



# For sale

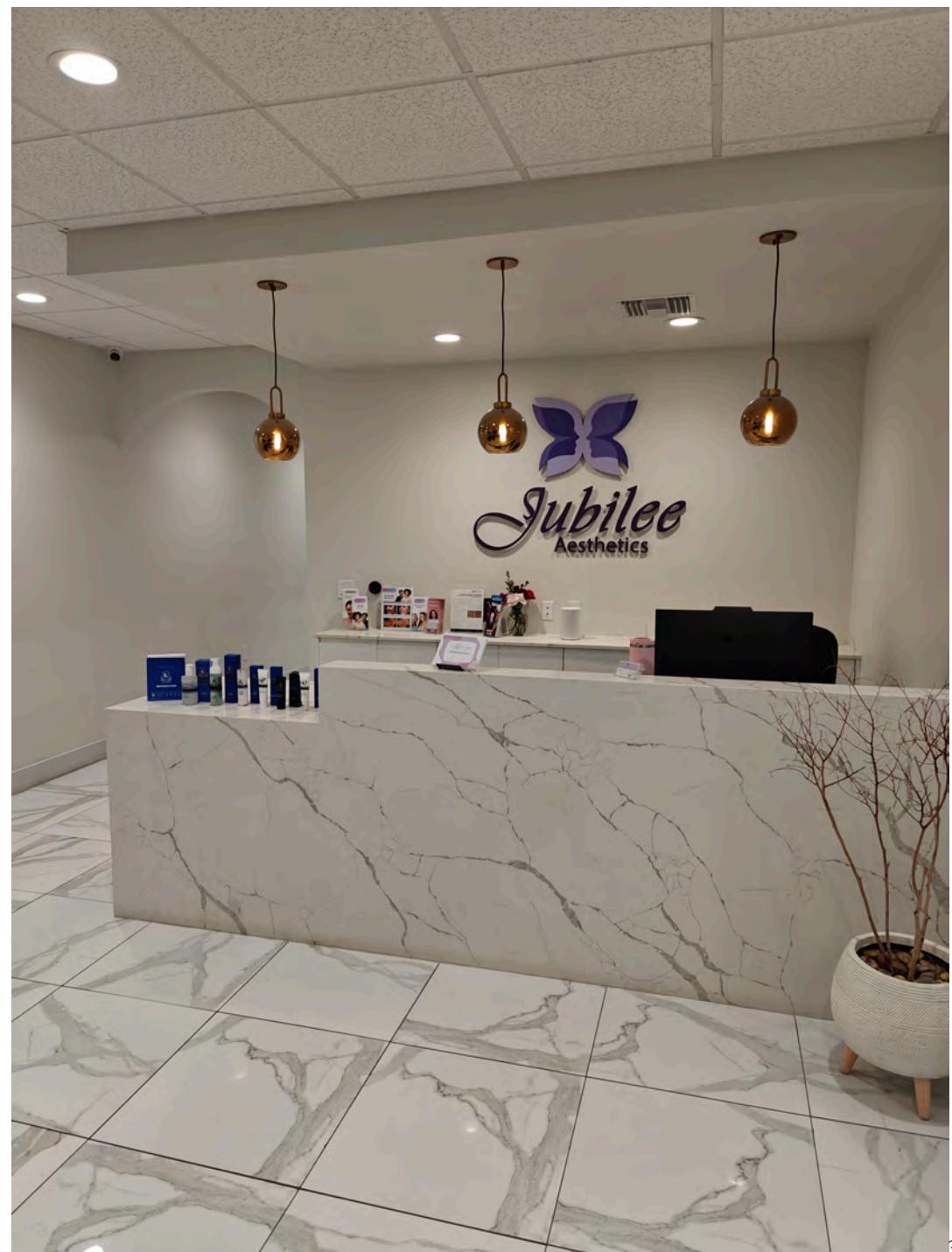
±5,500 SF available

8100-8112 Sunland Blvd. Sun Valley, CA

## Property highlights

### Total space

- Approx. **5,500 SF**
- Owner invested **\$750,000** in upgrades since 2020.
- Recent reslurry of parking lot
- New roof completed in November 2025
- Turn-key opportunity for a variety of medical uses - primary care, specialty care, FQHC, etc.
- **22** parking spaces (two handicap)
- Asking price - **\$3,500,000 (~\$636/sf)**



