



11311 Pendleton St & 9250 Tujunga Ave

Sun Valley, CA 91352

Land For Lease

Alex Matevosian

Broker

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818.482.3830

CalDRE #DRE 02047572



CalDRE #02211621 pacificwestbrokerage.com

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Property Summary



PROPERTY DESCRIPTION

Two separate parcels for lease. 11311 Pendleton St is a 120,000 square foot paved lot zoned M3 and is available for immediate occupancy. The lot has access to full utilities. Will consider ALL heavy industrial uses.

9250 Tujunga Ave is a 185,934 square foot paved lot zoned M3. This lot has an entrance (curb cut #1), and exit (curb cut #2) along Peoria St, making it ideal for large vehicles to maneuver. Will consider all heavy industrial uses. Lot has access to utilities & heavy power.

Owner will consider leasing a minimum of 90,000 SF.

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OFFERING SUMMARY

Lease Rate:	Undisclosed
Available SF:	120,000 & 185,934 SF

SPACES	LEASE RATE	SPACE SIZE
11311 Pendleton Ave	Undisclosed	120,000 SF
9250 Tujunga Ave	Undisclosed	185,934 SF



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Additional Photos



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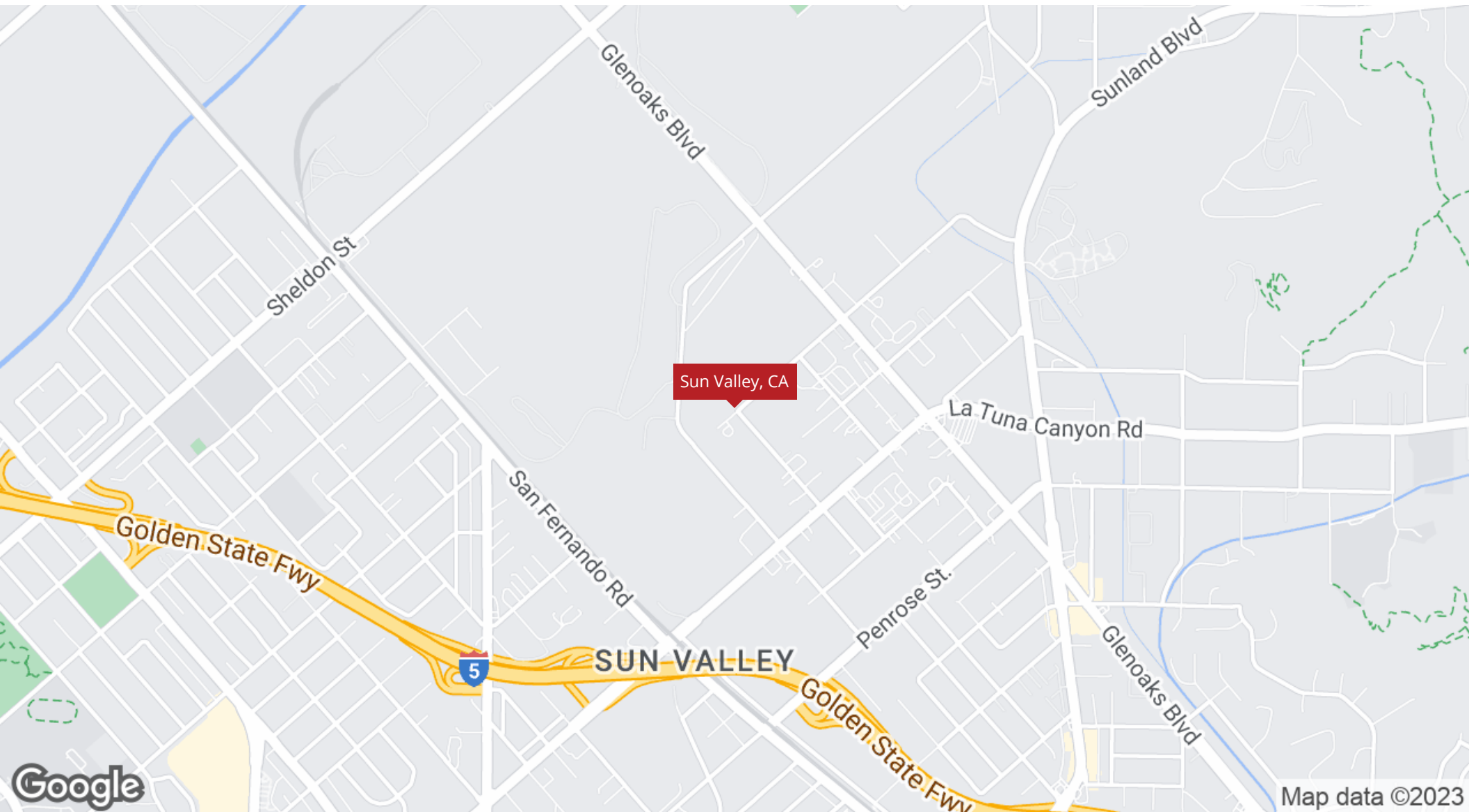
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Regional Map



