



8484 SAN FERNANDO RD, SUN VALLEY, CA 91352

**INDUSTRIAL**



# FOR SALE

OFFERING MEMORANDUM



## SITE DESCRIPTION

IKON Properties is proud to present 8484 San Fernando Road, Sun Valley, CA 91352, a two-building industrial property on a  $\pm 103,455$  SF lot ( $\pm 2.38$  acres) in one of the San Fernando Valley's most established industrial corridors. The property includes a  $\pm 33,789$  SF front building with built-out office and warehouse space, a  $\pm 19,500$  SF rear warehouse building, a yard area and an expansive gated parking lot with covered carport parking.

The site sits between San Fernando Road and the I-5 (Golden State Freeway), giving it frontage and visibility along one of Southern California's busiest freeways. It is minutes from SR-170, SR-118 and I-210, with efficient access to Burbank, Glendale, North Hollywood and greater Los Angeles. The Sun Valley Metrolink Station and Hollywood Burbank Airport are also nearby.

A solar panel power installation is currently in progress at the property, positioning a future owner to benefit from on-site energy generation and potentially lower operating costs.

Surrounded by manufacturing, distribution, automotive and service businesses, 8484 San Fernando Road offers a rare opportunity for an owner-user or investor to acquire a sizable, well-located industrial property in the tightly held Sun Valley market.

The buyer is responsible for independently verifying all information contained herein, including but not limited to property details, zoning, permitted uses, square footage, solar system status and development potential.

\*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

# SUN VALLEY MANUFACTURING DISTRICT

## 8484 San Fernando Rd sits at the center of Sun Valley's manufacturing district

One of the San Fernando Valley's largest and most established industrial corridors. Rooted in a manufacturing base that dates back to the aerospace and defense production of the 1940s, Sun Valley has grown into a dense, diversified concentration of manufacturing, distribution, logistics, and industrial operators anchored along San Fernando Road, Tuxford Street, Bradley Avenue, Pendleton Street, and De Garmo Avenue.

The district remains tightly held, with industrial vacancy consistently among the lowest of any San Fernando Valley submarket. Positioned directly on San Fernando Road, the property places owners/users minutes from four freeways and the Sun Valley Metrolink Station, with direct connectivity to Burbank, Glendale, North Hollywood, Pacoima, and greater Los Angeles.



