



OFFER MEMORANDUM

MODERN OFFICE PROPERTY

8456 SAN FERNANDO
RD SUN VALLEY CA
91352

EXCLUSIVE LISTING BY:

MIG | COMMERCIAL
REAL ESTATE
SERVICES, INC

Alex Matevosian
Broker | DRE 02047572
818.482.3830
alex@migcres.com

OFFER MEMORANDUM

PROPERTY OVERVIEW

- ✓ Professionally Built-Out Office Space With Natural Light
- ✓ Private Access
- ✓ Polished Concrete Floors & Modern Finishes Throughout
- ✓ HVAC System
- ✓ Designated Parking Spaces

| | |
|------------------|--------------|
| SQUARE FEET | 1,850 SQ.FT |
| LOT SIZE | 39,169 SF |
| PARCEL NUMBER | 2632-027-030 |
| PRICE | \$4,200 |
| PRICE PER SQ.FT. | \$2.27 |
| ZONING | M2 |
| YEAR BUILT | 1963 |





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PROPERTY DESCRIPTION

A well-maintained 1,850 SF office suite within a larger M2-zoned industrial property in the heart of Sun Valley, a sought-after industrial hub in the San Fernando Valley. This professionally built-out space features five private offices, a dedicated conference room, a break room with full kitchenette, and exposed high ceilings with modern finishes throughout. The polished concrete floors, natural light from skylights, glass-enclosed offices, and efficient layout make it ideal for a variety of professional or industrial-related office users.

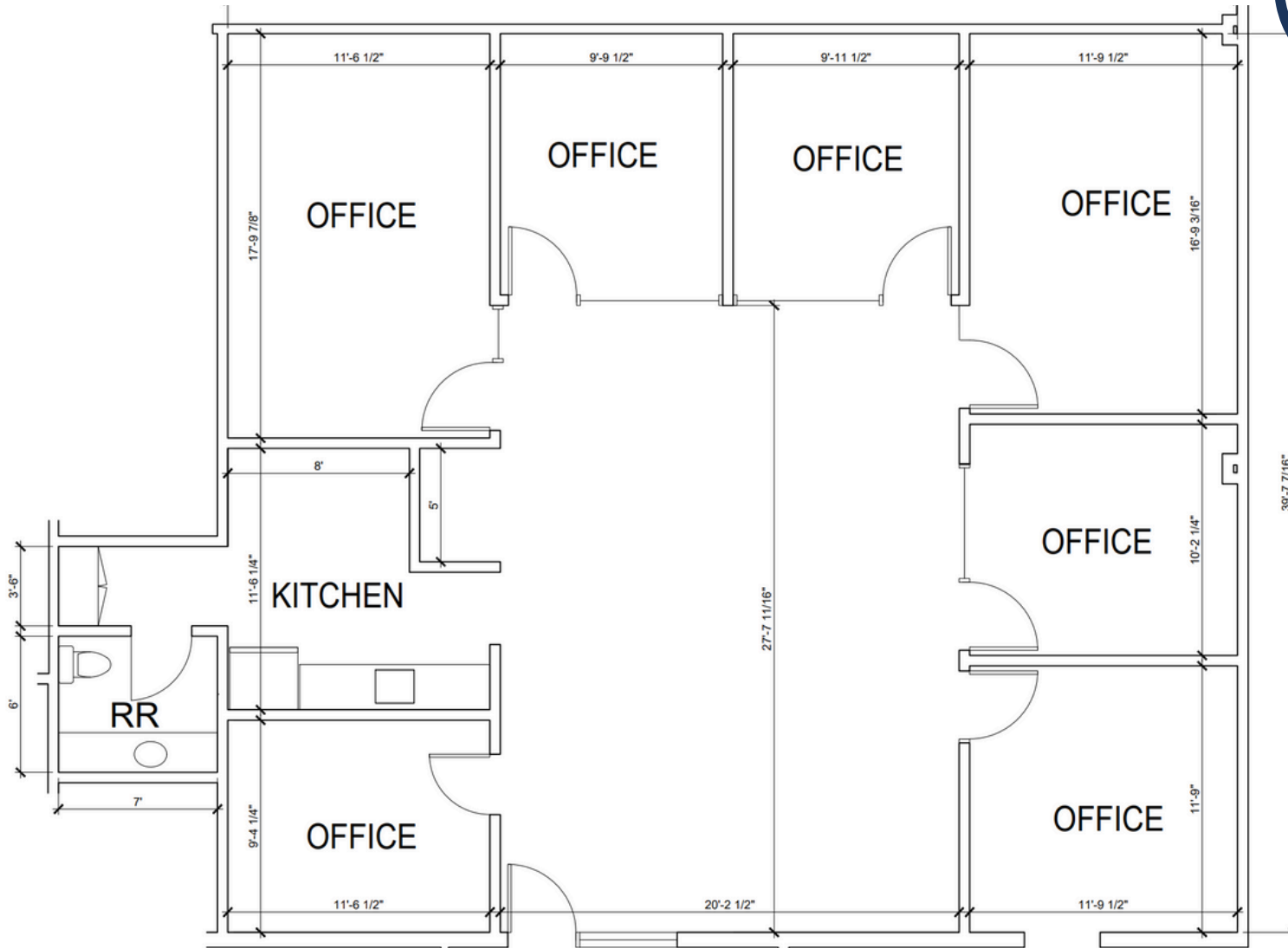
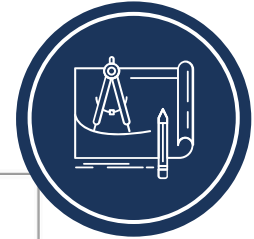
The suite has its own private entrance, includes access to designated parking and is equipped with an HVAC system for year-round comfort. Offered on a modified gross lease, this opportunity is ideal for businesses seeking a functional and modern office space in a highly accessible location.

