



9668 Sunland Blvd

A 7,500 SF Office and Retail Building

Up to 7,000 SF

Available rentable area

\$3.00 – 3.50 PSF

Modified gross asking rents

Presented By

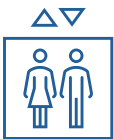


Building Overview



New Build

White shell condition
– HVAC, lighting,
utilities installed



Elevator

3 level elevator
with access to
basement



12 parking spaces

including 4 EV
charging stations



Security

Controlled access
with gated entrance



1,200 SF basement

Elevator access
storage, conference
room, Server/IT room



Electrical

Separately metered
electrical units



HVAC

State-of-art zoned
HVAC system



Signage

Monument and
building signage



Glass Facade

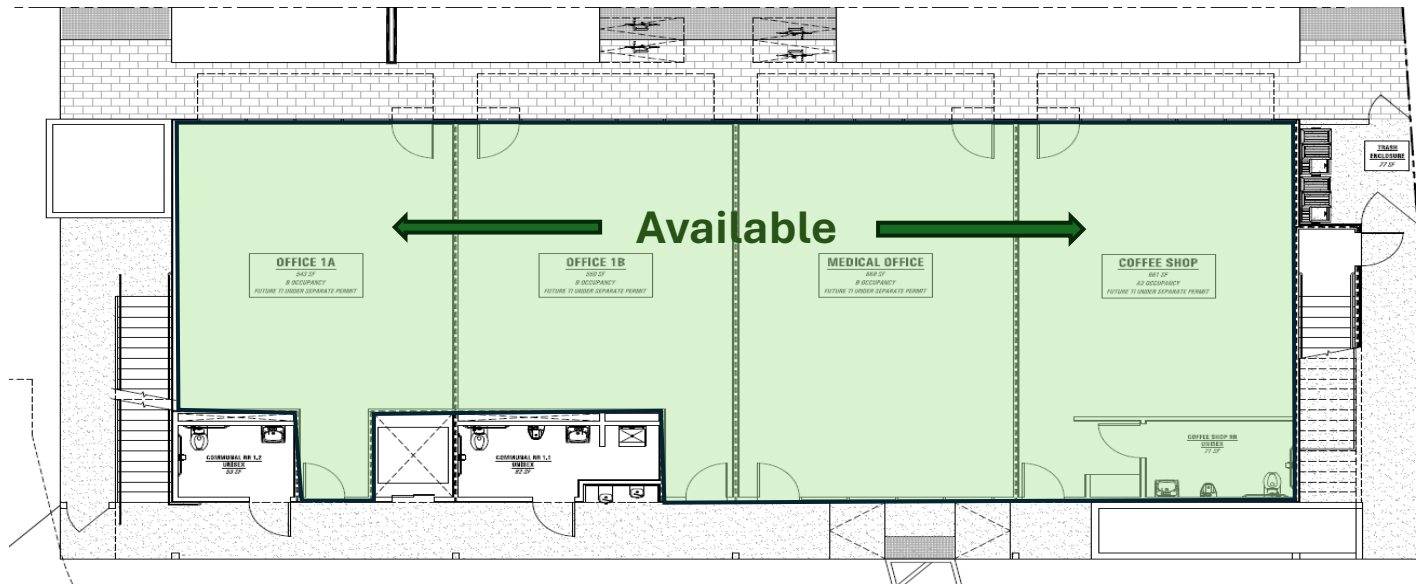
Modern glass façade
with advanced
soundproofing



