



8426 - 8428 San Fernando Rd

Sun Valley, CA 91352



Alex Matevosian

Broker

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818.482.3830

CalDRE #DRE 02047572

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REAL ESTATE
SERVICES, INC

CalDRE #02211621 migcres.com

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8426-8428 San Fernando Rd | Property Summary



PROPERTY CHARACTERISTICS

- ▶ 4,000 SF Paved Side Lot
- ▶ 6 Loading Doors
- ▶ Mezzanine Space
- ▶ 23 Foot Clearance
- ▶ Alley Access
- ▶ M2-1 Zoning: Light Manufacturing
- ▶ 400 AMP 3 Phase Power Service
- ▶ Close Proximity to the 5,170 and 210 Freeways

OFFERING SUMMARY

Lease Rate:	\$25,000/Month
Price Per Square Foot:	\$1.30
Building Size:	19,200 SF
Lot Size:	30,505 SF
Zoning:	M2-1
Year Built:	1954
APN:	2632-027-015



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Property Summary



8426 SAN FERNANDO RD

Lease Rate:	\$15,000/Month
Price Per Square Foot:	\$1.56
Building Size:	9,600 SF
Lot Size:	19,505 SF
Zoning:	M2-1
Year Built:	1954
APN:	2632-027-015

8428 SAN FERNANDO RD

Lease Rate:	\$12,000/Month
Price Per Square Foot:	\$1.25
Building Size:	9,600 SF
Lot Size:	11,000 SF
Zoning:	M2-1
Year Built:	1954
APN:	2632-027-015



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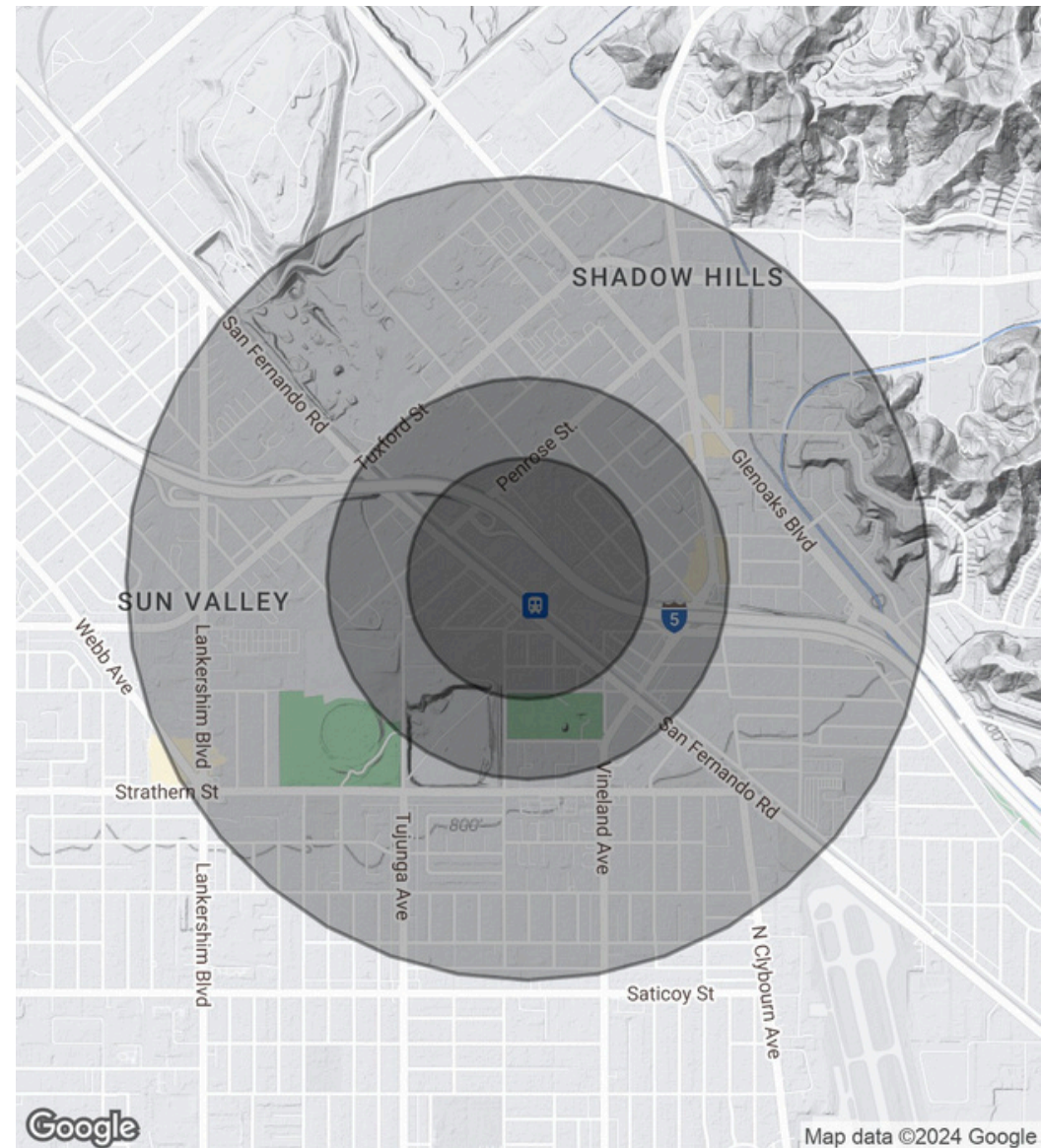
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Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,463	4,500	20,318
Average Age	38	39	40
Average Age (Male)	38	38	39
Average Age (Female)	39	40	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	338	1,258	5,661
# of Persons per HH	4.3	3.6	3.6
Average HH Income	\$83,607	\$85,702	\$89,367
Average House Value	\$681,358	\$704,890	\$780,242

