



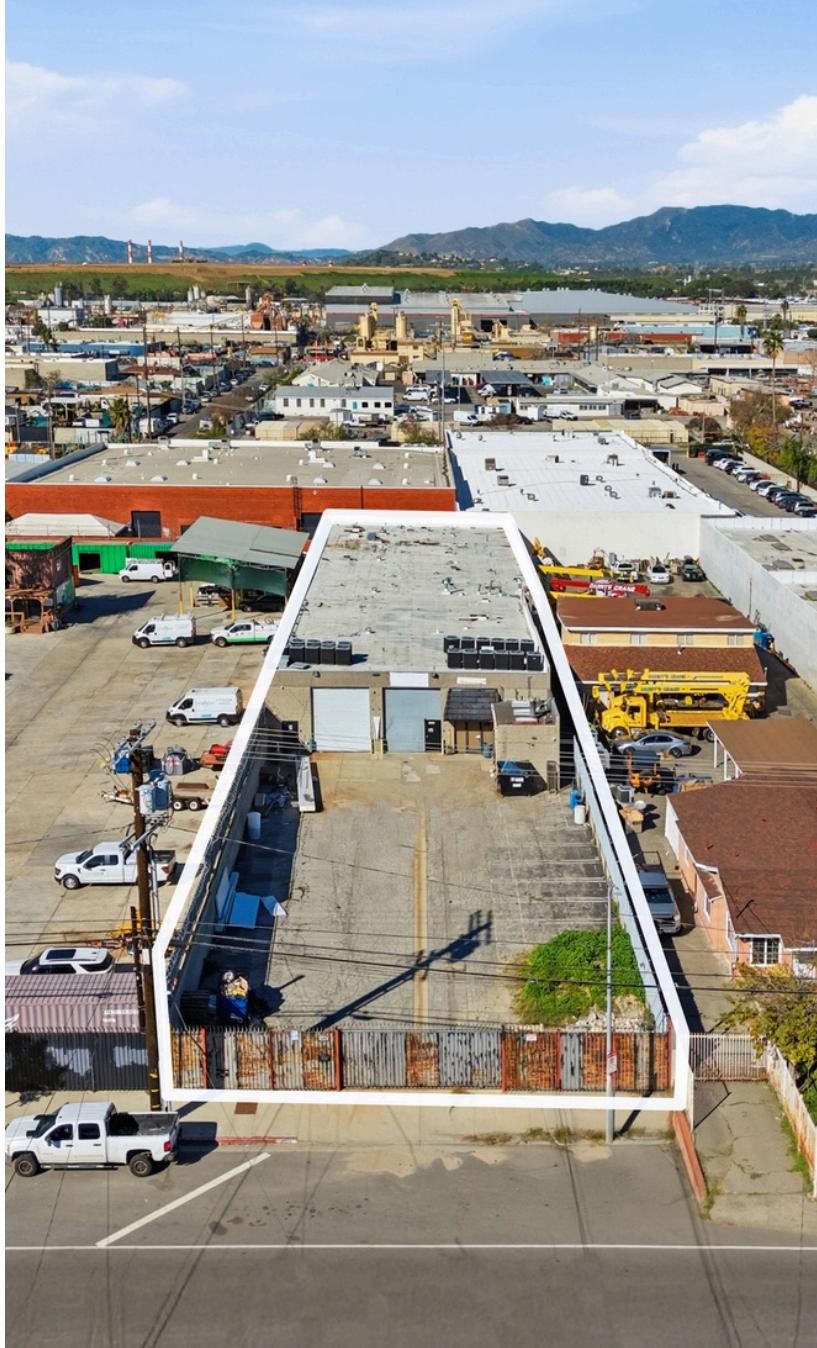
11019 PENROSE ST, SUN VALLEY, CA 91352

INDUSTRIAL BUILDING

FOR SALE

OFFERING MEMORANDUM





● SITE DESCRIPTION

Ikon Properties is proud to present a rare opportunity to acquire a highly functional and well-located industrial property in the heart of Sun Valley's established industrial corridor.

The property encompasses approximately 13,300 square feet of building area situated on a 20,481 square foot lot and features 16-foot clear ceilings, providing excellent vertical clearance for warehousing, manufacturing, or distribution uses. Two 10' x 15' roll-up doors enhance operational efficiency with convenient loading access, while approximately 20 on-site parking spaces support employee and visitor needs.

