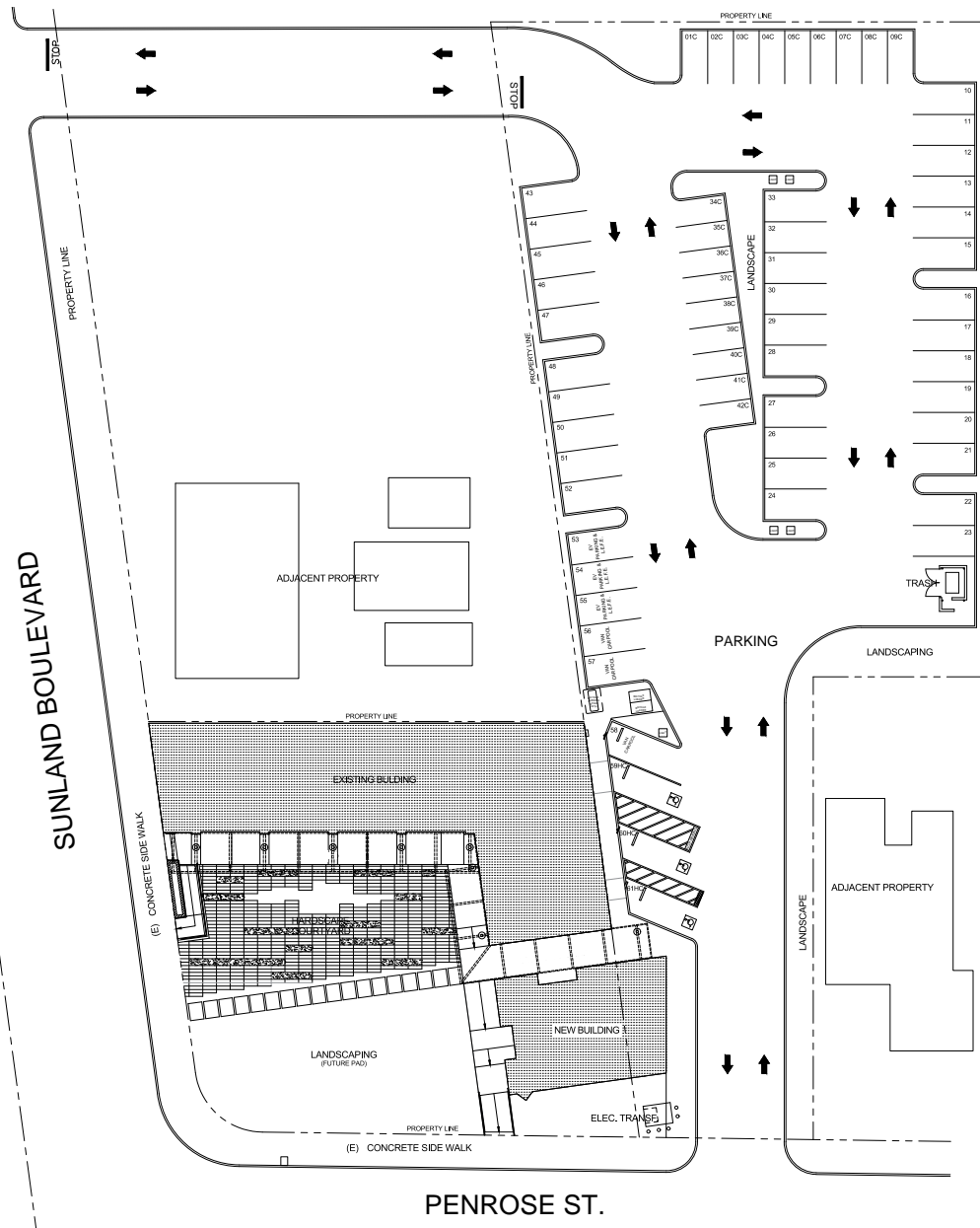
- Size – 6,820 RSF
- Asking Rate - \$2.15 per RSF, NNN
- Abundant 5 per 1,000 SF parking - Gated parking area
- Fully enclosed campus with impressive courtyard & park setting
- Recently renovated campus; All new building systems & landscaping
- Outstanding street frontage and signage visibility
- CUP in place for medical/school/office
- Floor-to-Ceiling window line providing abundant natural light