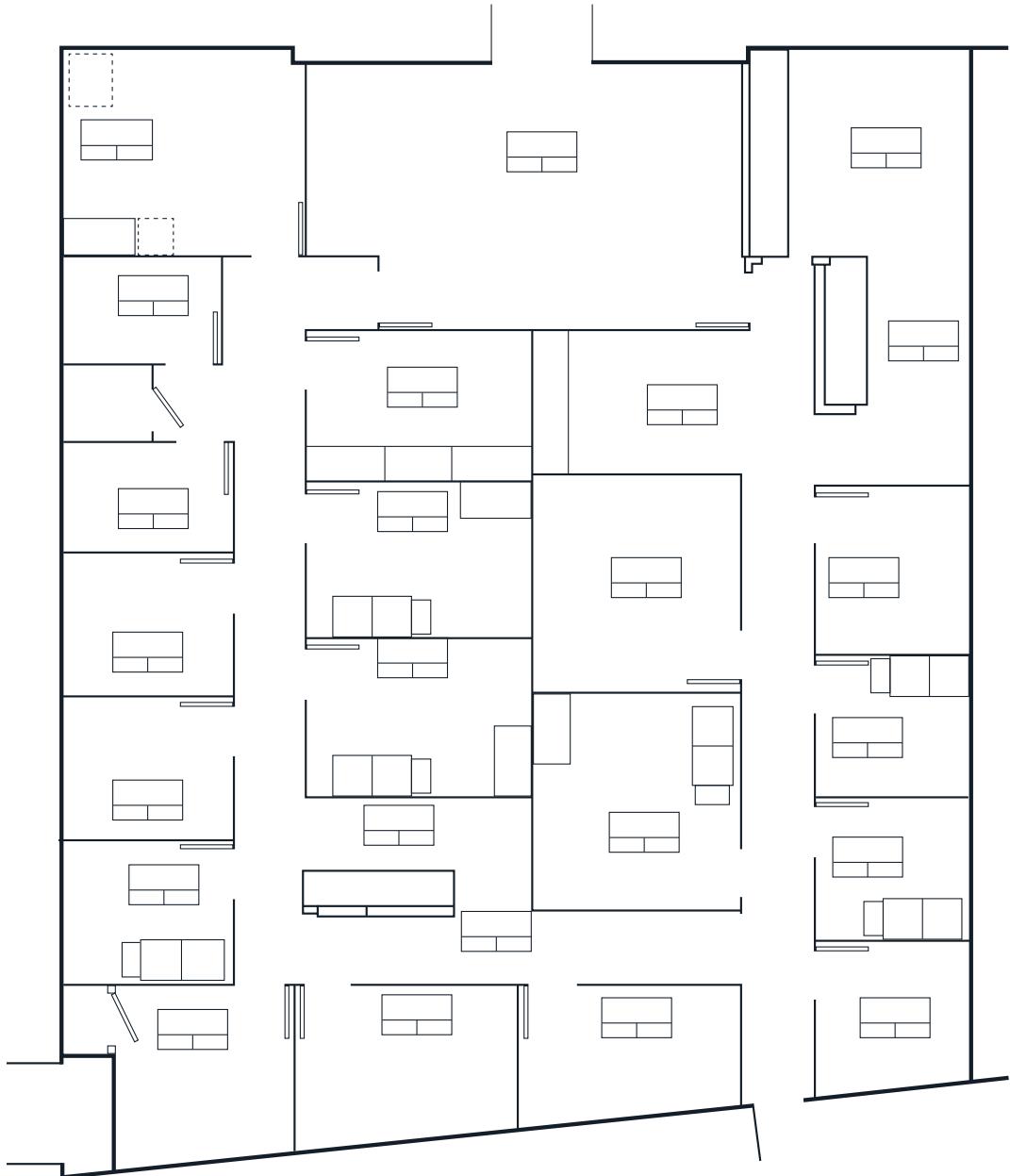
# Photo gallery



# Floorplan

## OB/GYN Practice

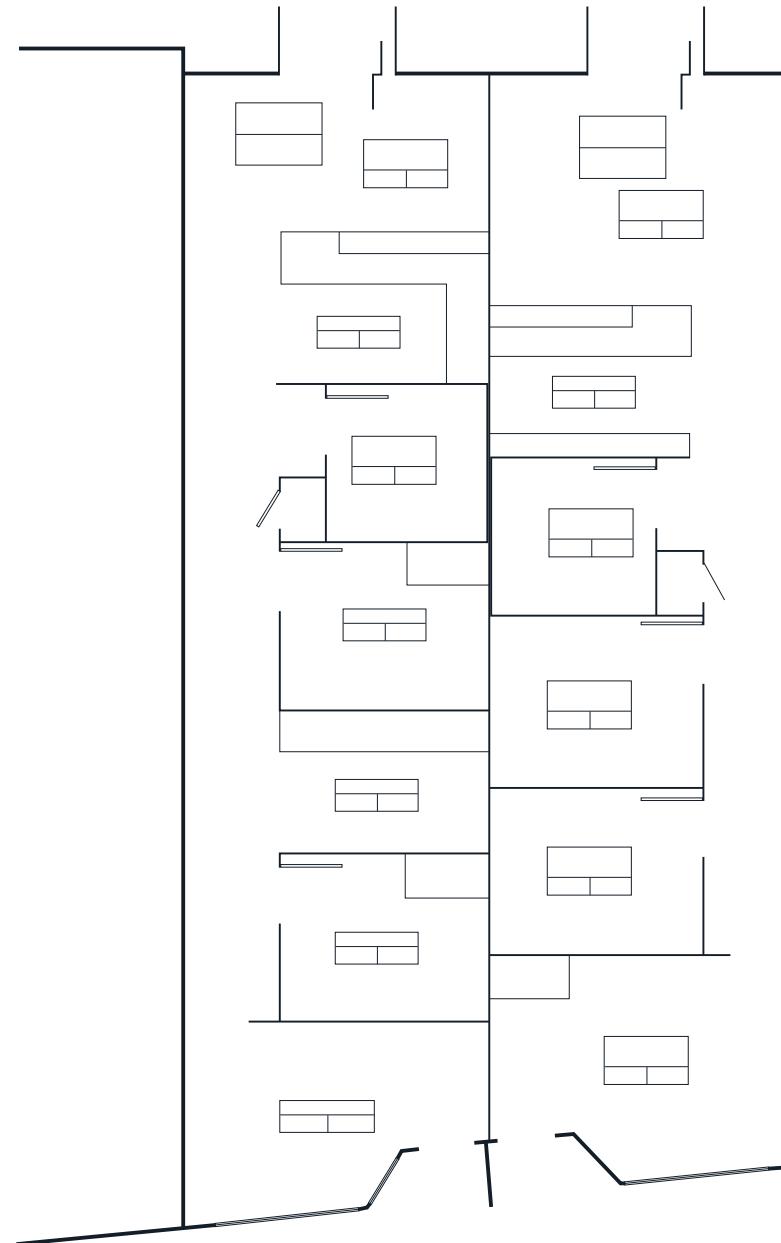
- 7 exam rooms
- 1 lab
- 1 break room
- 3 office rooms
- Nurses station
- 3-4 person reception space
- Waiting room can fit 15+ seats
- **\$3 million** gross earnings
- Practice has a favorable payor mix with  
**70% IPA/HMO, 20% PPO and**  
**10% Medicaid**



# Floorplan

## MedSpa Practice

- 4 treatment rooms
- 1 lab room
- 1 office
- 2 reception/waiting rooms
- 5-6 person reception area



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