



COMMERCIAL PROPERTY  
FOR SALE

**STEVENSON**

REAL ESTATE SERVICES  
TRUSTED SINCE 1962

8124 - 8142 SUNLAND BOULEVARD  
SUN VALLEY, CA 91352

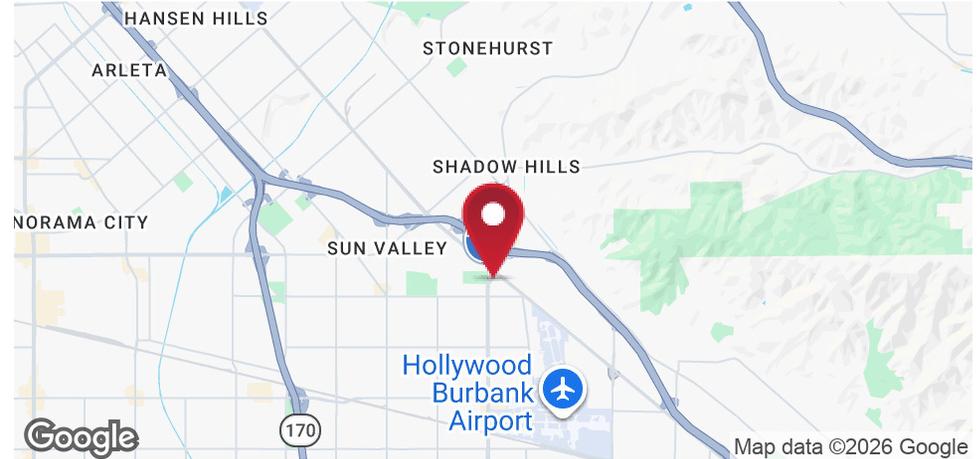
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SUITE 250  
GLENDALE, CA 91202  
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CALDRE #00983560

# 8124 - 8142 SUNLAND BOULEVARD

SUN VALLEY, CA 91352



## OFFERING SUMMARY **NEW REDUCED PRICE**

## PROPERTY OVERVIEW

Sales Price:	\$5,950,000
Building Size:	42,317 SF
Lot Size:	65,738 SF
Zoning:	[Q]C2-1VL-CDO -CUGU
Current CAP:	5.93%
Pro Forma CAP:	8.48%
Price/SF:	\$140.61
APN:	2409-002-026 & 2409-002-032

Stevenson Real Estate Services is pleased to present 8124 - 8142 Sunland Boulevard, a prime investment or owner-user opportunity in the heart of Sun Valley. The property is priced at a current cap rate of 5.93% with a pro forma cap rate of 8.48% by leasing vacancies at market rates and passing through all CAM charges. There is 7,717 square feet of second floor office/commercial space available for an owner-user to occupy. The property is 42,317 square feet (per Assessor) of multi-tenant buildings on 65,738 square feet of land. Located just off of the Sunland Boulevard/San Fernando Road intersection where there is a vehicle count of 33,500 cars per day (per 2024 MPSI estimate), this property enjoys outstanding visibility and easy access to major traffic routes. The property provides ample on-site parking and is priced below replacement cost at \$141 per building square feet.

The tenancy includes a mix of month-to-month and longer-term leases including a laundromat, Domino's pizza, a non profit charter school, and a non-profit rehabilitation center, with a current annual effective gross income of approximately \$559,250 and a net operating income of \$352,589. The property's C2 zoning supports a wide range of uses, making it a strategic acquisition for retail, office or hybrid concepts. Located near major thoroughfares including the 5 Freeway and in close proximity to Hollywood Burbank Airport, the site offers convenient access to surrounding communities such as Burbank, North Hollywood, and San Fernando. Contact the listing broker for additional information.