Equipped with robust 800-amp, 3-phase power, the property is well suited for power-intensive industrial operations. Zoned M1 (Limited Industrial), the site allows for a wide range of industrial uses, offering exceptional flexibility for both owner-users and investors.

Strategically positioned within one of the San Fernando Valley's most desirable industrial submarkets, the property benefits from proximity to major transportation routes and regional arterials, providing efficient access throughout Los Angeles and surrounding markets.

The buyer is responsible for verifying all information contained herein

PROPERTY TYPE

Industrial

PARCEL NUMBER

2408-027-024

BUILDING

13,300 SF

LOT

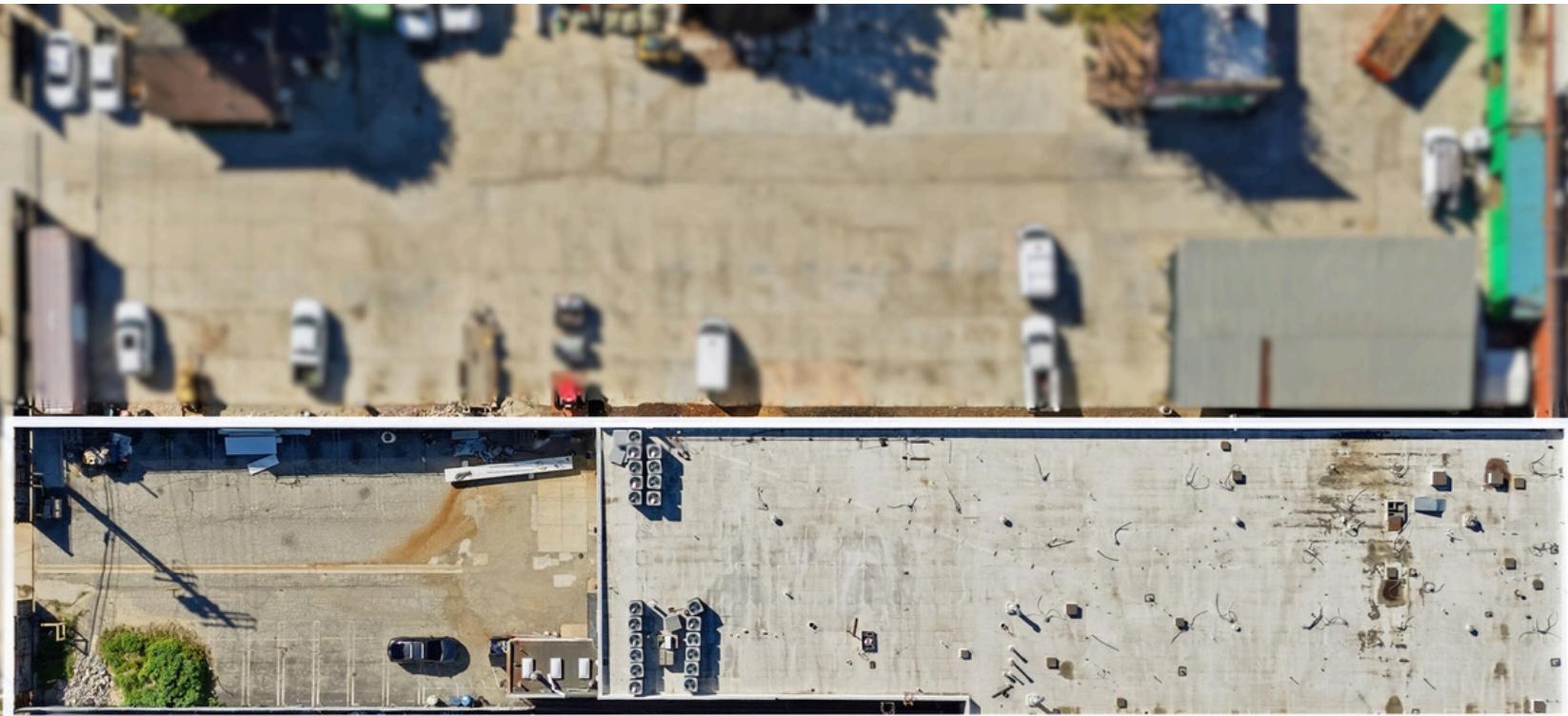
20,481 SF

YEAR BUILT

1988

ZONING

LAM1



PROPERTY HIGHLIGHTS

- **Prime Industrial Freestanding Asset** – A standalone M1-zoned industrial property ideal for light manufacturing, distribution, food processing, machining, or owner-user operations.