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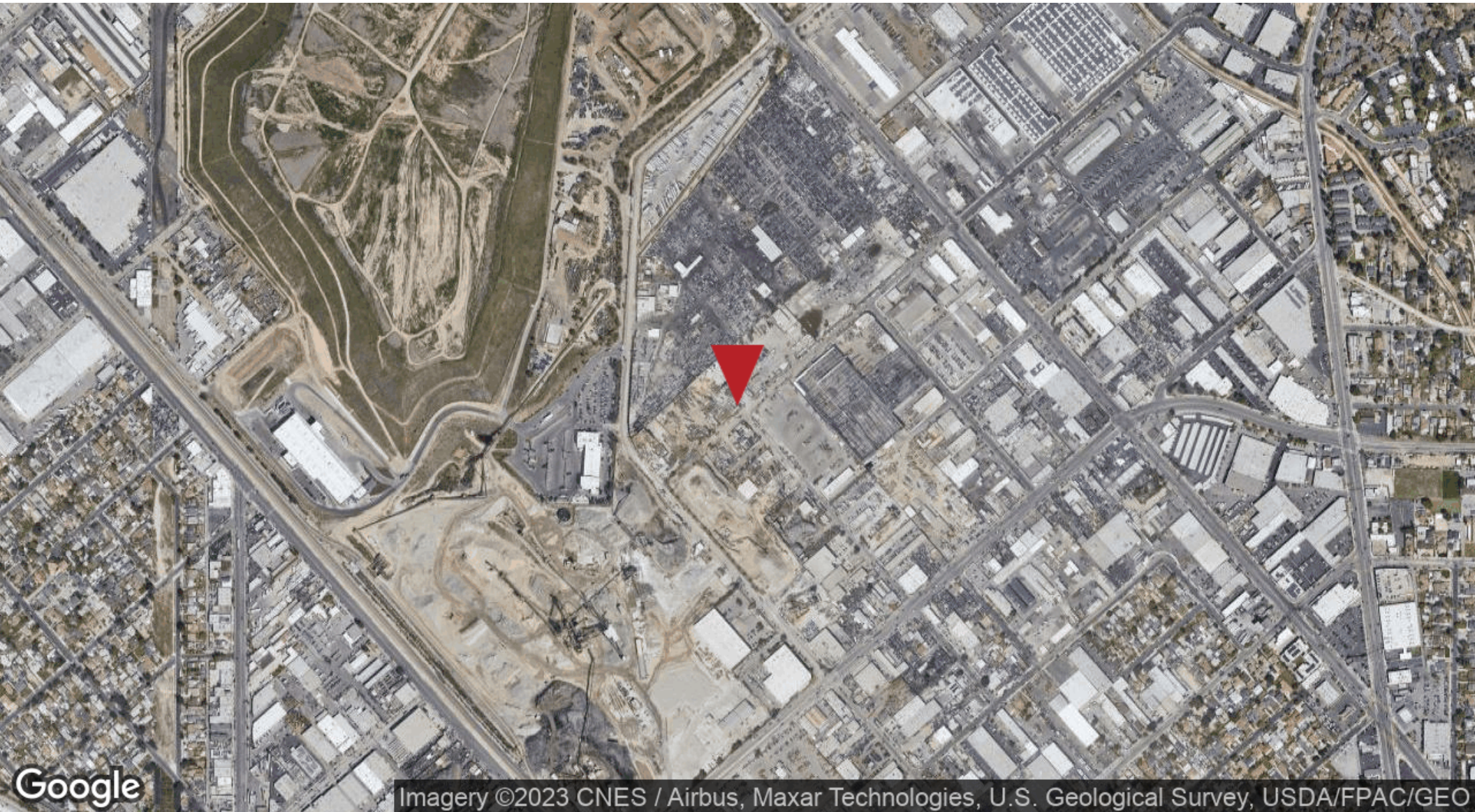
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Aerial Map