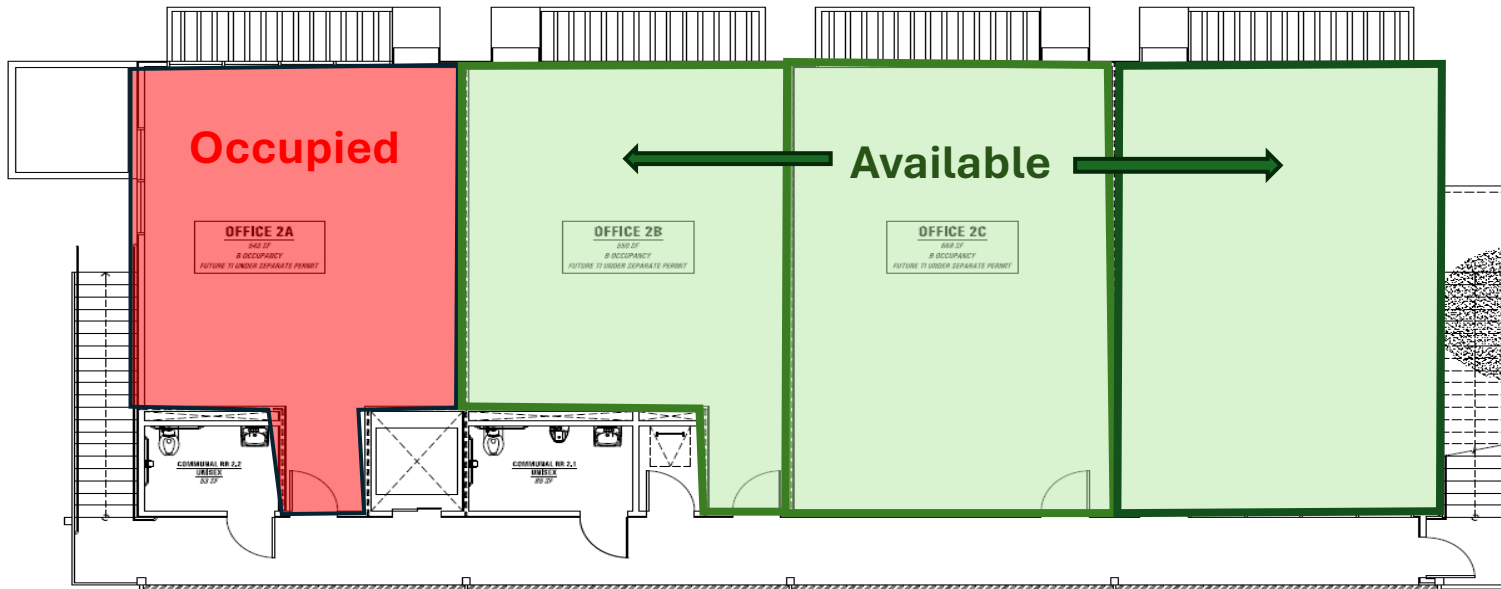
Frontage

Tree-lined frontage with
possible outdoor
seating area





Ground Floor Plan



2nd Floor Plan

Ground Floor

- ❑ **Up to 2,420 SF**
Available contiguous net leasable space
- ❑ **605 SF average unit size**
Up to four units available ranging from 540 SF to 660 SF
- ❑ **Flexible Partitioning**
Available to lease from 600 SF to 2,400 SF
- ❑ **Retail / Medical / Office**
Suitable for retail or office tenants
- ❑ **2 common bathrooms**
- ❑ **1 in-unit private bathroom**
Available to serve one unit or combined units
- ❑ **Multiple entrances**
Access from street side or parking side
- ❑ **Tree-lined frontage**
Possible outdoor seating area

2nd Floor

- ❑ **Up to 1,880 SF**
Available contiguous net leasable space
- ❑ **Up to 625 SF average unit size**
Up to 3 units available, from 550 SF to 670 SF
- ❑ **Flexible Partitioning**
Available to lease from 550 SF to 1,880 SF
- ❑ **Views and visibility**
Glass façade with street views and signage visibility