Floor Plan

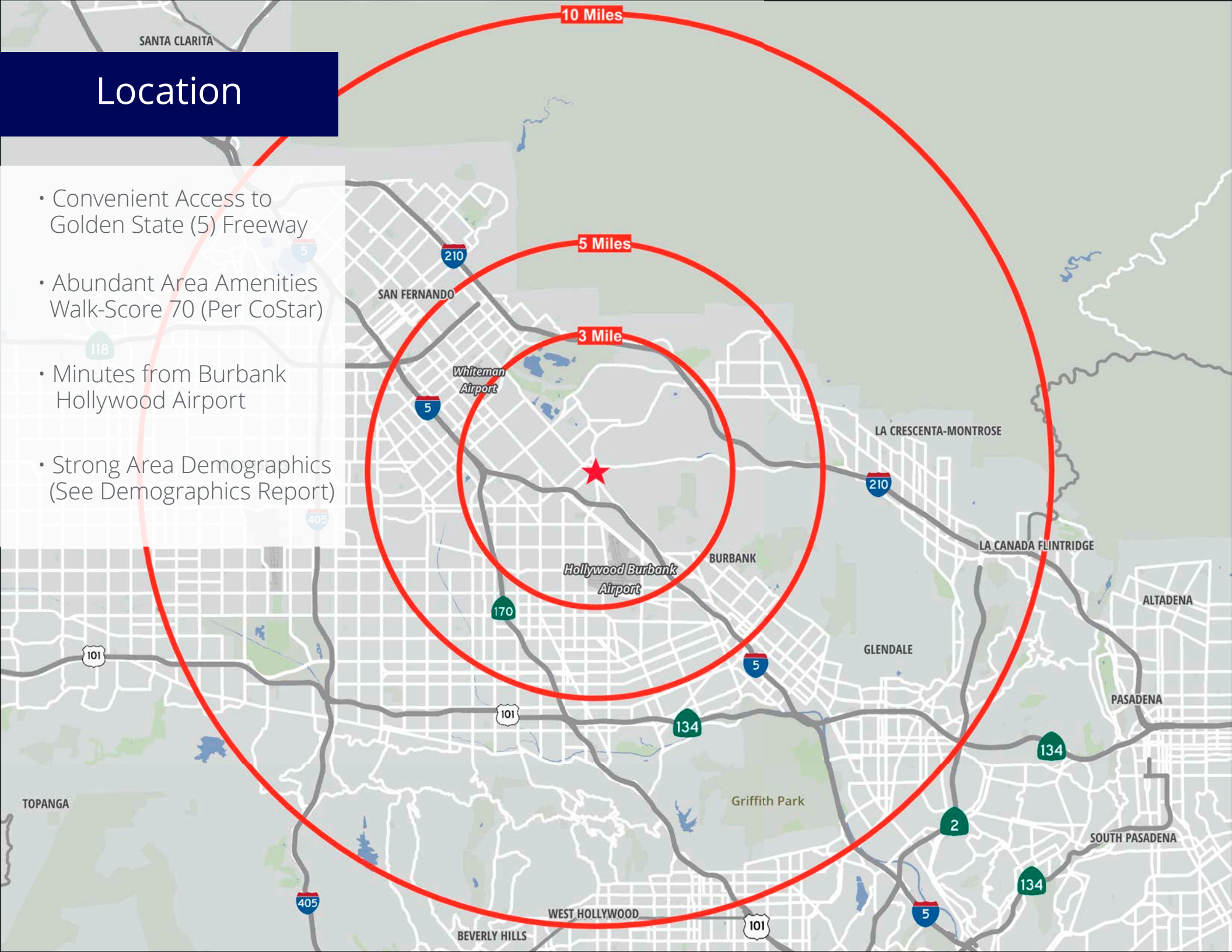


Site Plan



Location

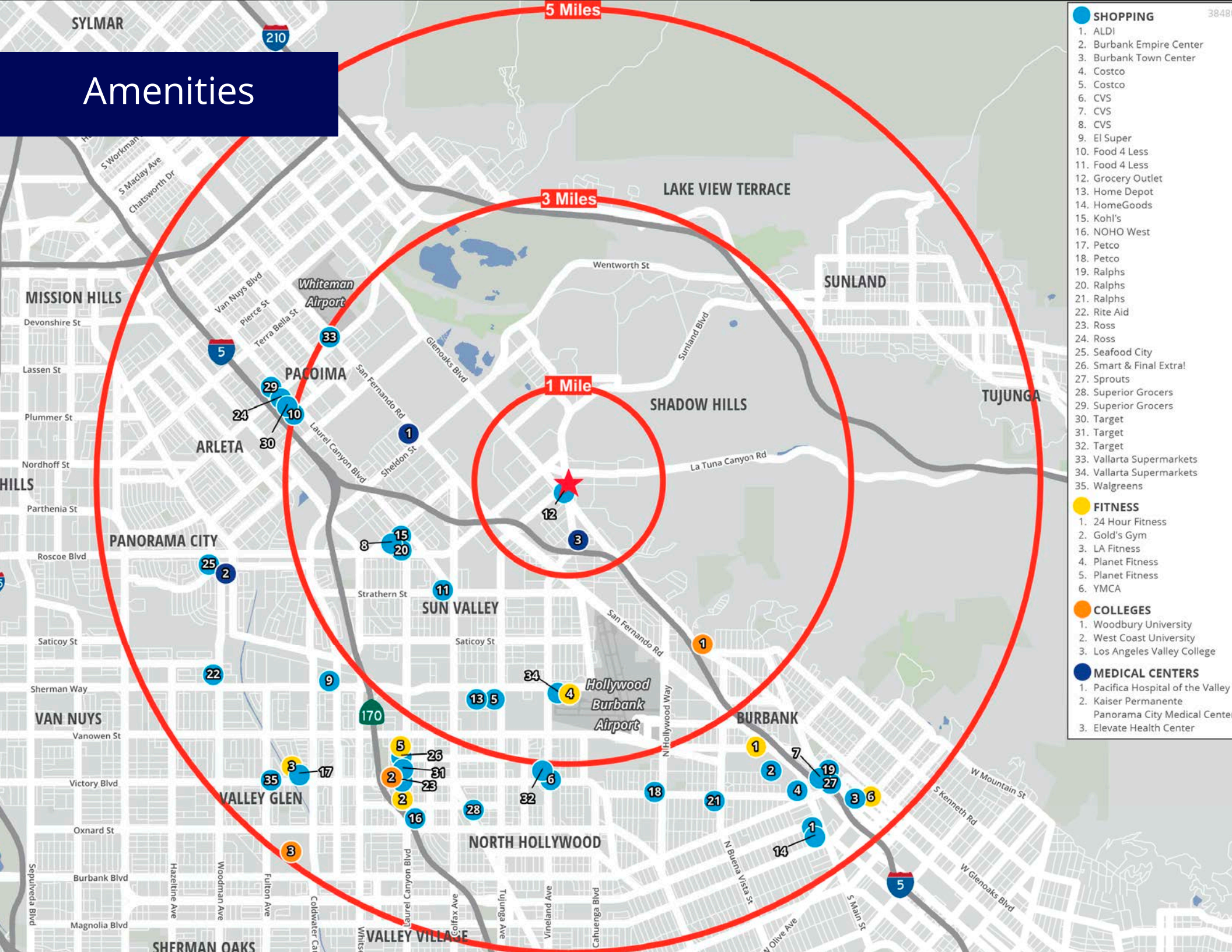
- Convenient Access to Golden State (5) Freeway
- Abundant Area Amenities Walk-Score 70 (Per CoStar)
- Minutes from Burbank Hollywood Airport
- Strong Area Demographics (See Demographics Report)