### HEAVY INDUSTRIAL ZONING

M2 / M3 corridors throughout the district



### TIGHT INDUSTRIAL VACANCY

Consistently among the lowest in the SFV



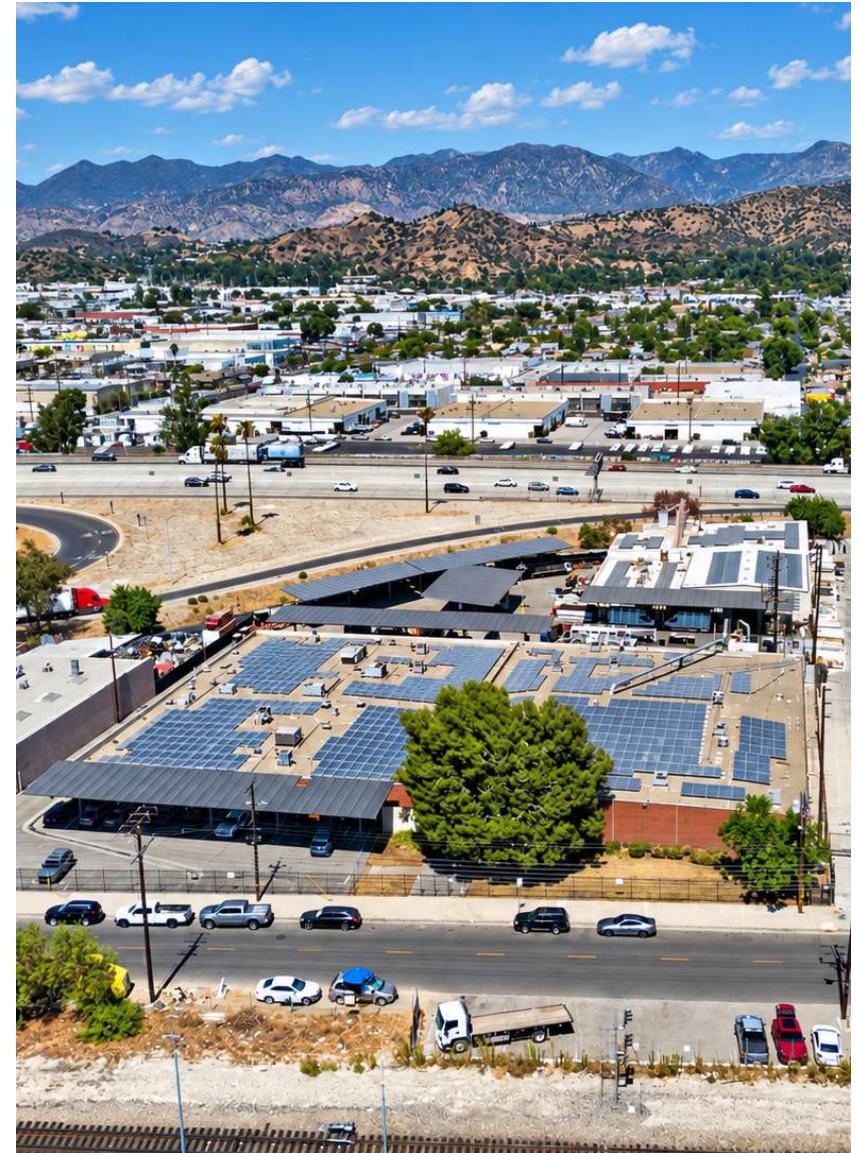
### 4-FREEWAY ACCESS

I-5 · SR-170 · SR-118 · I-210



### RAIL & TRANSIT

Sun Valley Metrolink Station nearby



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# PROPERTY SUMMARY



**FRONT BUILDING**  
±33,789 Approx.



**REAR BUILDING**  
±19,500 SF Approx.



**ASKING PRICE**  
\$15,000,000



**POWER**  
1,600 Amps  
277/480 Volt  
(Buyer to Verify)



**CLEARANCE**  
12'-16'



**ROLL UP DOORS**  
5



**LOT SIZE**  
±103,455 SF



**AIR CONDITIONING**  
AC/Dust Collection  
System



**PARCEL NUMBER**  
2632-027-023



**YEAR BUILT**  
1966



**ZONING**  
LAM2



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IKON PROPERTIES

# PROPERTY HIGHLIGHTS

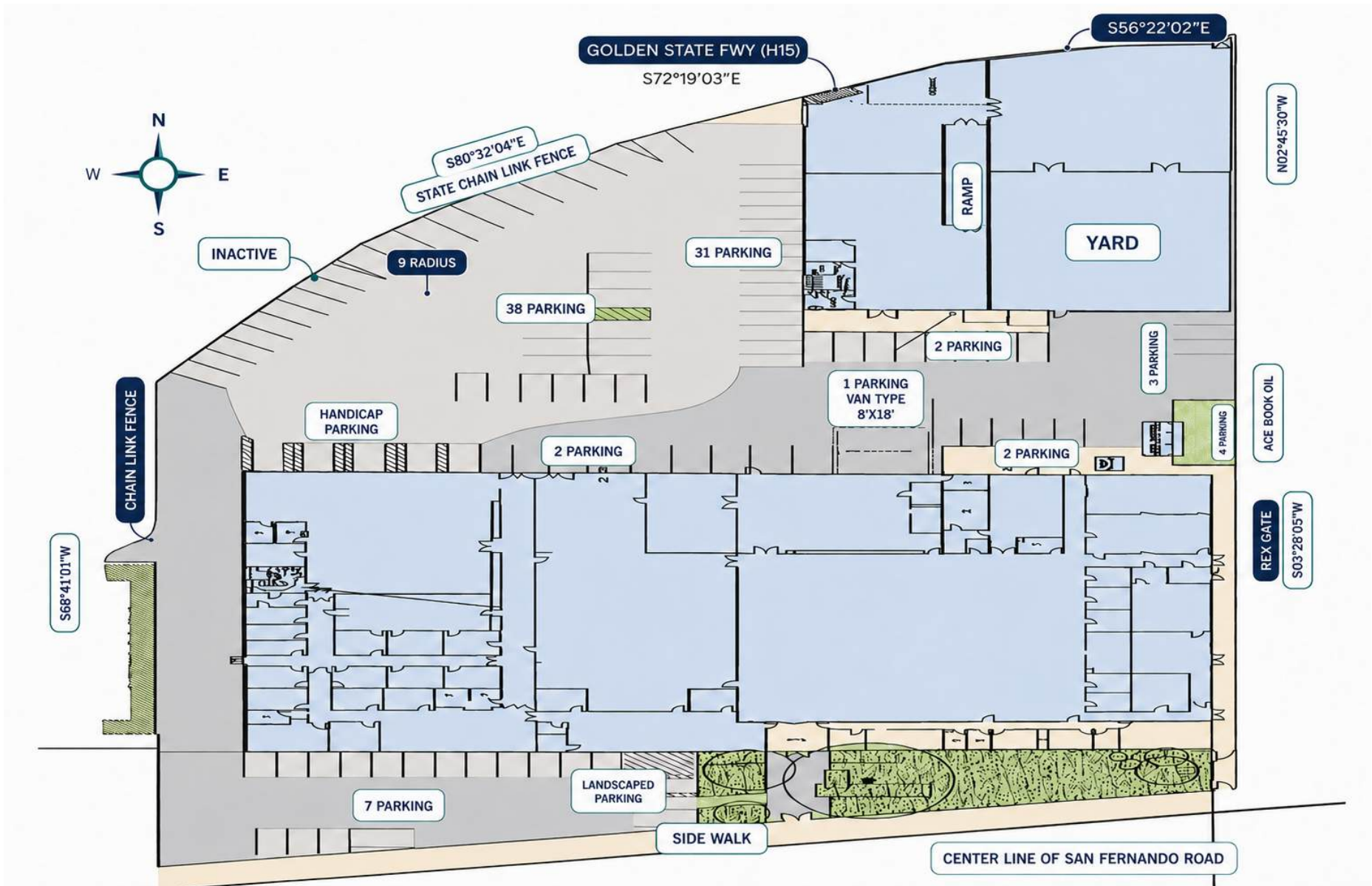
- **Expansive gated parking lot** with 50+ on-site spaces, providing substantial parking capacity for an owner-user, customers, employees, and business operations
- **Flexible commercial/industrial property** offering potential for owner-users, investors, or businesses seeking an established location in Sun Valley
- **Excellent freeway connectivity** with convenient access to I-5, SR-170, SR-118, and I-210, supporting efficient regional transportation and distribution
- **Versatile property configuration suitable for a variety of potential uses** including warehouse, showroom, automotive, service, and other commercial operations, subject to zoning and approvals
- **Solar power installation in place**, providing an opportunity for an owner to benefit from on-site energy generation and potentially lower operating costs
- **Strategic San Fernando Road location** surrounded by established industrial, commercial, automotive, and service-oriented businesses, offering strong accessibility for customers, employees, and business operations



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# FLOOR PLAN

Measurements are deemed highly reliable but not guaranteed.











