

OWNER USER - INDUSTRIAL M1

11019 PENROSE STREET, SUN VALLEY, CA 91352



FOR SALE - \$4,200,000

ICS REAL ESTATE - KW COMMERCIAL

111 North 1st St, #300
Burbank, CA 91502



Each Office Independently Owned and Operated

PRESENTED BY:

KATHY PARTCH

Director - CRE

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01004568, California

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KATHY PARTCH
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01004568, California

A dedicated commercial specialist proudly serving Southern California business owners and investors.

Kathy works to elevate successful businesses through real estate ownership and expansion. Whether relocating, investing or buying for the first time, Kathy and her team provide excellent results to meet her client's needs.

With a proven track record, Kathy services her clients by utilizing her wealth of professional experience in real estate as an Accountant, Principal, Builder, Syndicator and Investor for over 25-years.

Her clients include manufacturers, entertainment industry professionals and small business owners from all walks of life. Kathy also works with developers to facilitate new commercial projects coming to market by bringing together her long-standing relationships with industry professionals.

Trust Kathy and her team to take care of all your commercial real estate needs.

Distinction:

2025, 2024 & 2023 SRAR - Southland Regional Realtors Association - Commercial & Investment Division Board Member

2025 & 2024 - KW Commercial Regional Ambassador Associate - Central Southern-California Region

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**OFFERING SUMMARY**

PRICE:	\$4,200,000
BUILDING SF:	13,300
PRICE / SF:	\$316
LOT SIZE:	20,481 SF
OCCUPANCY:	VACANT - OWNER/USER
GRADE DOORS:	14' and 12'
CLEAR HEIGHT:	16'
POWER:	Heavy
TRANSPORTATION HUB:	I5, Burbank Airport and access to major LA hubs (101,210,405,170,134)
YARD:	Fully enclosed, parking and materials storage areas
YEAR BUILT:	1988
ZONING:	M1

Property Description

VACANT Owner/User. M1, one level masonry industrial building, fully gated with 2 roll-ups 14' and 12', separate boiler room with drains and only 2 blocks from Hwy 5. Heavy power 800a, 3-phase, 120/240v in process of permitted upgrade for more power to support cannabis use. Cannabis tenant never took occupancy but invested over \$500k in City of LA permitted upgrades. Call today to tour 323.230.0407.

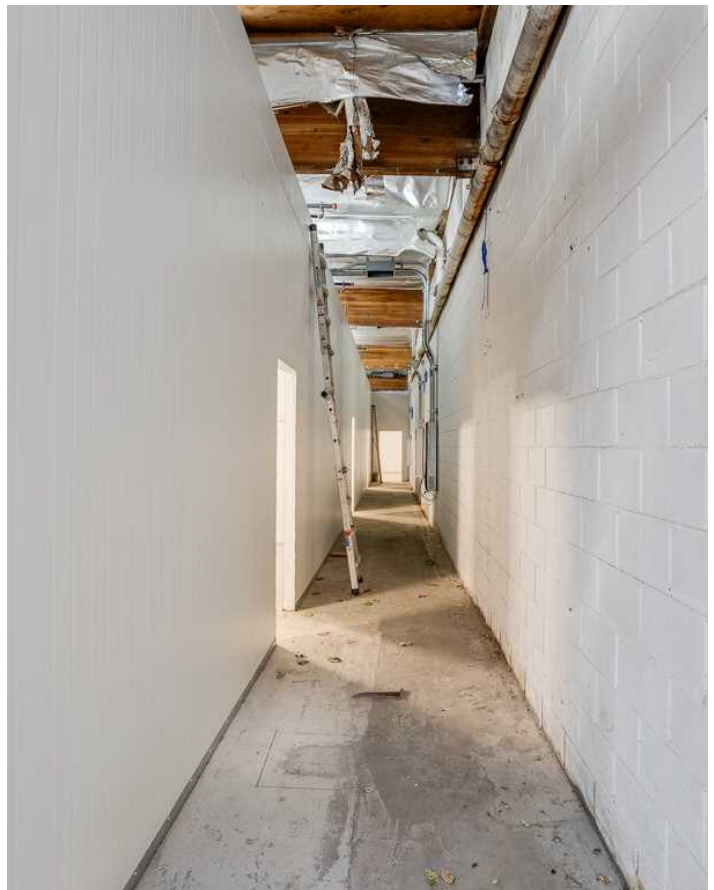
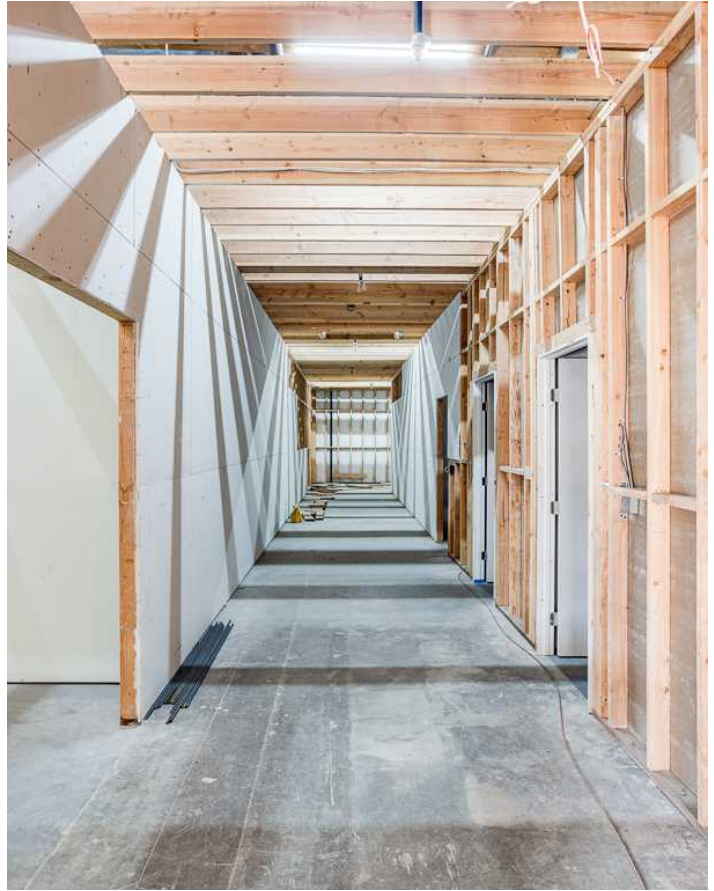
Location Overview