**DISCLAIMER:** All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.

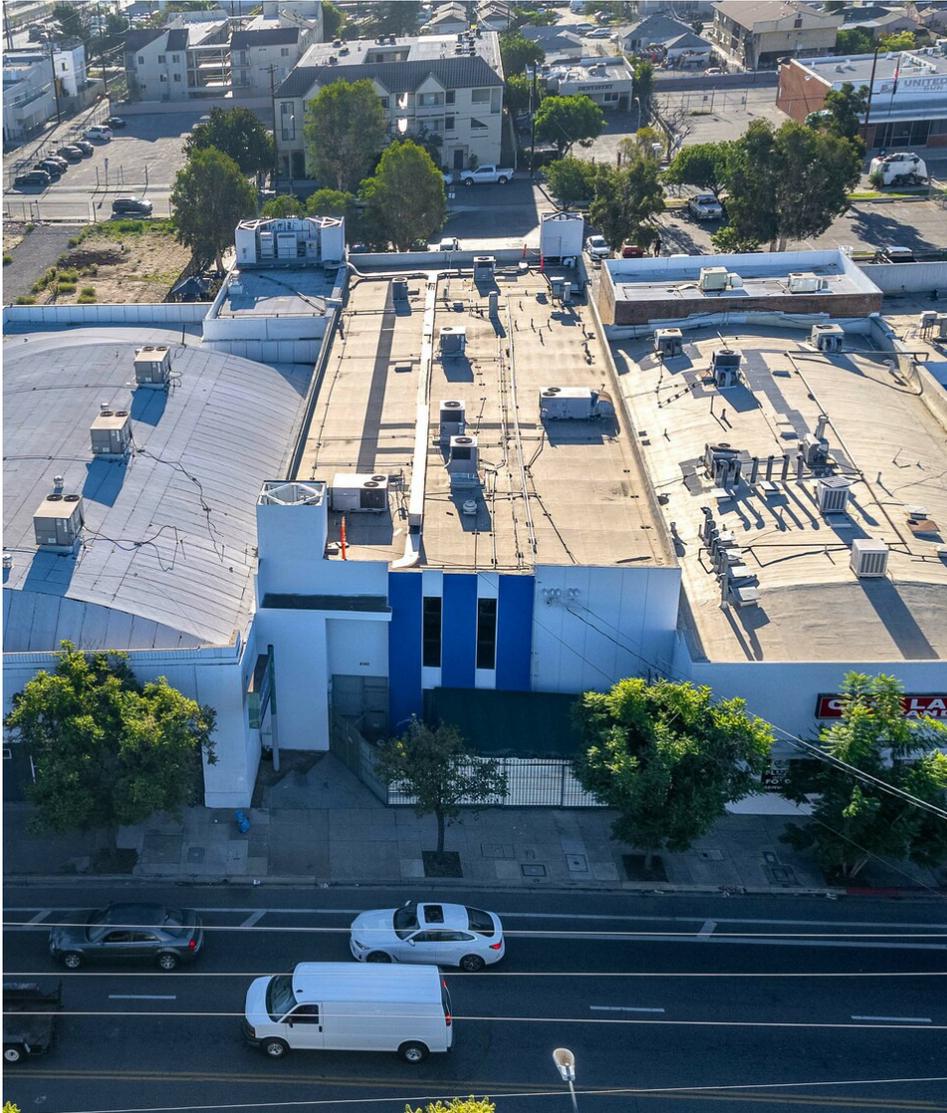


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**DOCUMENT LINKS****Covenant and Agreement Regarding Maintenance of Off Street Parking For Parcels 63,64,65,66 and 67**

<https://files.constantcontact.com/997fef5a001/31495b23-b5a7-4bf5-8c47-1e96461c8114.pdf>

**Covenant and Agreement Regarding Maintenance of Off-Street Parking For Lot 68**

<https://files.constantcontact.com/997fef5a001/bb3437b4-a7fd-4c07-9de1-e6596b6611e7.pdf>

**The Teen Project Inc. 2022 Tax Form 990 Filing**

<https://files.constantcontact.com/997fef5a001/76d42766-d5a4-46b3-b53c-5c7704e34b93.pdf>

**LCAP Report for Assurance Learning Academy**

<https://files.constantcontact.com/997fef5a001/3cedb800-514f-4d83-aa04-0827c0891974.pdf>