Local & Regional Overview



30,000 to 35,000 VPD

High visibility on Sunland Blvd



Accessibility

Proximity to I-210, I-5, 170
freeways & Burbank Airport



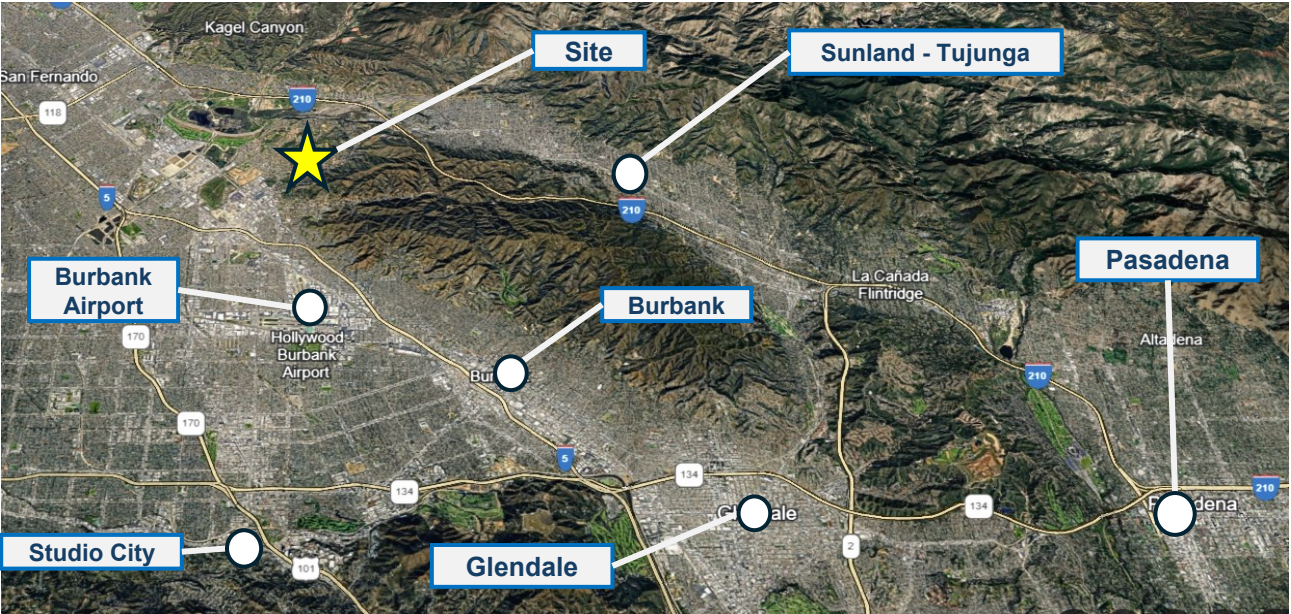
Market

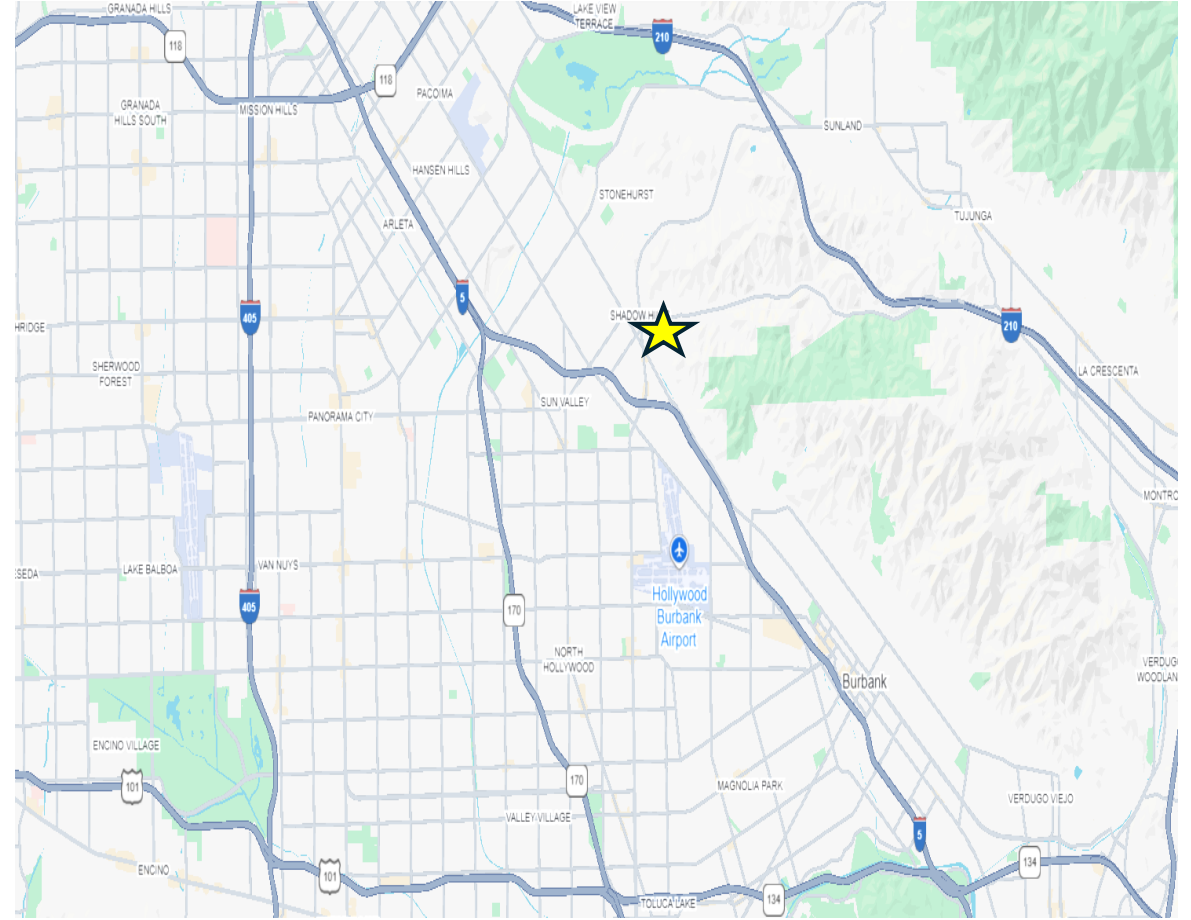
Within 10–15 minute driving
distance of Glendale, Burbank,
Pasadena, North Hollywood,
Studio City



Submarket

Affluent Shadow Hills sub- community of
greater Sunland-Tujunga-Burbank area





For more information, please contact:

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