Sun Valley is a manufacturing and distribution hub in close proximity to Burbank Airport and easy access to Interstate Highway 5 with connections to all major Los Angeles corridors including highways 170, 210, 101, 170 and 134. The location provides access to downtown Los Angeles as well as Burbank, Glendale, the San Fernando Valley and The Grapevine along with easy access to major transportation including rail service.

PROPERTY PHOTOS

Owner User
11019 Penrose Street | Sun Valley, CA 91352

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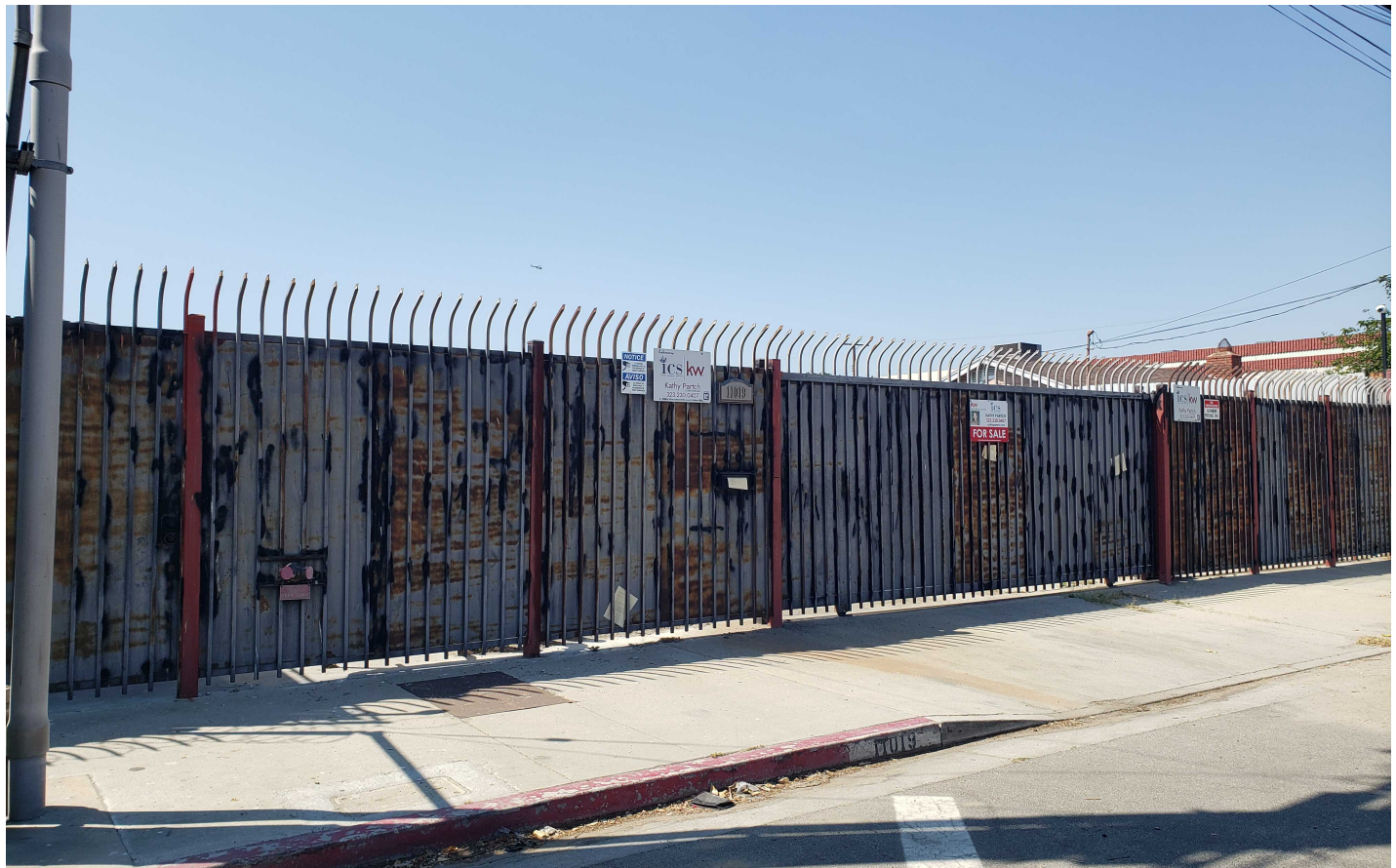