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## RENT ROLL

ADDRESS	TENANT	SF*	CURRENT		CURRENT		PROFORMA		PROFORMA		LEASE TYPE	LEASE EXPIRATION	RENT ADJUSTMENTS
			RENT	CR/SF	CAM	RENT	PR/SF	CAM					
8124	Vacant	1,500	\$0.00	\$0.00	\$0.00	\$2,475.00	\$1.65	\$632.39	Net	N/A	N/A		
8126	EM Pizza (Domino's)	1,500	\$2,821.00	\$1.88	\$980.48	\$2,821.00	\$1.88	\$980.48	Net	8/31/2028	3% annually on 9/1; no options		
8128	Khachik Galstyan	1,400	\$1,947.00	\$1.39	\$698.20	\$2,310.00	\$1.65	\$716.35	Net	8/31/2027	3% annually on 9/1; no options		
8130	Francy's Beauty Salon	900	\$599.00	\$0.67	\$442.21	\$1,485.00	\$1.65	\$495.37	Gross	Mo to Mo	No rent adjustments; no options		
8132 A	60CK Inc (Laundromat)	2,650	\$3,259.17	\$1.23	\$828.54	\$3,259.17	\$1.23	\$828.54	Net	10/31/2028	3% annually on 11/1; no options		
8132 C	Kings EP/Bulldog	3,850	\$4,244.00	\$1.10	\$800.00	\$4,428.00	\$1.15	\$1,507.03	Net	Mo to Mo	No rent adjustments; no options		
8140 (1st Fl)	Assurance	7,283 **	\$13,109.00	\$1.80	\$3,379.93	\$13,109.00	\$1.80	\$3,379.93	Modified Net	9/30/2030	3% annually on 10/1; 2-5-year options; options rate at FMV		
8140 (2nd Fl)	Vacant	7,717 **	\$0.00	\$0.00	\$0.00	\$7,717.00	\$1.00	\$1,500.98	Gross	N/A	N/A		
8142	The Teen Project	12,000	\$12,669.00	\$1.06	\$3,503.49	\$12,669.00	\$1.06	\$3,503.49	Gross	11/30/2030	2-5-year options; 2% annual increases		
Roof	T-Mobile		\$1,320.00			\$1,320.00				9/27/2027	3-5-year options; 10% increase each option renewal		
<b>Total Monthly Income</b>			<b>\$39,968.17</b>		<b>\$10,632.85</b>	<b>\$51,593.17</b>		<b>\$13,544.57</b>					
<b>Total Annual Income</b>			<b>\$479,618.04</b>		<b>\$127,594.20</b>	<b>\$619,118.04</b>		<b>\$162,534.79</b>					

\* Square footage is estimated

\*\* To be determined with issuance of final building permit

N/A = not applicable



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## 8124 - 8142 SUNLAND BOULEVARD

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**CURRENT FINANCIAL SUMMARY****Income**

Rent	\$479,618.04
CAM Reimbursements	\$127,594.20
Vacancy (5% of Rent)	\$23,980.90
Maintenance Reserve (5% of Rent)	<u>\$23,980.90</u>
<b>Effective Gross Income</b>	<b>\$559,250.44</b>

**Expenses**

Property Taxes; APN: 2409-002-032 <sup>1</sup>	\$73,424.82
Property Taxes; APN: 2409-002-026 <sup>1</sup>	\$9,004.93
Insurance <sup>2</sup>	\$33,618.99
Property Management (6%)	\$28,777.08
Fire Alarm Monitoring for 8140 Sunland Blvd. <sup>3</sup>	\$840.00
Trash (approximate for 2025) <sup>3</sup>	\$10,778.05
Parking Lot Lights (estimated for 2025) <sup>3</sup>	\$897.48
House Lights (estimated for 2025) <sup>3</sup>	\$687.00
Water for 8124-8132C Sunland Blvd. (estimated for 2025) <sup>3</sup>	\$4,231.34
Water for 8140 Sunland Blvd. (estimated for 2025) <sup>3</sup>	\$21,698.18
Electric for 8128 & 8130 Sunland Blvd. (estimated for 2025) <sup>3</sup>	\$3,831.24
Electric for 8140 Sunland Blvd. (estimated for 2025) <sup>3</sup>	\$4,831.89
Parking Lot Cleaning	\$4,200.00
Ratner Lease <sup>4</sup>	\$4,320.00
Janitorial	\$4,320.00
Gardening	<u>\$1,200.00</u>
<b>Total Annual Expenses</b>	<b>\$206,661.00</b>