Location Highlights:

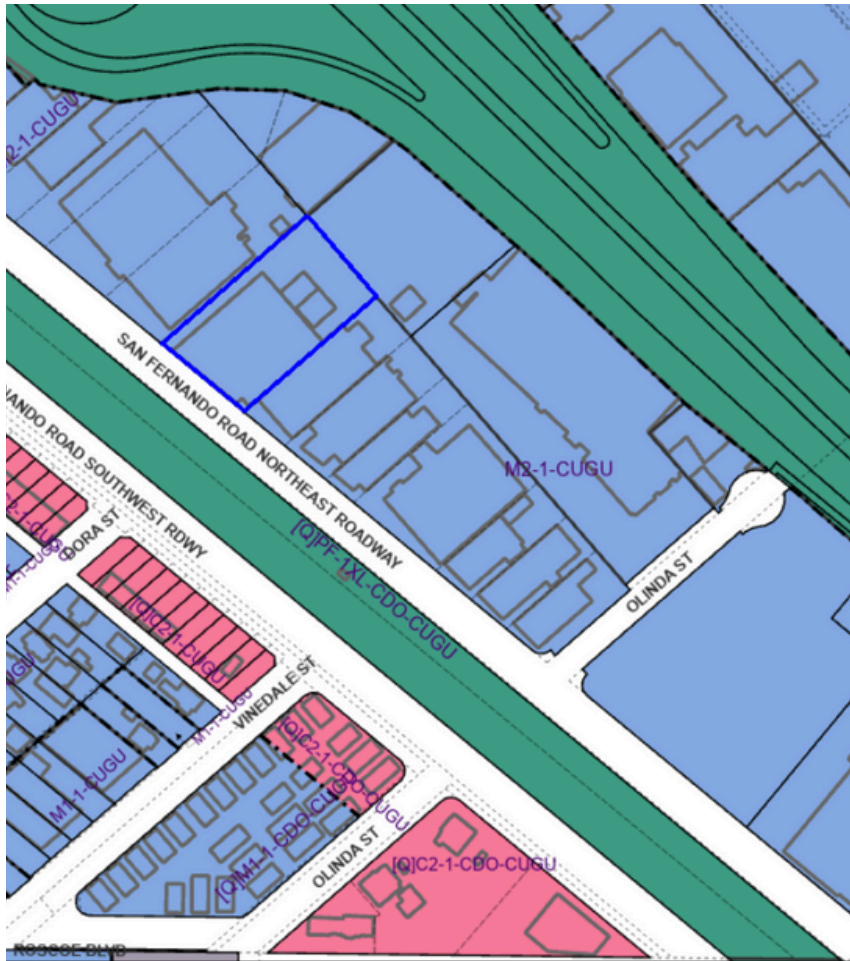
Situated on San Fernando Road, the property offers immediate access to the 5, 170, and 118 freeways, providing excellent regional connectivity. Tenants benefit from proximity to Burbank Airport, downtown Sun Valley, and a variety of nearby amenities including restaurants, hardware suppliers, building materials vendors, and other industrial service providers.

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FLOOR PLAN

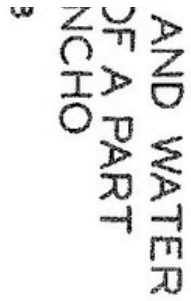
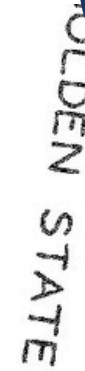


ZONING MAP



- Commercial Manufacturing
- Limited Manufacturing
- Light Manufacturing
- Heavy Manufacturing
- Hybrid Industrial

PARCEL MAP





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AREA HIGHLIGHTS

Situated in the heart of the San Fernando Valley, Sun Valley is a highly accessible and business-friendly submarket known for its blend of industrial users, creative services, and professional offices. The property benefits from immediate access to the 5, 170, and 118 freeways, providing seamless connectivity to Burbank, North Hollywood, and greater Los Angeles. Just minutes from Burbank Airport, the location is ideal for companies that require convenient travel and shipping options. The surrounding area offers a wide range of amenities including dining, shipping centers, hardware suppliers, and trade-related services, making it an efficient and strategic location for office users. Sun Valley continues to attract businesses seeking functional space, strong workforce access, and favorable M2 zoning that allows for a variety of commercial and industrial operations.



596,000 POPULATION



\$92,000 AVERAGE HH INCOME





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