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Kathy Partch
kpartch@kwcommercial.com

Sales

East San Ferndo Villy Industrial

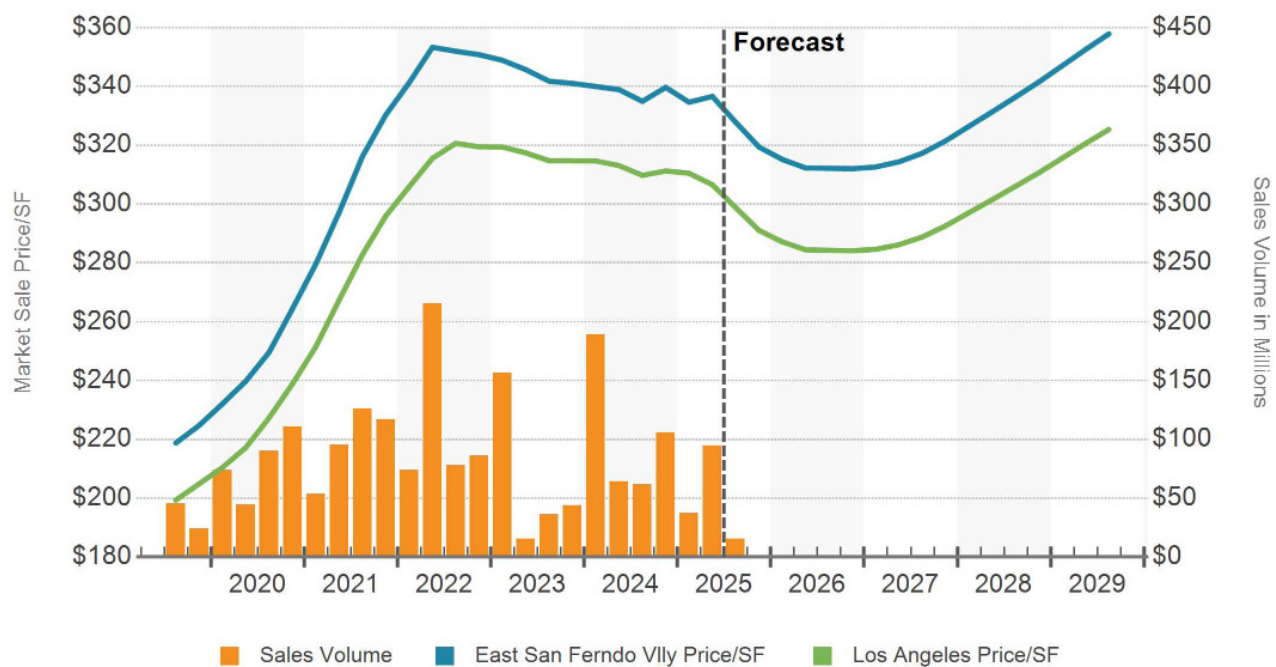
East San Fernando Valley typically draws a steady stream of capital. Annual sales volume has averaged \$359 million over the past five years and totaled \$415 million in 2024, near its 2022 record level. Over 100 transactions closed last year. Sales volume in Q1 2025 was lower on a year over year basis compared to Q1 2024.

Institutional owners and REITs have historically accounted for nearly 30% of buyer volume and have maintained that pace in recent years. Valuations have faced downward pressures as market rents decline, but more so from rising cap rates, which have generally expanded by more than 100 basis points into the mid-5% range. For example, in the third quarter of 2023, private investors traded 15414 Cabrito Rd, a 16,271 SF multi-tenant building, for \$4.6 million, or \$285/SF, at a 5.6% cap rate.

In the first quarter of 2024, Rexford acquired a 3 million-square-foot portfolio in Los Angeles County and Orange County from Blackstone for just under \$1 billion, or \$318/SF, which included the Burbank Airport Business Park in Sun Valley.

Many investors moved to get ahead of the ULA transfer tax increase, which went into effect on April 1st, 2023, as many properties in the submarket are within the city of Los Angeles boundaries. For example, BKM Capital Partners acquired the two-building Valley East Industrial Complex in North Hollywood for \$25.3 million, or \$300/SF, in March 2023, now known as Backlot NoHo. Each property measures 42,200 SF, and both are fully leased, yet the new owners plan to add value through \$6.3 million in capital improvements.