Demographics data derived from AlphaMap



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Property Description



PROPERTY DESCRIPTION

MIG Commercial Real Estate Services proudly introduces this exceptional industrial warehouse centrally located at 8426 - 8428 San Fernando Rd, Sun Valley, CA. Situated on approximately 30,000 square feet of prime industrial land, this freestanding property is zoned M2 for light manufacturing. The property comprises approximately 9,600 square feet each at 8426 and 8428 San Fernando Rd, offering a total of 19,200 square feet of clear span interior space with ceiling heights ranging from 14 to 23 feet, providing ample room for various operational needs. 8426 and 8428 San Fernando Rd can be leased together or separately.

The property is gated and secured, providing a safe and secure environment. The power supply includes 400 total amps 3 phase, with plans to upgrade the electrical service to 800 amps total (400 amps to each building). The 4,000 square foot paved side lot at 8426 San Fernando Rd, featuring a covered awning, adds additional flexibility and operational space.

Access is unbeatable with six ground-level loading doors, including four at 8426 San Fernando Rd, all measuring 14x12 feet. The property also benefits from a 20-foot wide alley and a 150-foot frontage, ensuring seamless logistics. The roof features massive skylights designed to maximize natural light. Additionally, there are a total of six fully remodeled bathrooms and four total offices throughout both buildings.

The ideal uses for this property, zoned M2 (light manufacturing), include warehousing, distribution, and manufacturing, encompassing welding, fabricating, machining, marble works, recycling and processing to name a few. An additional parking lot will be offered directly across the street; call for more information regarding pricing.

Located in Sun Valley, this property boasts strategic proximity to key highways, including the 5, and is situated between the 170 and 210 Freeways, offering unparalleled connectivity to nearby Hollywood Burbank airport, Avion development, and Downtown Los Angeles. Sun Valley is home to various services that are crucial for industrial operations, including equipment rental companies, environmental consultants, and maintenance services. Additionally, there are facilities for waste management, including landfills and recycling centers, which support efficient and responsible waste disposal.