<b>NOI</b>	<b>\$352,589.43</b>
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<b>Sales Price</b>	<b>\$5,950,000.00</b>
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<b>CAP Rate</b>	<b>5.93%</b>
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<sup>1</sup> Estimated at purchase price<sup>2</sup> Actual cost (10/13/25 - 10/12/26)<sup>3</sup> Per 2025 prorated for year<sup>4</sup> Owner leases APN 2409-002-007 through January 31, 2029 @ \$360 per month.**KENNY BURNS**

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## 8124 - 8142 SUNLAND BOULEVARD

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**PRO FORMA FINANCIAL SUMMARY****Income**

Rent	\$619,118.04
CAM Reimbursements	\$162,534.79
Vacancy (5% of Rent)	\$30,955.90
Maintenance Reserve (5% of Rent)	<u>\$30,955.90</u>
<b>Effective Gross Income</b>	<b>\$719,741.03</b>

**Expenses**

Property Taxes; APN: 2409-002-032 <sup>1</sup>	\$73,424.82
Property Taxes; APN: 2409-002-026 <sup>1</sup>	\$9,004.93
Insurance <sup>2</sup>	\$33,618.99
Property Management (6%)	\$37,147.08
Fire Alarm Monitoring for 8140 Sunland Blvd. <sup>3</sup>	\$840.00
Trash (approximate for 2025) <sup>3</sup>	\$10,778.05
Parking Lot Lights (estimated for 2025) <sup>3</sup>	\$897.48
House Lights (estimated for 2025) <sup>3</sup>	\$687.00
Water for 8124-8132C Sunland Blvd. (estimated for 2025) <sup>3</sup>	\$4,231.34
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Electric for 8140 Sunland Blvd. (estimated for 2025) <sup>3</sup>	\$4,831.89
Parking Lot Cleaning	\$4,200.00
Ratner Lease <sup>4</sup>	\$4,320.00
Janitorial	\$4,320.00
Gardening	<u>\$1,200.00</u>
<b>Total Annual Expenses</b>	<b>\$215,031.00</b>

**NOI** **\$504,710.02**

**Sales Price** **\$5,950,000.00**

**CAP Rate** **8.48%**

<sup>1</sup> Estimated at purchase price

<sup>2</sup> Actual cost (10/13/25 - 10/12/26)

<sup>3</sup> Per 2025 prorated for year

<sup>4</sup> Owner leases APN 2409-002-007 through January 31, 2029 @ \$360 per month.