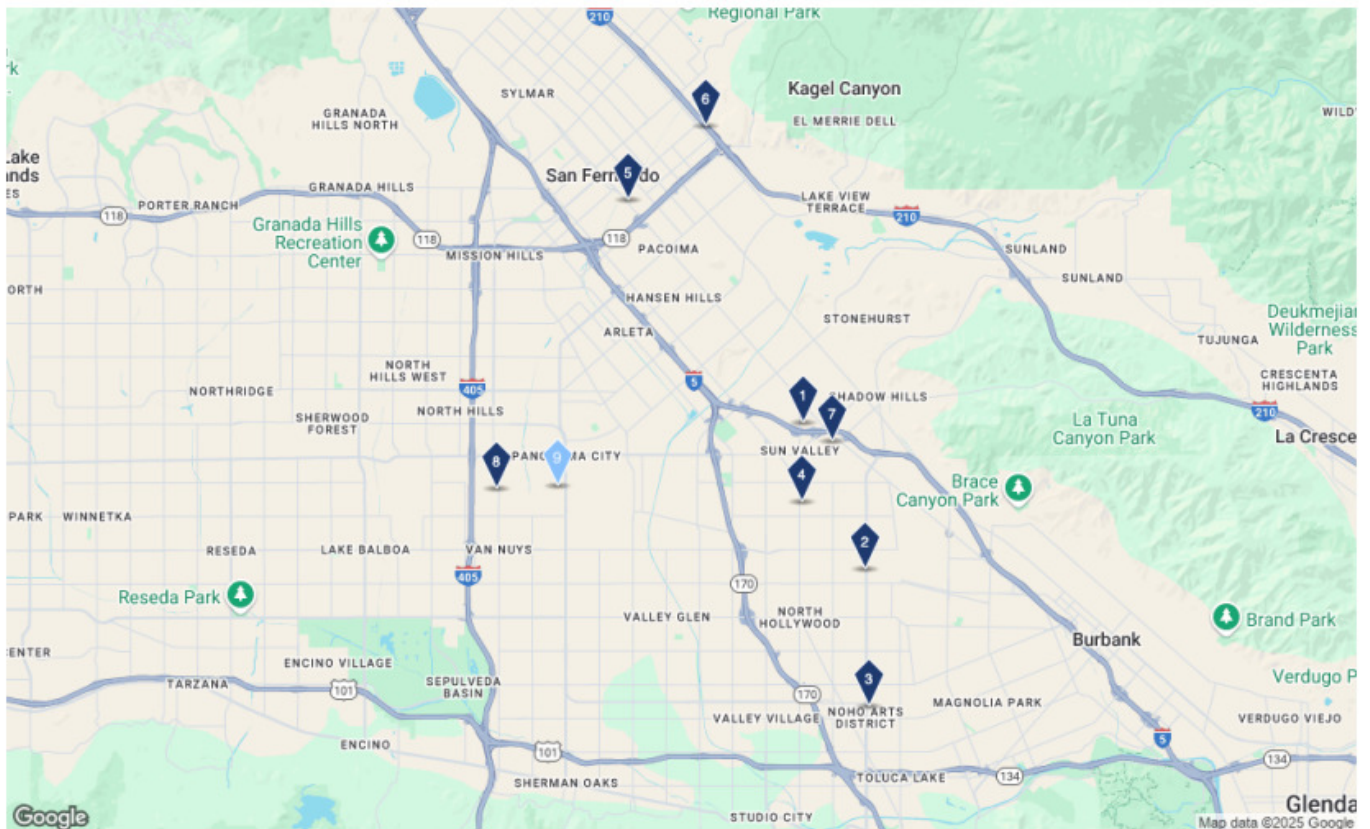
SALES VOLUME & MARKET SALE PRICE PER SF



SOLD COMPARABLES

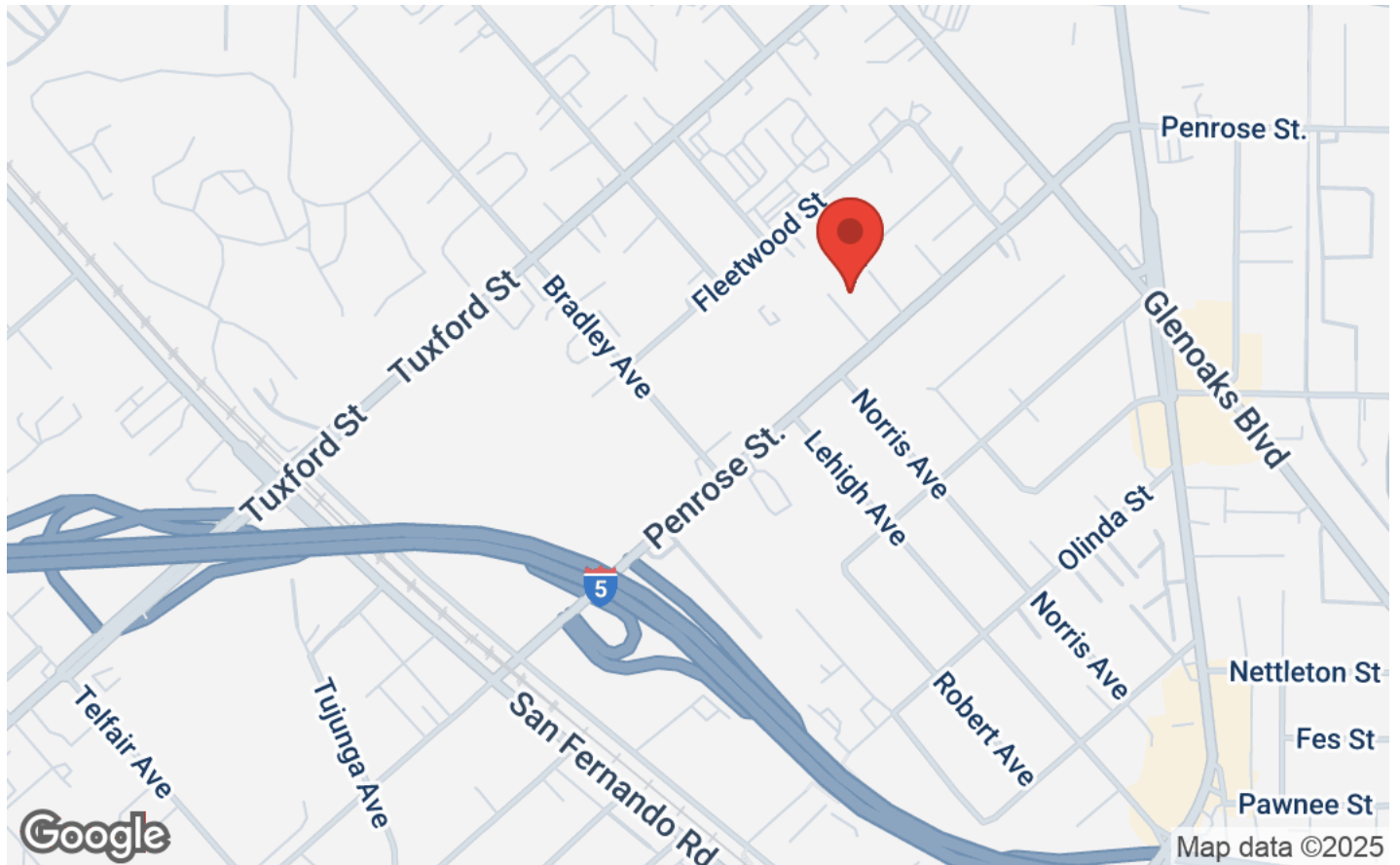