- **High Ceilings & Clean-Span Layout** – The building totals approximately 13,300 square feet on a 20,481 square foot lot, featuring 16-foot clear ceilings and a functional clear-span layout, along with two 10' x 15' roll-up doors for efficient loading and operational flow.
- **Heavy Electrical Power & Modern Infrastructure** – Equipped with approximately 800 amps of 3-phase power (120/240V) to support power-intensive industrial uses.
- **Secure, Functional Outdoor Area** – Fully gated and fenced with approximately 20 on-site parking spaces and ample yard/storage capacity, enhancing tenant convenience and flexibility.
- **Prime Owner-User Opportunity | SBA Financing Available** – Well-suited for owner-users, with SBA financing options available allowing qualified buyers to purchase with as little as 10% down.
- **Exceptional Accessibility & Regional Connectivity** – Situated just off Interstate 5 with easy access to major Southern California freeways (I-5, 170, 118, 101, 405), near key industrial distribution hubs and Burbank Airport, providing strategic logistics advantages.

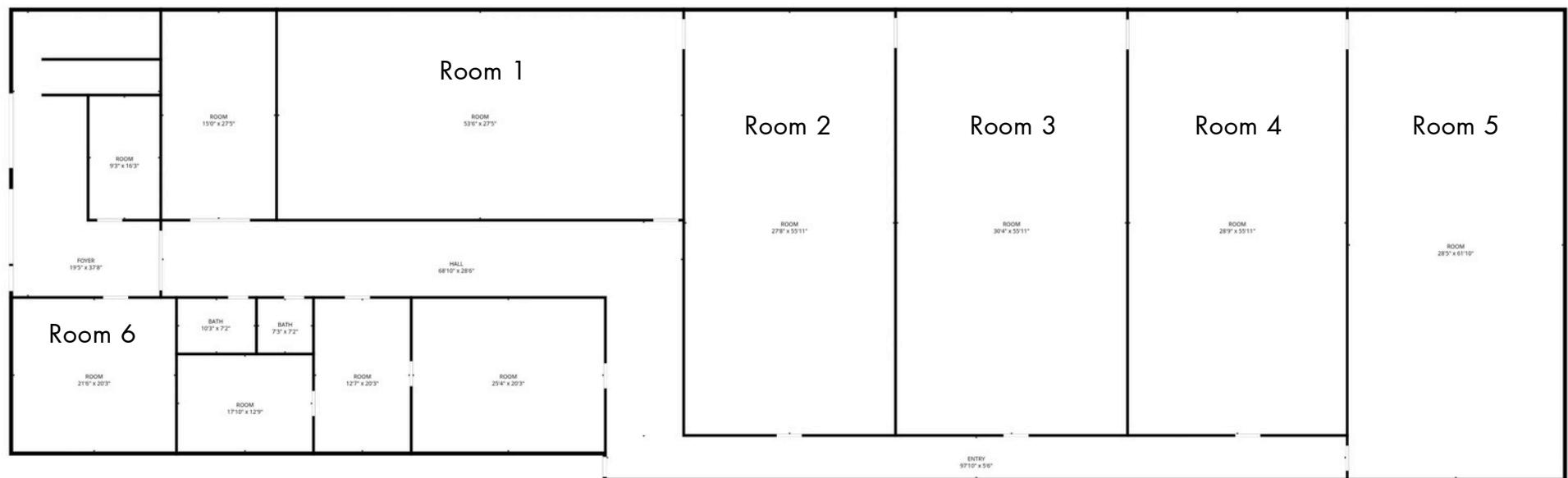


FLOOR PLAN

Measurements are deemed highly reliable but not guaranteed.