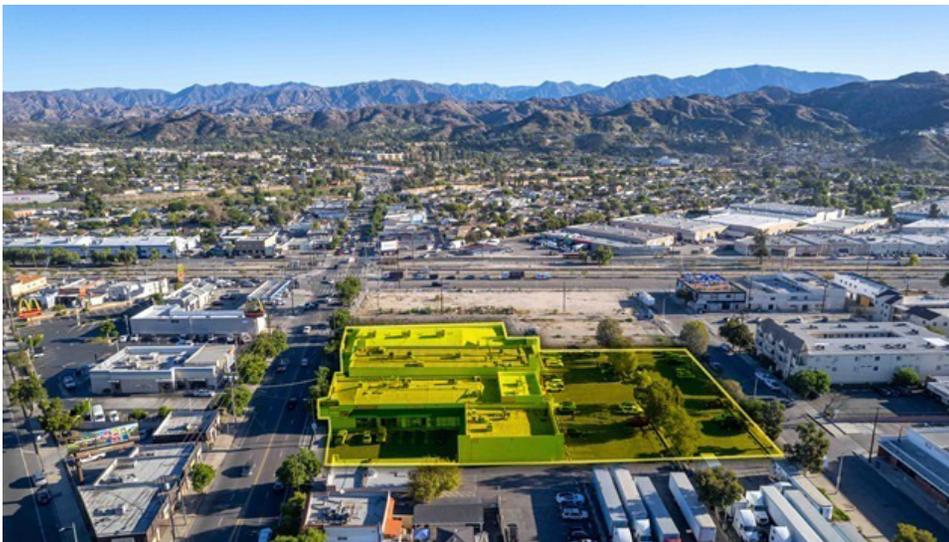
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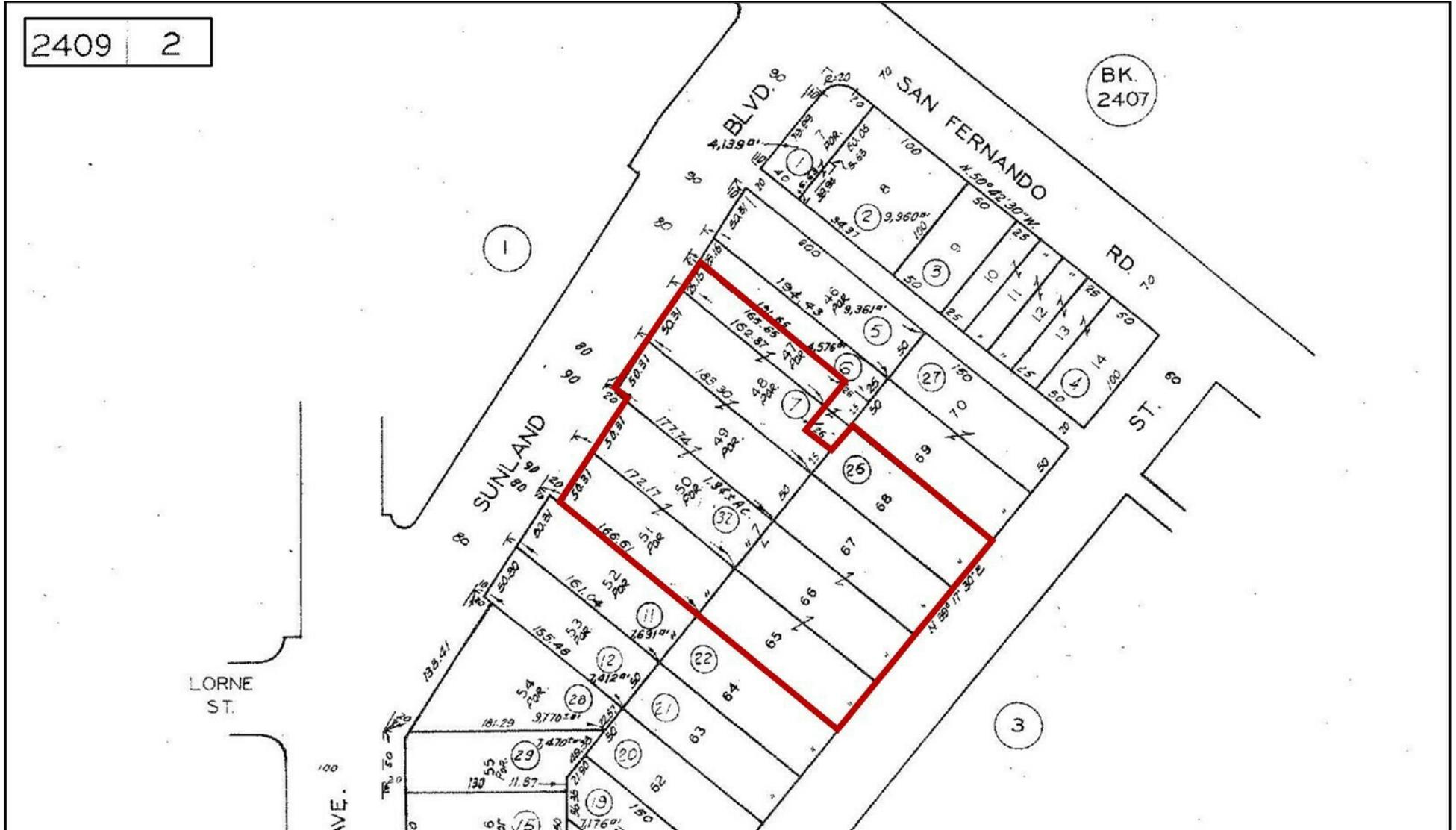
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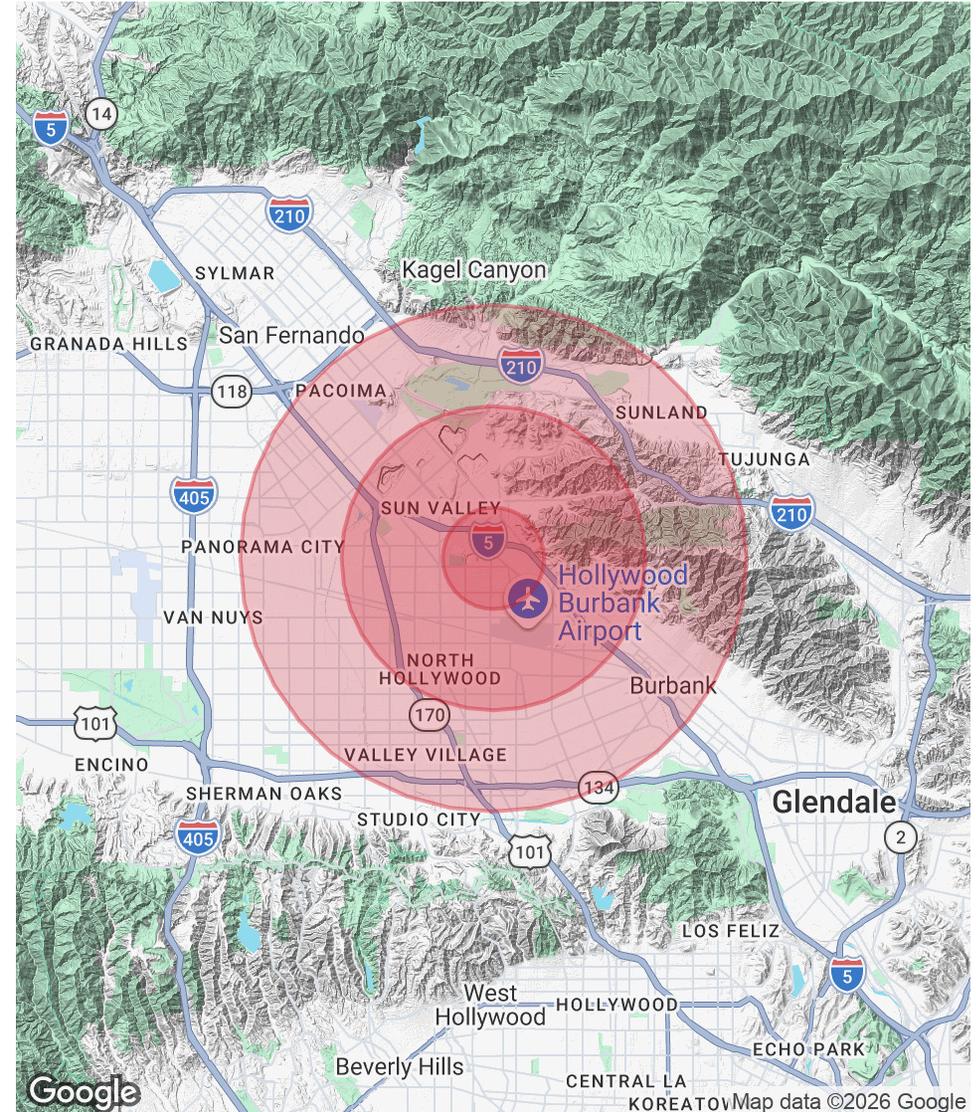
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	26,521	166,987	568,993
Average Age	39	40	40
Average Age (Male)	38	39	39
Average Age (Female)	40	41	41

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	7,232	52,637	198,288
# of Persons per HH	3.7	3.2	2.9
Average HH Income	\$89,677	\$100,169	\$105,854
Average House Value	\$775,702	\$885,912	\$913,176

Demographics data derived from AlphaMap



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