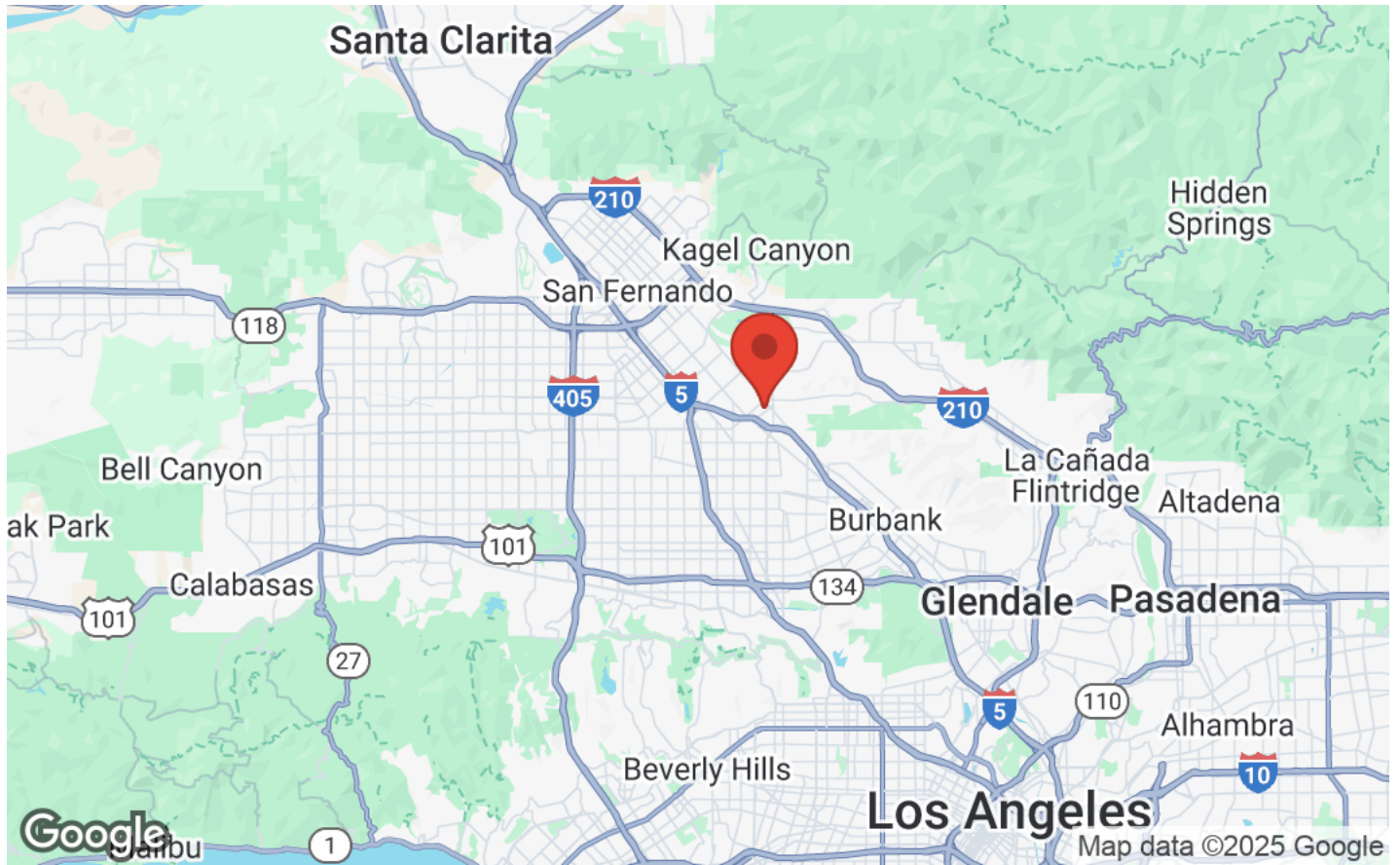
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Sale Comps List