Current Condition of the Space

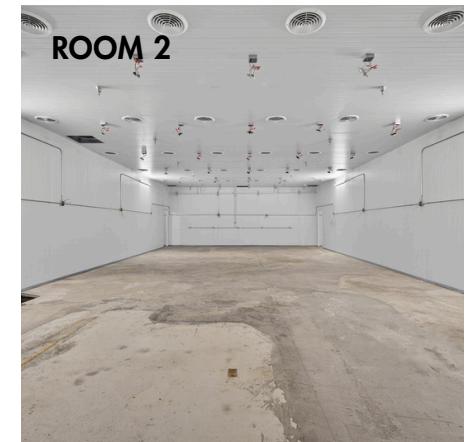
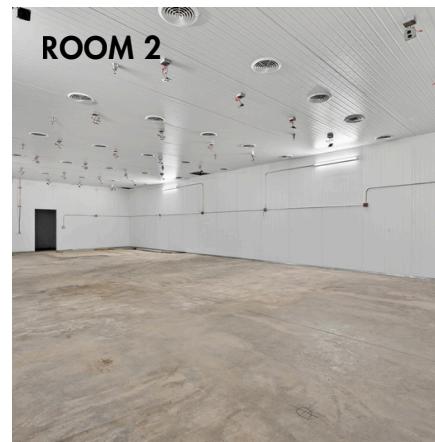
- Previous Tenant left behind Cultivation Build-out
- Cost to Demolish approximately \$30,000 - \$40,000



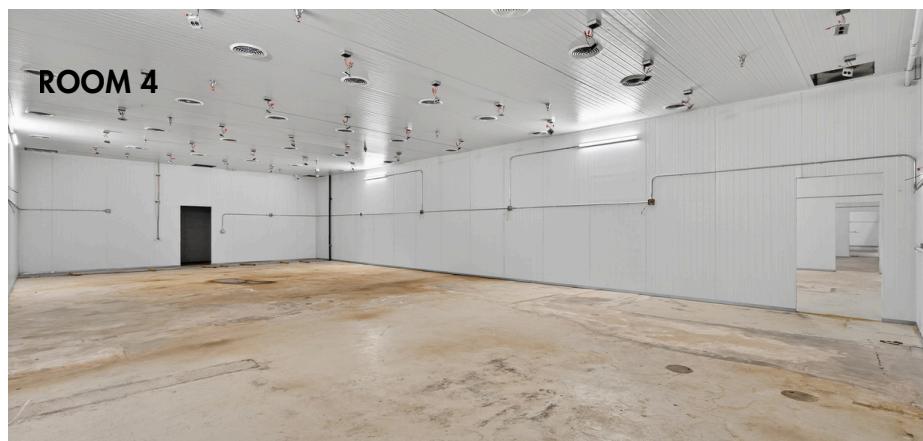
all information are reliable but not guaranteed. Buyer to verify.

Total Building SF: 13,300 SF (Approx.)

