

FOR LEASE



Brand-New ±7,000 SF Industrial Building

FIRST TENANT OPPORTUNITY

8582 Telfair Ave, Sun Valley, CA 91352



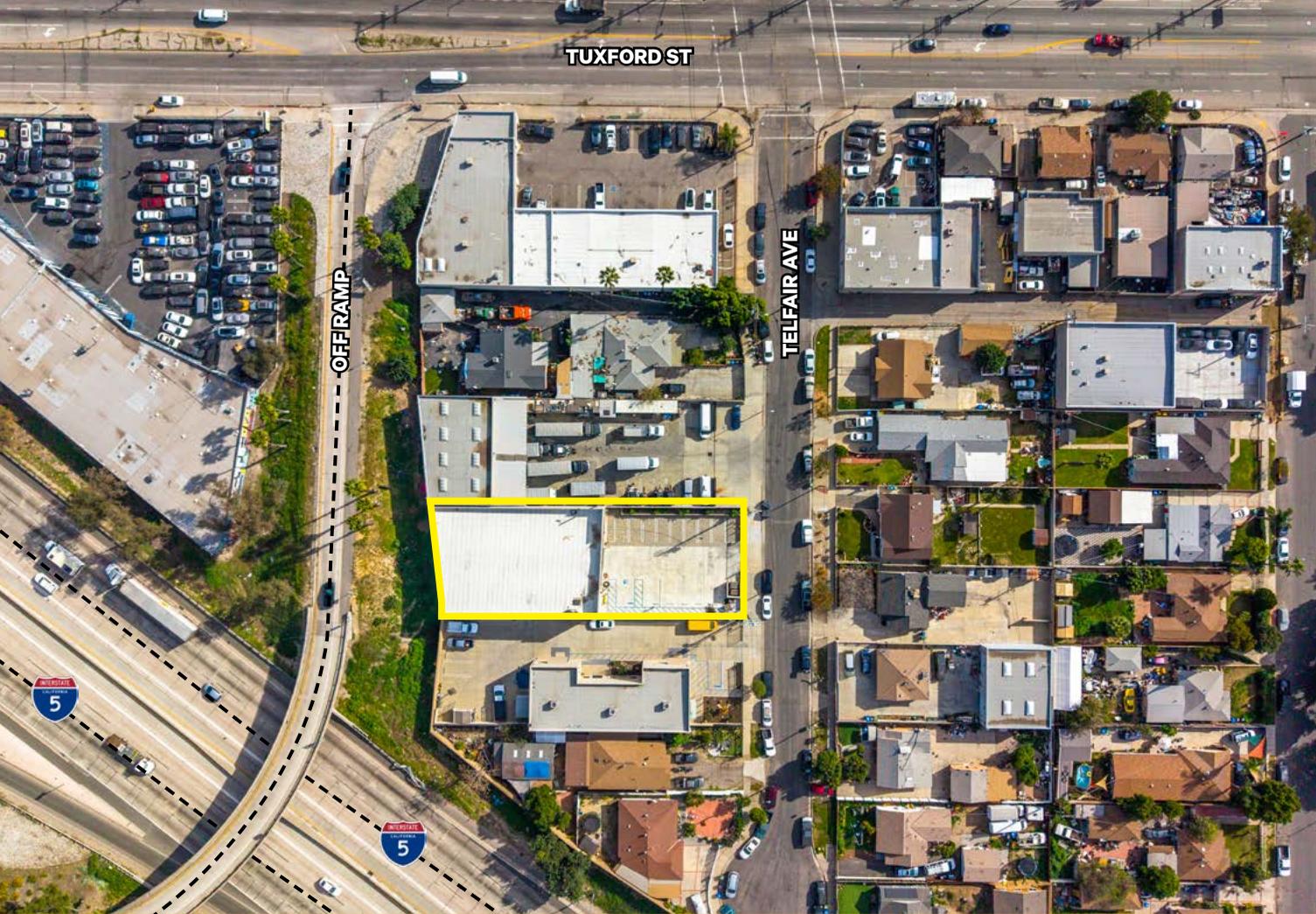


Table of Contents

Property Overview	03
Area Overview	06
Demographics	08



Contact Us for Details:

HARRY ROSTAMIAN

CalBRE #00956597

+1 818 631 1025

brokersdirectrealty@gmail.com

This Offering Memorandum has been prepared by Brokers Direct Realty for informational purposes only. The information contained herein has been obtained from sources deemed reliable; however, Brokers Direct Realty makes no warranties or representations, expressed or implied, as to the accuracy or completeness of the information. All financial projections, opinions, and estimates are subject to change without notice. Prospective buyers should conduct their own independent investigation and due diligence. Brokers Direct Realty does not accept any liability for errors, omissions, or for results obtained from the use of this information.