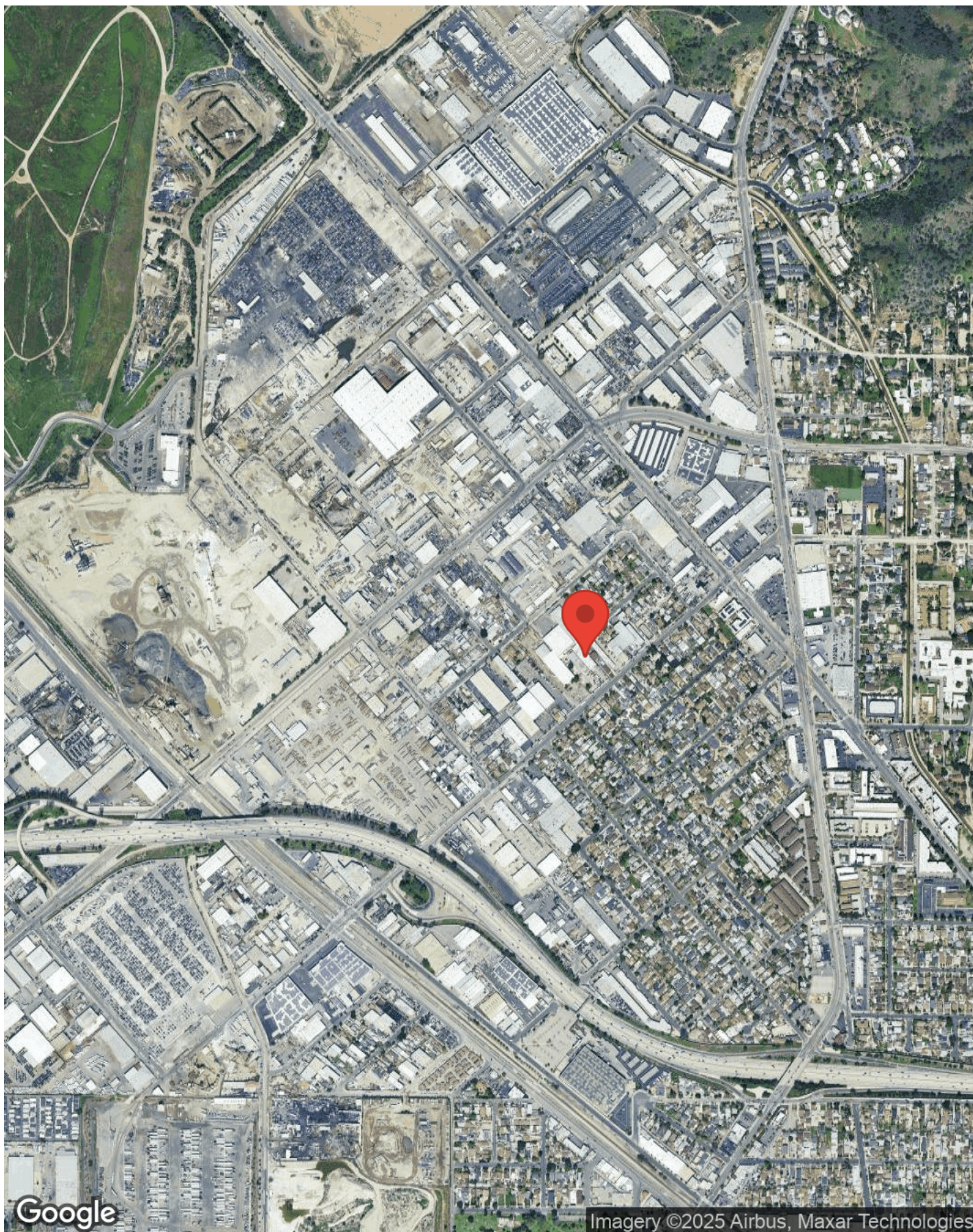
	Property Name Address	City	Type	Size	Sale Information
1	8711 Tamarack Ave	Sun Valley	Warehouse ★★★★☆	12,740 SF	Sold: \$4,325,000 (\$339.48/SF)
2	6865 Vineland Ave	North Hollywood	Warehouse ★★★★☆	11,648 SF	Sold: \$4,500,000 (\$386.33/SF)
3	5260 Vineland Ave	North Hollywood	Service ★★★★☆	14,300 SF	Sold: \$6,790,500 (\$474.86/SF)
4	7710 Lankershim Blvd	North Hollywood	Distribution ★★★★☆	14,952 SF	Sold: \$4,500,000 (\$300.96/SF)
5	Bldg 1 11341 San Fernando Rd	San Fernando	Industrial ★★★☆☆	11,120 SF	Sold: \$3,569,108 (\$320.96/SF)
6	12751 Foothill Blvd	Sylmar	Warehouse ★★★☆☆	14,375 SF	Sold: \$4,525,000 (\$314.78/SF)
7	11353 Penrose St	Sun Valley	Warehouse ★★★☆☆	12,414 SF	Sold: \$4,000,000 (\$322.22/SF)
8	7857 Sepulveda Blvd	Van Nuys	Service ★★★★☆	11,929 SF	Sold: \$4,300,000 (\$360.47/SF)
9	14601 Arminta St	Van Nuys	Manufacturing ★★★★☆	15,000 SF	-



