



8235 SUNLAND BLVD, SUN VALLEY, CA 91352

MIXED USE



FOR SALE

OFFERING MEMORANDUM



◎ SITE DESCRIPTION

IKON Properties is proud to present 8235-8249 Sunland Blvd, Sun Valley, CA 91352 — a versatile commercial property that appeals to an owner user or developer.

Situated on a generous 13,700-square-foot C2-zoned lot, the property features a 3,740-square-foot building, currently configured for automotive dealership use. The site is tenant-occupied with month to month leases, generating income for future investors or future owner-user operations or development.

The seller holds Preliminary plans to construct up to 35 units, making this a rare opportunity to reposition a centrally located property in a high-demand area. The lot size and zoning also allows for a broad range of commercial or mixed-use possibilities.

The property is strategically located along Sunland Blvd, the site provides excellent street frontage, visibility, and access to major freeways, including the 5 and 170, ensuring seamless connectivity for business operations or future residential tenants.

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

PROPERTY HIGHLIGHTS

- Large Lot with Redevelopment Potential
- Income-Producing with Flexible Leases
- Prime Sun Valley Location
- Zoning Advantage – C2 Commercial
- Preliminary Plans for 35 Units
- Close proximity to 5 freeway & 170 freeway



PROPERTY TYPE
Mixed Use

BUILDING
3,740 SF

SALES PRICE
\$2,895,000

LOT
13,700 SF

YEAR BUILT
1957

ZONING
LAC2

PARCEL NUMBER
2632-025-012: 2632-025-009
2632-025-010: 2632-025-011

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Tenant	Lease Type	Rents
A	Month to Month	\$9,000.00 Gross
B	Month to Month	\$7,000.00 Gross
TOTAL		\$16,000.00

PROPERTY PHOTOS



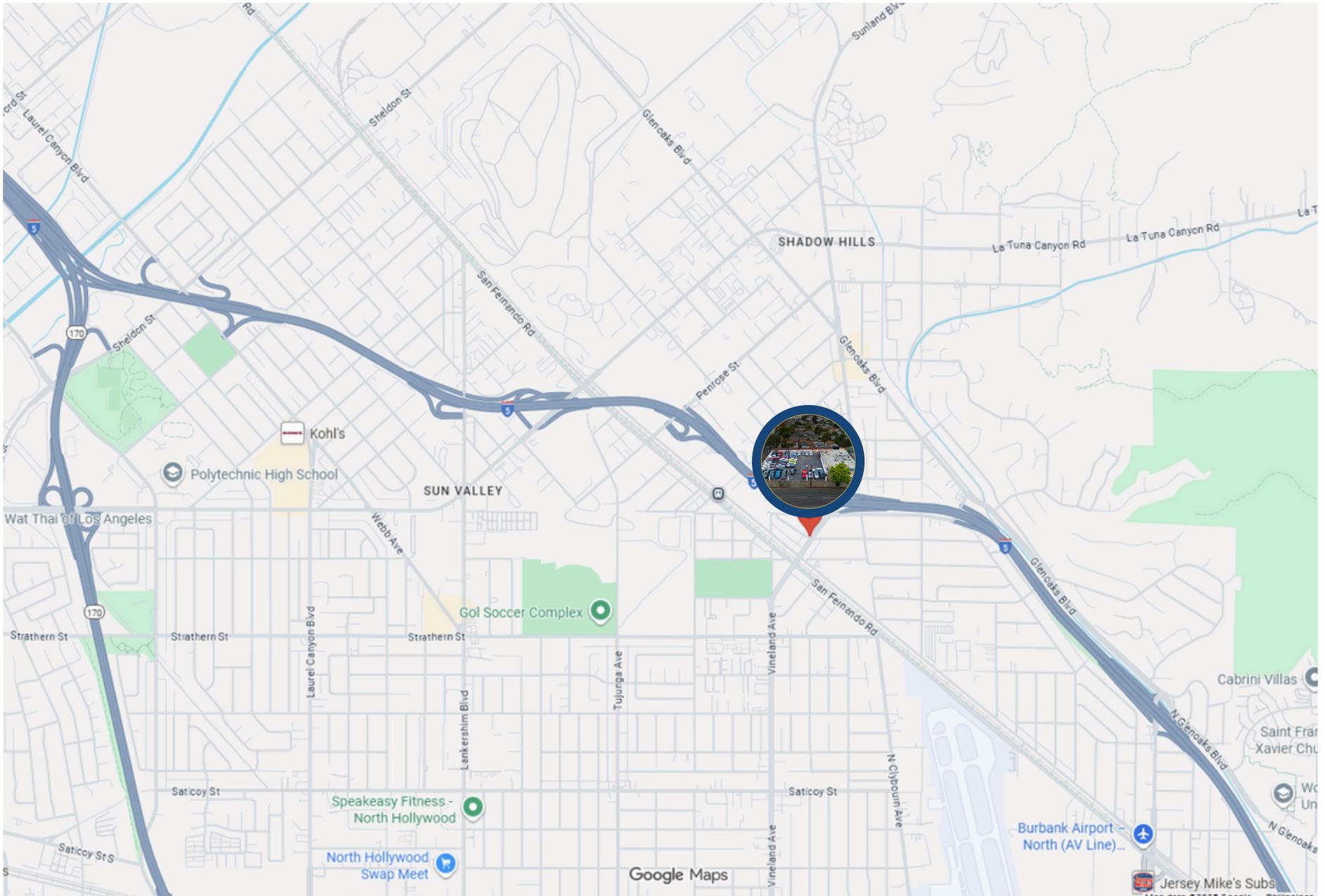
PROPERTY PHOTOS



RETAIL MAP



LOCATION MAP



DEMOGRAPHICS



Category	1 Mile	3 Mile	5 Mile
2024 Total Population	22,586	154,971	570,325
2029 Population	21,896	150,277	552,361
Pop Growth 2024-2029	-3.05%	-3.03%	-3.15%
Average Age	39.10	39.10	39.20
2024 Total Households	6,133	47,281	192,424
HH Growth 2024-2029	-3.33%	-3.31%	-3.27%
Median Household Income	\$61,373	\$67,013	\$70,529
Avg Household Size	3.50	3.10	2.80
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$713,469	\$752,380	\$759,867
Median Year Built	1962	1961	1964



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