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



○ RETAIL MAP



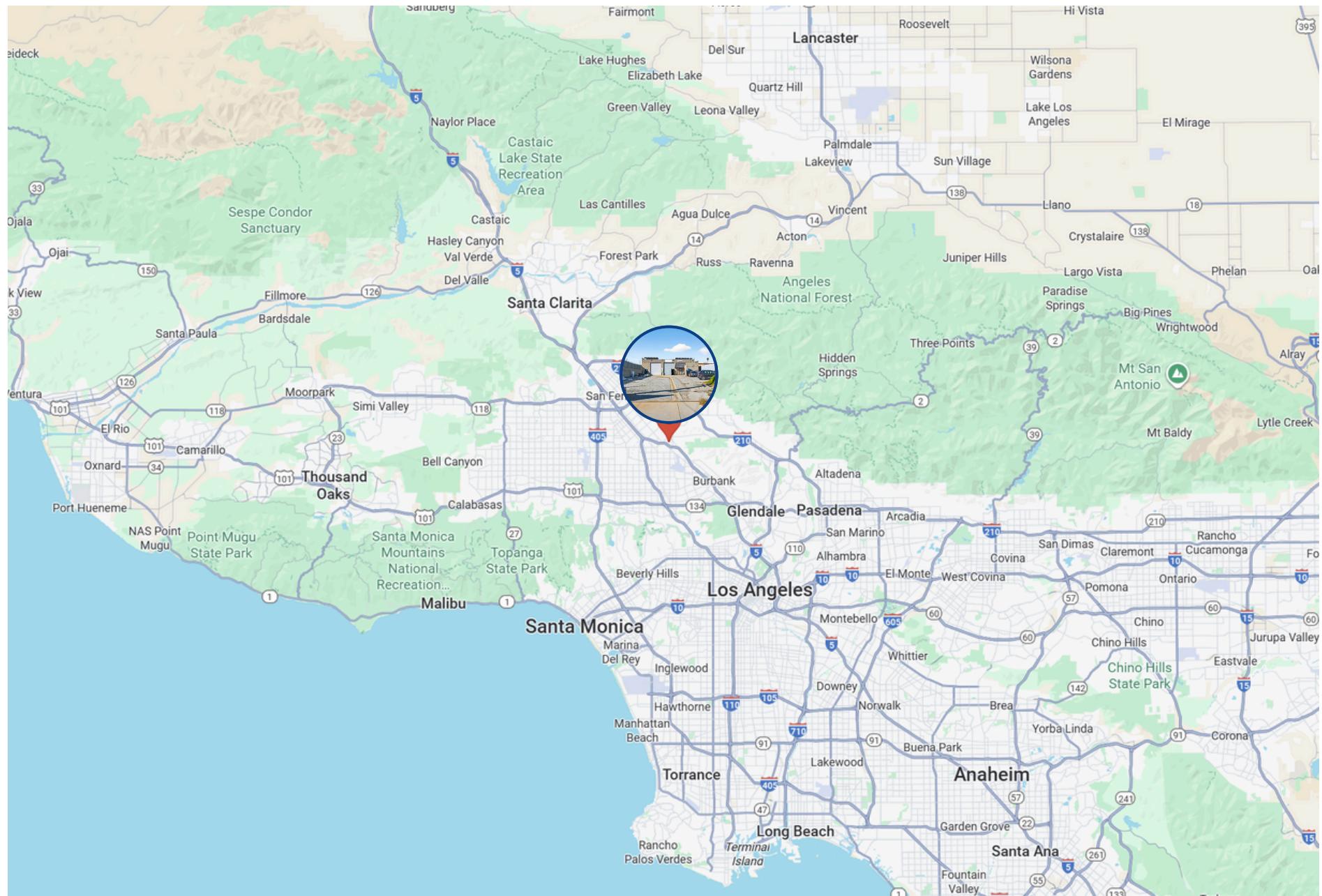
AERIAL MAP



LOCATED ON PENROSE STREET IN THE HEART OF SUN VALLEY'S ESTABLISHED INDUSTRIAL DISTRICT, THIS PROPERTY BENEFITS FROM A CENTRAL SAN FERNANDO VALLEY LOCATION SURROUNDED BY MANUFACTURING, WAREHOUSE, AND SERVICE-ORIENTED BUSINESSES. THE SITE OFFERS CONVENIENT ACCESS TO MAJOR REGIONAL ROUTES INCLUDING INTERSTATE 5, STATE ROUTE 170, AND STATE ROUTE 118, SUPPORTING EFFICIENT NORTH-SOUTH AND EAST-WEST CONNECTIVITY. POSITIONED JUST MINUTES FROM HOLLYWOOD BURBANK AIRPORT AND NEAR THE CITIES OF BURBANK AND NORTH HOLLYWOOD, THE LOCATION PROVIDES STRONG LOGISTICAL ADVANTAGES AND PROXIMITY TO KEY EMPLOYMENT CENTERS, COMMERCIAL AMENITIES, AND TRANSPORTATION INFRASTRUCTURE.



LOCATION MAP



DEMOGRAPHICS



Category	1 Mile	3 Mile	5 Mile
2024 Total Population	11,879	133,316	529,735
2029 Population	11,464	129,074	512,631
Pop Growth 2024-2029	-3.49%	-3.18%	-3.23%
Average Age	39.90	38.70	38.90
2024 Total Households	3,575	37,878	169,355
HH Growth 2024-2029	-3.78%	-3.43%	-3.34%
Median Household Income	\$64,983	\$68,808	\$68,738
Avg Household Size	3.10	3.30	3.00
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$813,688	\$843,050	\$908,921
Median Year Built	1947	1965	1964



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BLAS FERNANDEZ
DIRECTOR, COMMERCIAL INVESTMENTS

818.319.9191
blas@ikonpropertiesla.com
ikonpropertiesla.com
LIC NO. 02012036



ARGI TSATURYAN
INVESTMENT ASSOCIATE

818.510.2290
argi@ikonpropertiesla.com
ikonpropertiesla.com
LIC NO. 02101145