Property Information

Building Size

±7,000 Sq. Ft.

Land Area

±12,197 Sq. Ft.

Lease Rate

\$2.50/SF MG

Year Built

2026

Zoning

LAMR1

APN

2632-015-034

Roll-Up Door

1 (20ft high)

Ceiling Height

±28 ft high

Parking

14 Spaces

Traffic Counts

198,281 CPD

(on 5FWY)

Property Highlights

BUILDING

- ±7,000 Sq. Ft. brand-new industrial construction
- 28 ft clear height — ideal for racking & warehousing
- 15 ft ground-level roll-up door
- ±100 Sq. Ft. private office with private restroom
- Dedicated storage room
- First time on the market — be the very first tenant

SITE FEATURES

- Electric-gated, secured parking lot
- 14 on-site parking spaces
- Includes 1 EV charging station
- Excellent circulation for small trucks & vans

LOCATION

- Immediate access to the I-5 Freeway
- Centrally located for distribution throughout Los Angeles
- Close proximity to major commercial and industrial corridors



Consumer Household Spending 5-Miles Radius



Apparel Expenditures \$363,975,001



Entertainment \$909,014,174



Food & Alcohol \$1,862,349,474



Household Expenditures \$988,749,508



Transportation \$1,678,682,779



Health Care \$300,172,174



SHADOW HILLS

BURBANK AIRPORT

SUN VALLEY RECREATION CENTER



SUBJECT PROPERTY



198,28- CARS/DAY

ONRAMP

OFF RAMP

TUXFORD ST

TELFAIR AVE



Area Overview

Sun Valley, CA

Sun Valley is a dynamic industrial hub located in the northeast San Fernando Valley, strategically positioned with immediate access to the I-5, 170, and 210 freeways, making it one of the most connected logistical submarkets in Greater Los Angeles. The area is home to a strong labor force with a high concentration of workers in manufacturing, construction, transportation, and warehousing, supporting businesses that rely on skilled industrial talent. With a population of over 55,000 residents and median household incomes in the \$70,000+ range, Sun Valley offers both workforce stability and consumer strength. The community features a blend of residential neighborhoods, commercial corridors, and industrial districts, creating an efficient environment for distribution, service operations, and light industrial businesses. Its central Valley location also provides quick access to Burbank Airport, Glendale, North Hollywood, and Downtown LA, making Sun Valley a sought-after location for companies needing regional connectivity and proximity to major job centers.



Economic & Business Environment

- Sun Valley has a diverse industrial/business presence with companies in manufacturing, precision parts, construction materials, and service industries. Local firms such as fabrication and machining businesses operate nearby, leveraging comparatively accessible industrial real estate.
- The area's industrial zoning and infrastructure make it attractive for warehouses, light industrial uses, service businesses, and last-mile distribution. Its location within the Greater Los Angeles economic region positions tenants near major consumer markets and global trade gateways.



Labor Force & Employment

Employment Sectors: Sun Valley's workforce includes manufacturing, construction, transportation/warehousing, retail, and service jobs, with a notable share employed in hands-on industrial or labor occupations.

Job Availability: Online job postings show wide job availability across local business categories, indicating an active employment market.

Proximity to Major Hubs: The neighborhood's location offers quick freeway access (I-5, 210, 405 and 5 corridors), supporting logistics, supply chain, and regional distribution operations.