## NEARBY RETAILERS

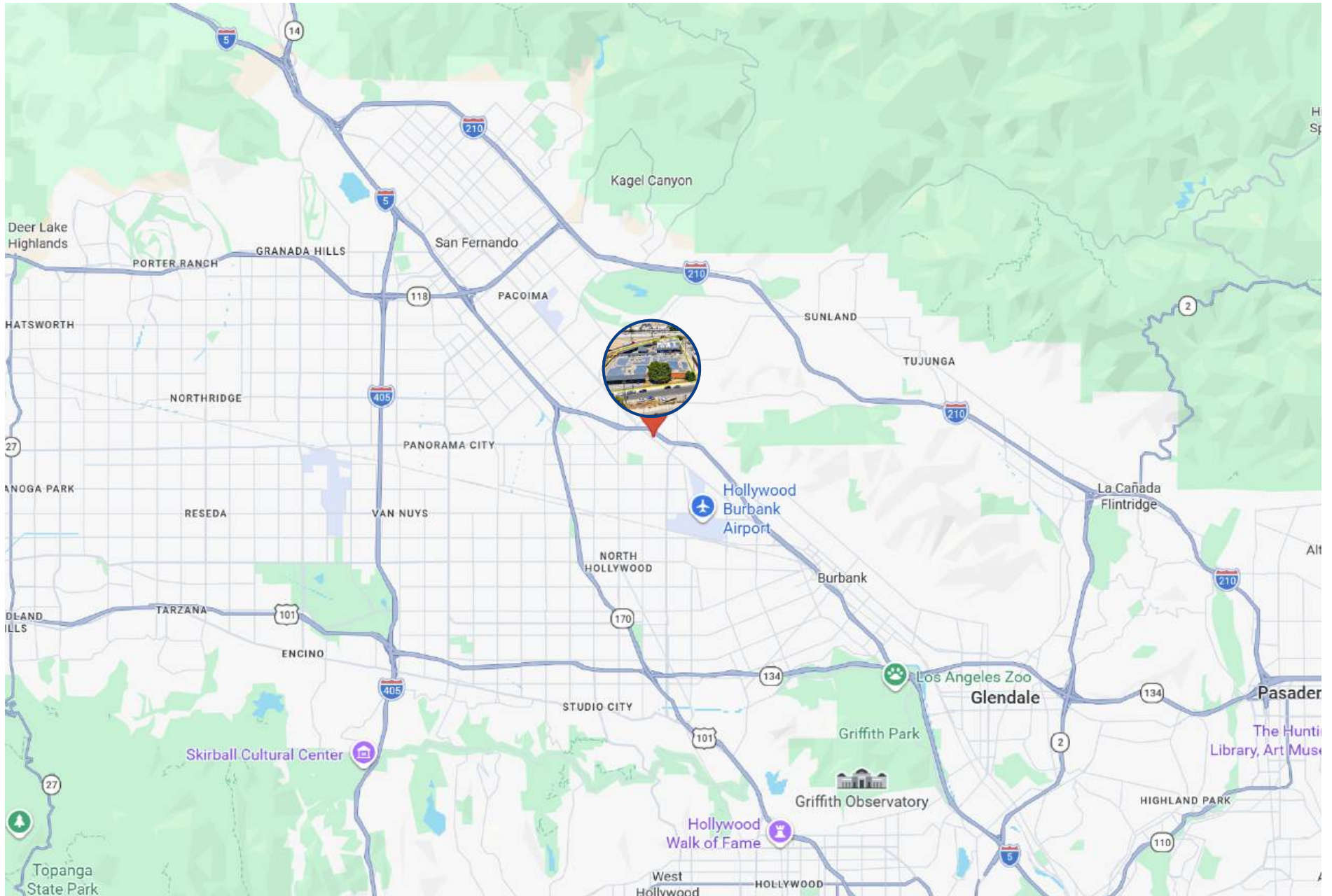


# AERIAL MAP

LOCATED ALONG SAN FERNANDO ROAD IN SUN VALLEY'S ESTABLISHED INDUSTRIAL CORRIDOR, 8484 SAN FERNANDO ROAD OFFERS A STRATEGIC LOCATION WITH CONVENIENT ACCESS TO INTERSTATE 5 AND STATE ROUTE 170, PROVIDING EFFICIENT CONNECTIVITY THROUGHOUT THE SAN FERNANDO VALLEY, BURBANK, AND THE GREATER LOS ANGELES AREA. THE PROPERTY IS SITUATED WITHIN A STRONG INDUSTRIAL ENVIRONMENT SURROUNDED BY WAREHOUSES, MANUFACTURING FACILITIES, LOGISTICS OPERATIONS, AND OTHER COMMERCIAL USES. WITH ITS PROXIMITY TO MAJOR TRANSPORTATION ROUTES AND THE SUN VALLEY METROLINK STATION, THE PROPERTY PROVIDES EXCELLENT ACCESSIBILITY FOR BOTH EMPLOYEES AND COMMERCIAL OPERATIONS, MAKING IT WELL-POSITIONED FOR A VARIETY OF INDUSTRIAL, WAREHOUSE, AND DISTRIBUTION USERS.



## LOCATION MAP





This memorandum is provided for preliminary informational purposes only and does not form part of any lease, purchase agreement, or other binding document. Recipients, whether prospective purchasers or lessees, must conduct their own investigation of all matters, including building and land area, permitted uses, zoning and code compliance, condition, and suitability for their intended use. No representation is made as to size or square footage. Any quoted rate or price reflects the property in its entirety, including land, yard, parking, and improvements, and is not derived from or dependent upon any stated square footage. The executed lease or purchase agreement governs and supersedes all marketing materials.





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