AERIAL MAP

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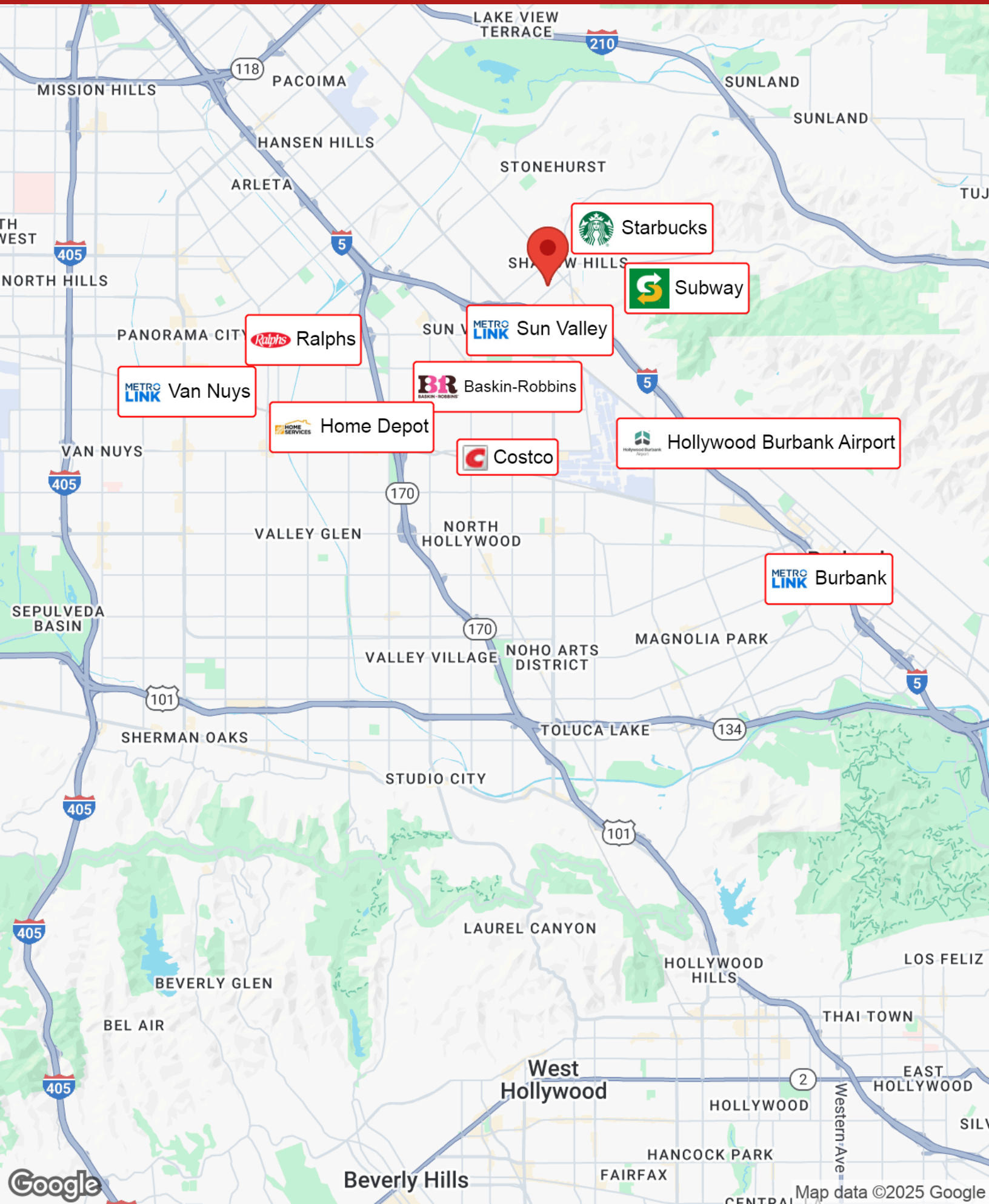
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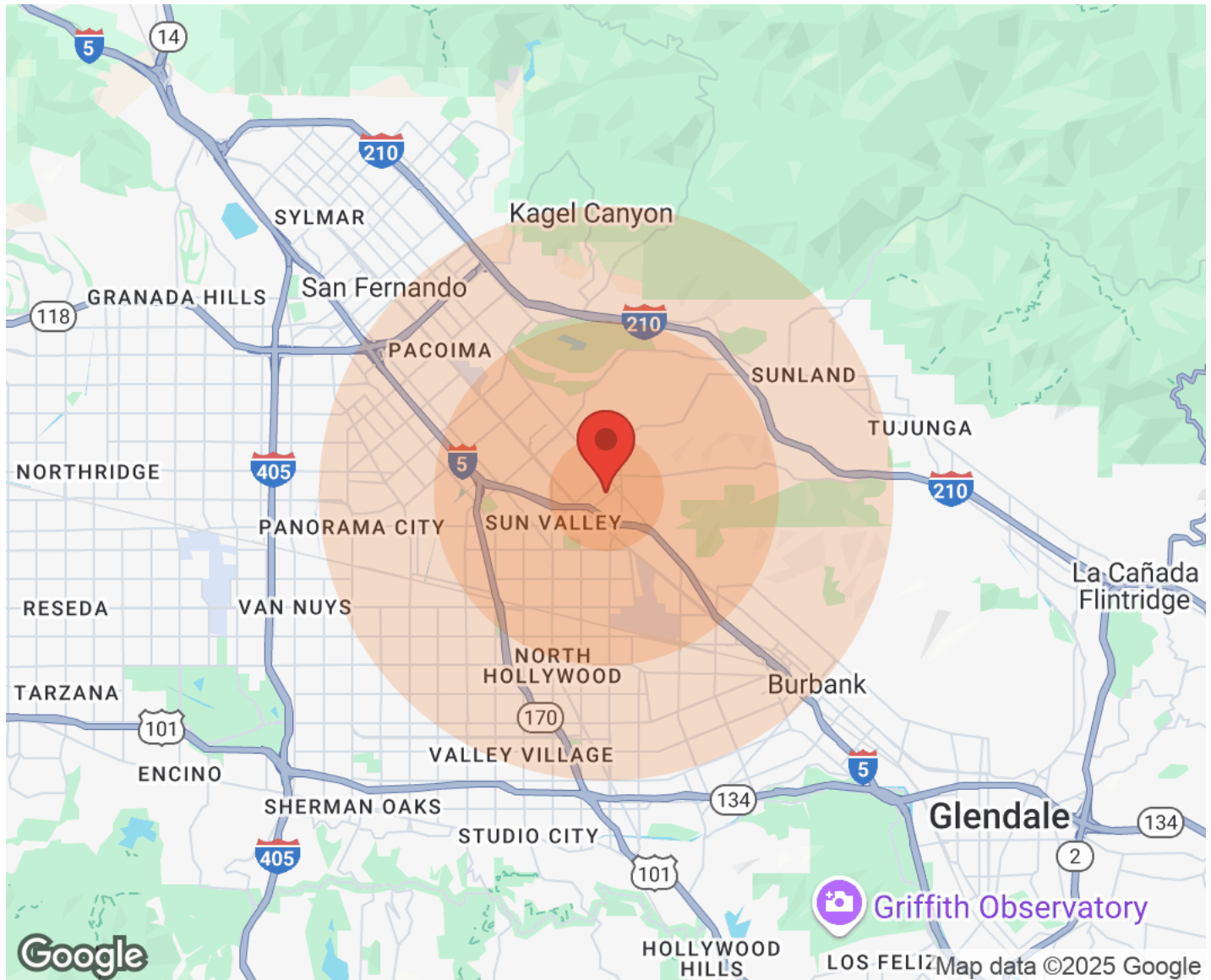