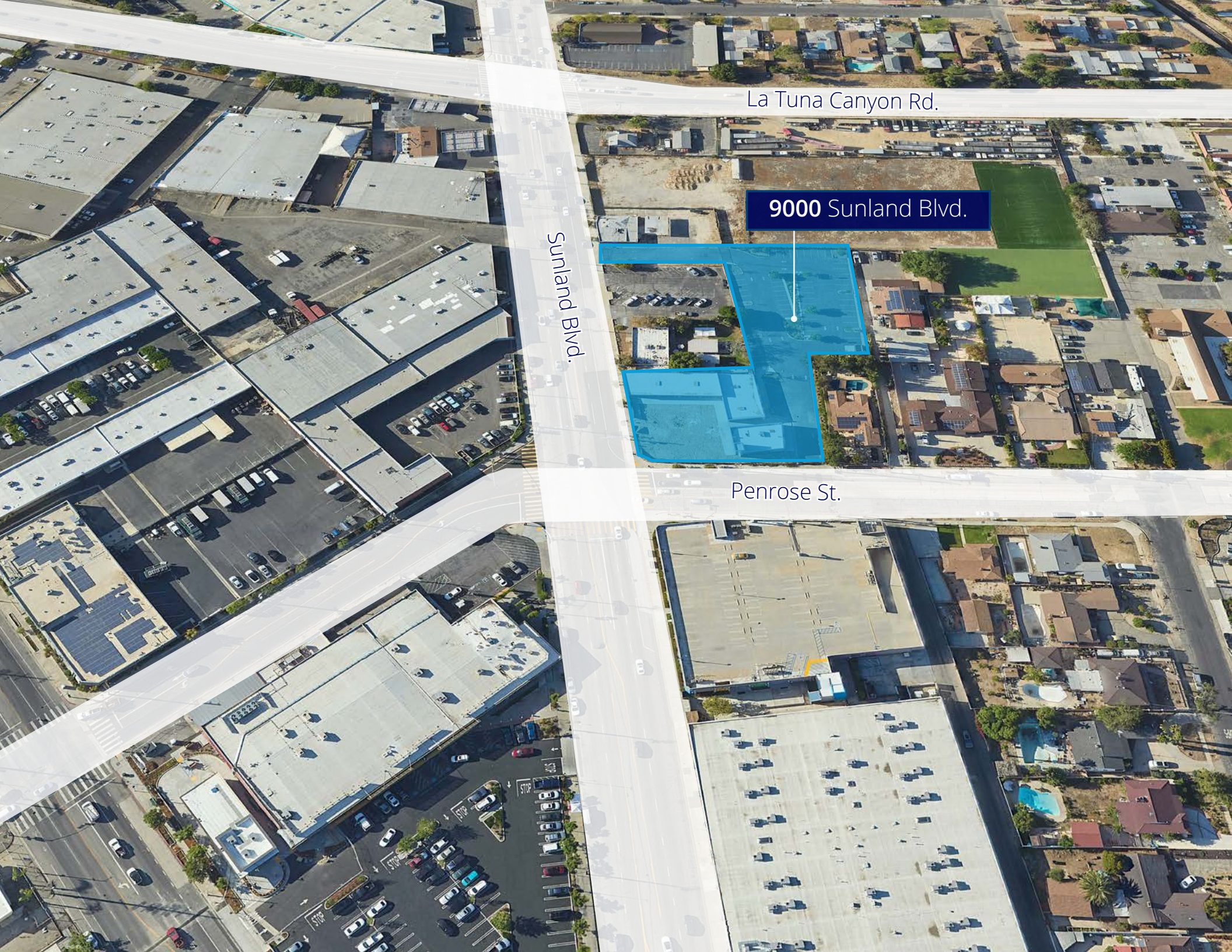


SYLMAR

210

Amenities





La Tuna Canyon Rd.

9000 Sunland Blvd.

Sunland Blvd.

Penrose St.

Photos

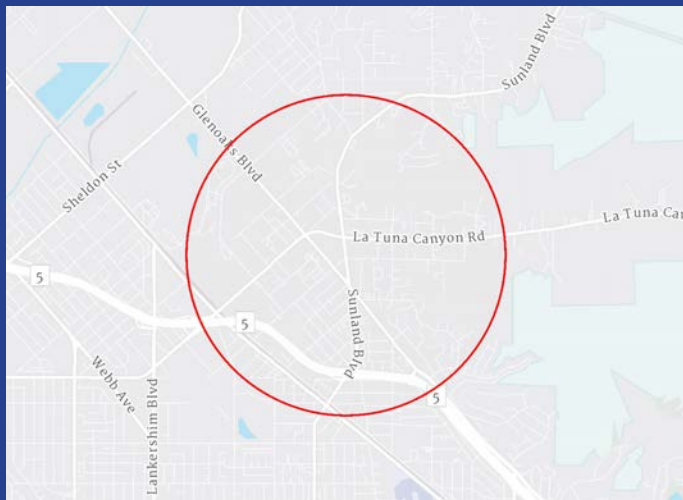


Photos

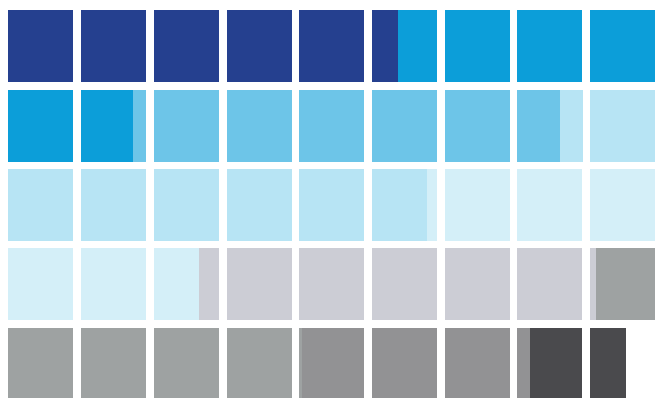




Demographics



Population by age



Age Group	Percentage
Age 0-9 (%)	(12%)
Age 10-19 (%)	(12%)
Age 20-29 (%)	(13%)
Age 30-39 (%)	(16%)
Age 40-49 (%)	(13%)
Age 50-59 (%)	(11%)
Age 60-69 (%)	(7%)
Age 70-79 (%)	(11%)
Age 80+ (%)	(3%)