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Parcel Map



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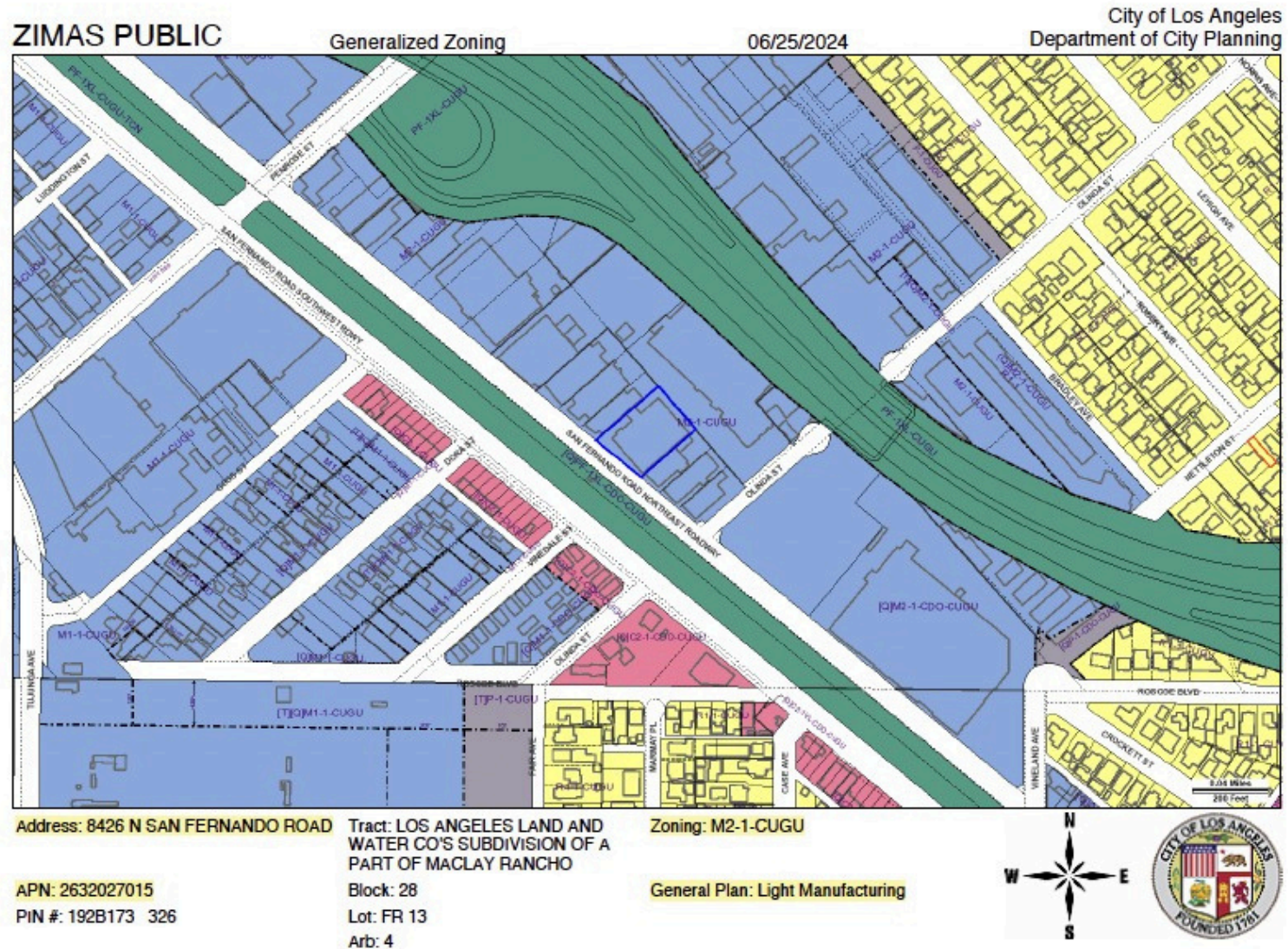
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Zoning Map



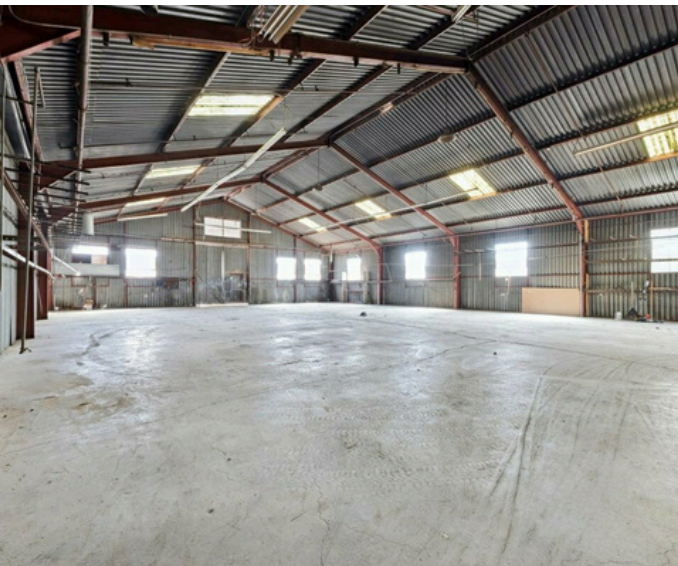
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Photos



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