BUSINESS MAP

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	5,407	72,970	280,242	Median	\$47,583	\$47,783	\$52,172
Female	5,429	71,778	295,802	< \$15,000	409	4,394	20,472
Total Population	10,836	144,748	576,044	\$15,000-\$24,999	429	5,003	21,871
				\$25,000-\$34,999	382	4,980	20,627
				\$35,000-\$49,999	358	5,685	25,682
				\$50,000-\$74,999	664	7,166	32,898
				\$75,000-\$99,999	334	4,575	21,378
				\$100,000-\$149,999	317	4,650	19,368
				\$150,000-\$199,999	52	1,478	6,495
				> \$200,000	50	1,150	4,521
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	2,360	30,133	116,931	Total Units	3,273	41,367	186,444
Ages 15-24	1,503	20,106	76,720	Occupied	3,075	39,226	175,968
Ages 25-54	4,774	62,926	253,051	Owner Occupied	1,507	20,230	78,002
Ages 55-64	1,124	15,476	63,846	Renter Occupied	1,568	18,996	97,966
Ages 65+	1,075	16,107	65,496	Vacant	198	2,141	10,476
Race	1 Mile	3 Miles	5 Miles				
White	5,797	72,600	305,614				
Black	179	2,233	15,392				
Am In/AK Nat	22	279	1,030				
Hawaiian	N/A	34	82				
Hispanic	8,094	104,598	369,090				
Multi-Racial	8,746	120,174	429,458				