U.S. Census Bureau, Esri forecasts for 2023 and 2028, Esri Vintage 2023 Time Series

Demographic Trends & Key Indicators

9000 Sunland Blvd, Sun Valley, California, 91352, 1 mile radius

9,626	2,959	3.16	37.5	\$72,482	\$773,884	81	39	84
Population	Households	Avg size household	Median age	Median household income	Median home value	Wealth index	Housing affordability	Diversity index

Mortgage indicators



\$12,845

Avg spent on mortgage & basics



64.2%

Percent of income for mortgage

Population by generation



4.3%

Greatest gen:
born 1945/earlier



18.5%

Baby boomer:
born 1946 to 1964



19.0%

Generation x:
born 1965 to 1980



28.0%

Millennial:
born 1981 to 1998



21.8%

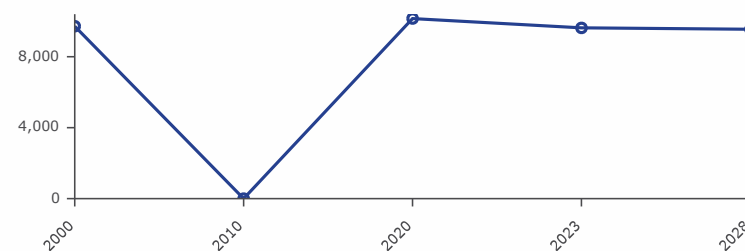
Generation z:
born 1999 to 2016



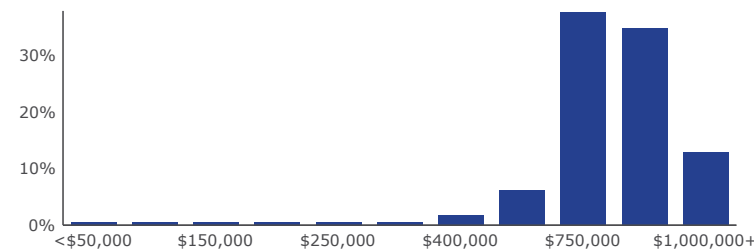
8.4%

Alpha: born
2017 to present

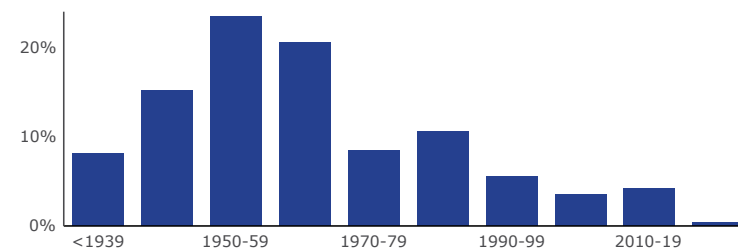
Historical trends: population



Home value



Housing: year built





Market Overview

9000 Sunland Blvd, Sun Valley, California, 91352
1 mile radius

Household & population characteristics



\$72,482

Median household income



\$773,884

Median home value



54.1%

Owner occupied housing units



37.5

Median age



50.6%

Female population



44.1%

% Married (age 15 or older)

Annual lifestyle spending



\$2,140

Travel



\$29

Tickets to Movies



\$54

Theatre/Operas/
Concerts



\$53

Admission to Sports Events



\$10

Online Gaming Services

Households & population



9,626

Current total population



9,549

5 Year total population



2,959

Current total households



2,953

5 year total households

Education

25%

No high school diploma



24%

High school graduate



25%

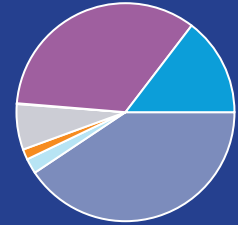
Some college



26%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



879

Total businesses



7,346

Total employees

Employment



59%

White collar



24%

Blue collar



17%

Services

4.5%

Unemployment rate

Annual household spending



\$2,179

Apparel & Services



\$267

Computers & Hardware



\$3,605

Eating Out



\$6,648

Groceries



\$6,142

Health Care



Contact Info.

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