CLOSE PROXIMITY TO

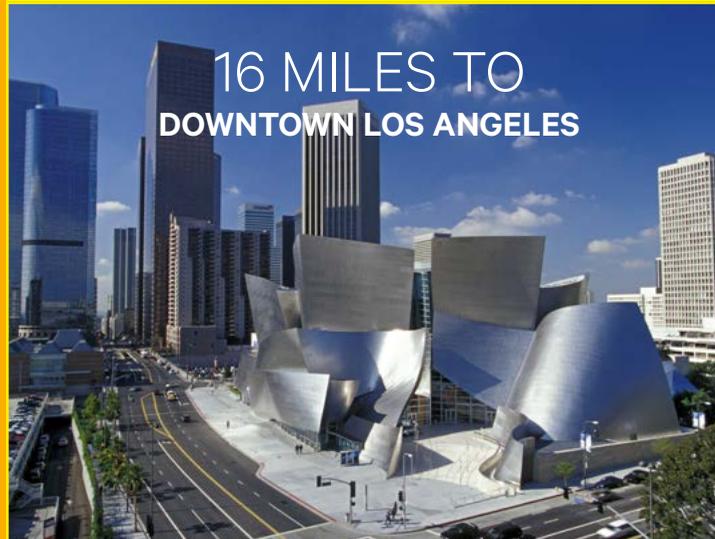
3.5 MILES TO
BURBANK AIRPORT



7.8 MILES TO
VAN NUYS AIRPORT



16 MILES TO
DOWNTOWN LOS ANGELES



34 MILES TO
LOS ANGELES INTERNATIONAL AIRPORT



Location & Transportation

Immediate freeway access (I-5) supports efficient regional distribution and employee commuting.

Average drive times in the region reflect strong connectivity to the greater Los Angeles metro area and major logistics corridors.

Area Demographics

Population	1 mile	3 miles	5 miles
2020 Population	18,628	188,776	636,853
2024 Population	18,519	182,580	622,779
2029 Population Projection	18,476	180,978	618,941
Annual Growth 2020-2024	-0.1%	-0.8%	-0.6%
Annual Growth 2024-2029	0%	-0.2%	-0.1%
Median Age	38.6	38.6	38.6
Bachelor's Degree or Higher	17%	18%	24%

Households	1 mile	3 miles	5 miles
2020 Households	4,760	54,298	204,128
2024 Households	4,691	52,202	198,781
2029 Household Projection	4,670	51,665	197,334
Annual Growth 2020-2024	1.4%	1.0%	1.4%
Annual Growth 2024-2029	-0.1%	-0.2%	-0.1%
Owner Occupied Households	2,468	23,484	76,540
Renter Occupied Households	2,203	28,181	120,794
Avg Household Size	3.7	3.3	3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$168.4M	\$1.8B	\$6.5B

Population By Race	1 mile	3 miles	5 miles
White	4,254	50,634	196,915
Black	380	5,017	23,534
American Indian/Alaskan Native	345	3,186	10,314
Asian	1,323	16,100	54,722
Hawaiian & Pacific Islander	12	205	726
Two or More Races	12,204	107,437	336,568
Hispanic Origin	13,612	118,943	366,054

Income	1 mile	3 miles	5 miles
Avg Household Income	\$97,321	\$96,963	\$100,692
Median Household Income	\$71,287	\$73,330	\$74,747
< \$25,000	860	8,831	34,135
\$25,000 - 50,000	950	9,175	32,932
\$50,000 - 75,000	633	8,646	32,647
\$75,000 - 100,000	565	6,997	25,225
\$100,000 - 125,000	437	5,559	19,989
\$125,000 - 150,000	371	3,607	13,853
\$150,000 - 200,000	385	4,330	18,385
\$200,000+	488	5,058	21,615

Daytime Employment	1 mile	3 miles	5 miles
Total No. of Employees	6,411	45,883	168,727
Total No. of Businesses	814	6,775	23,434

Housing	1 mile	3 miles	5 miles
Median Home Value	\$743,271	\$758,944	\$798,167
Median Year Built	1962	1963	1966





Contact Us for Details:

HARRY ROSTAMIAN

CalBRE #00956597

+1 818 631 1025

brokersdirectrealty@gmail.com

This Offering Memorandum has been prepared by Brokers Direct Realty for informational purposes only. The information contained herein has been obtained from sources deemed reliable; however, Brokers Direct Realty makes no warranties or representations, expressed or implied, as to the accuracy or completeness of the information. All financial projections, opinions, and estimates are subject to change without notice. Prospective buyers should conduct their own independent investigation and due diligence. Brokers Direct Realty does not accept any liability for errors, omissions, or for results obtained from the use of this information.