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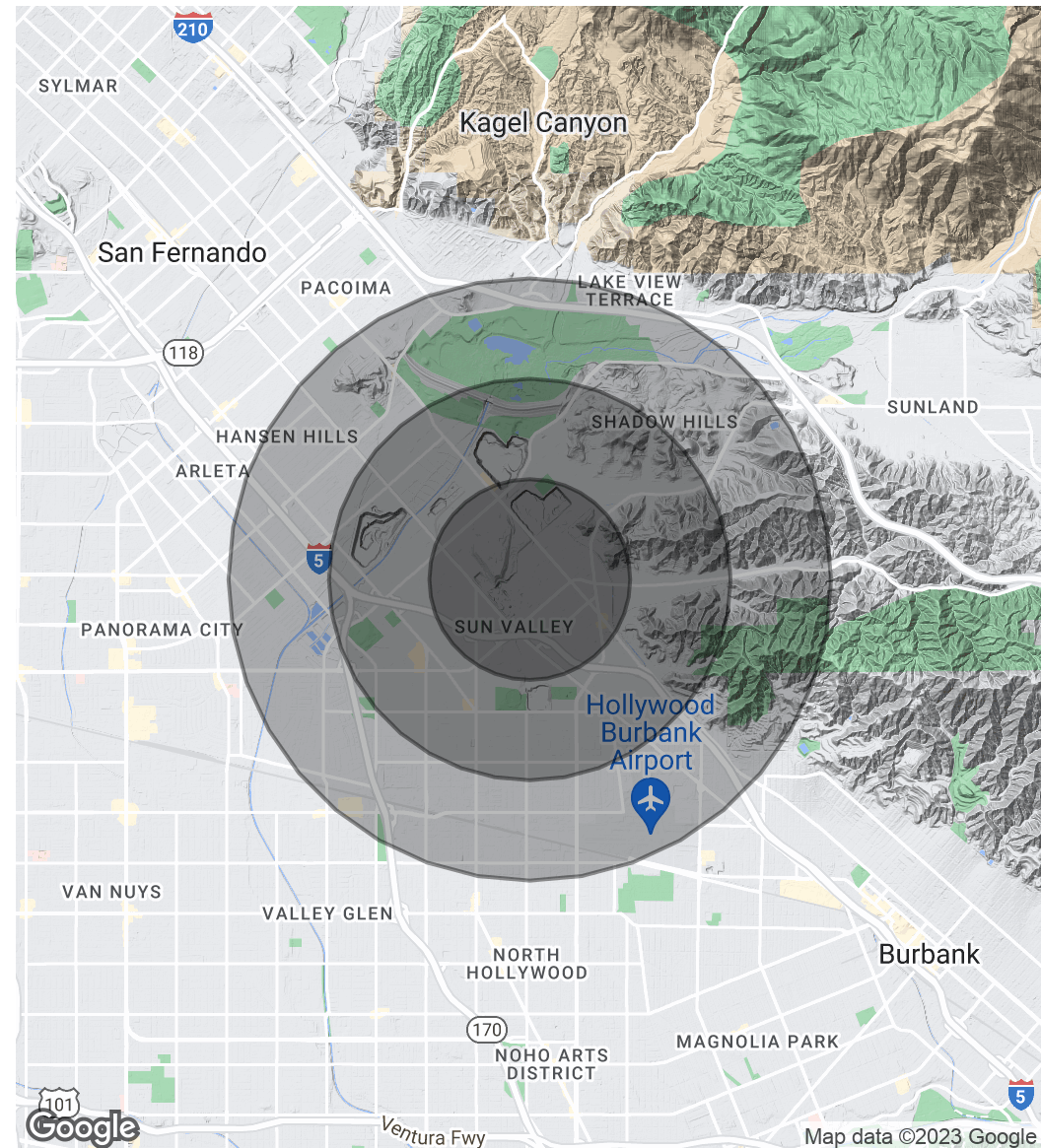
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Demographics Map & Report

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	9,347	54,980	146,468
Average Age	34.4	36.4	36.2
Average Age (Male)	33.5	34.9	35.1
Average Age (Female)	36.1	37.9	37.3

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,698	16,139	42,096
# of Persons per HH	3.5	3.4	3.5
Average HH Income	\$72,957	\$74,410	\$79,727
Average House Value	\$466,419	\$504,049	\$488,194

* Demographic data derived from 2020 ACS - US Census



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