



For sale

±5,500 SF available

8100-8112 Sunland Blvd. Sun Valley, CA

 **JLL** SEE A BRIGHTER WAY

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)**

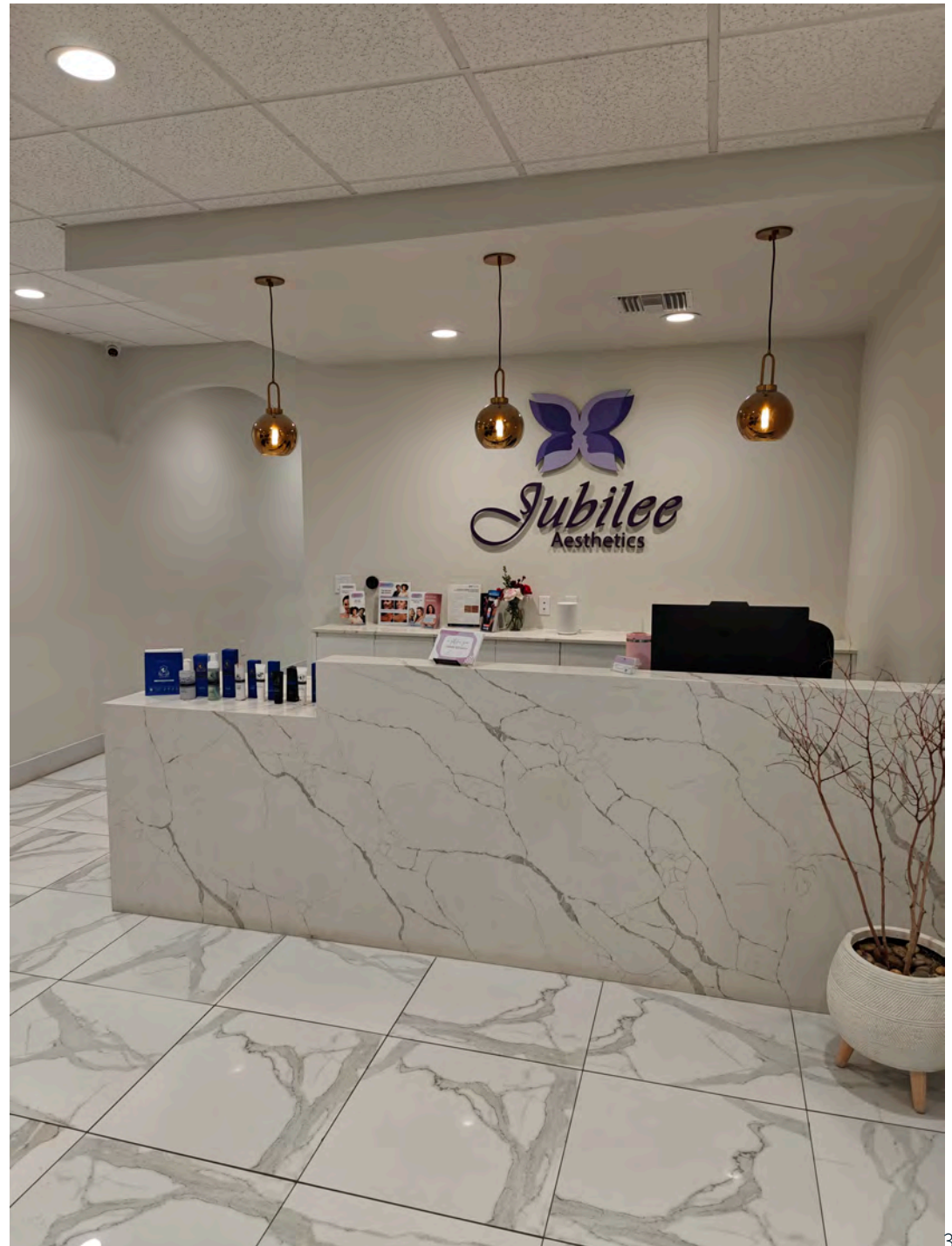
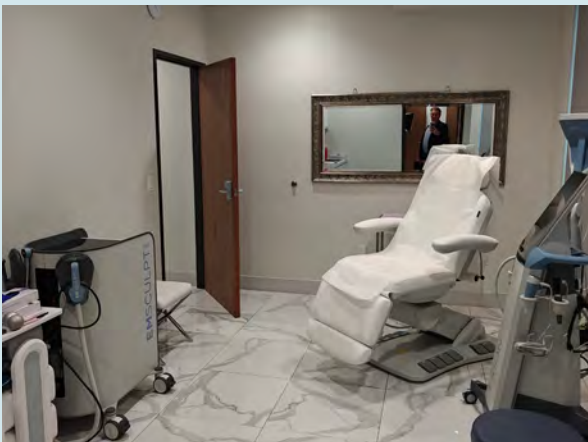
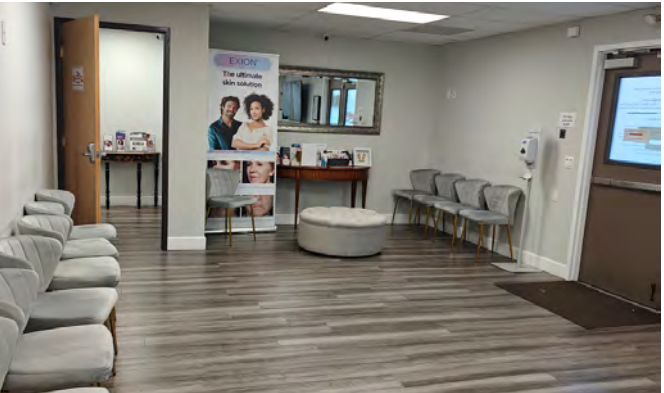


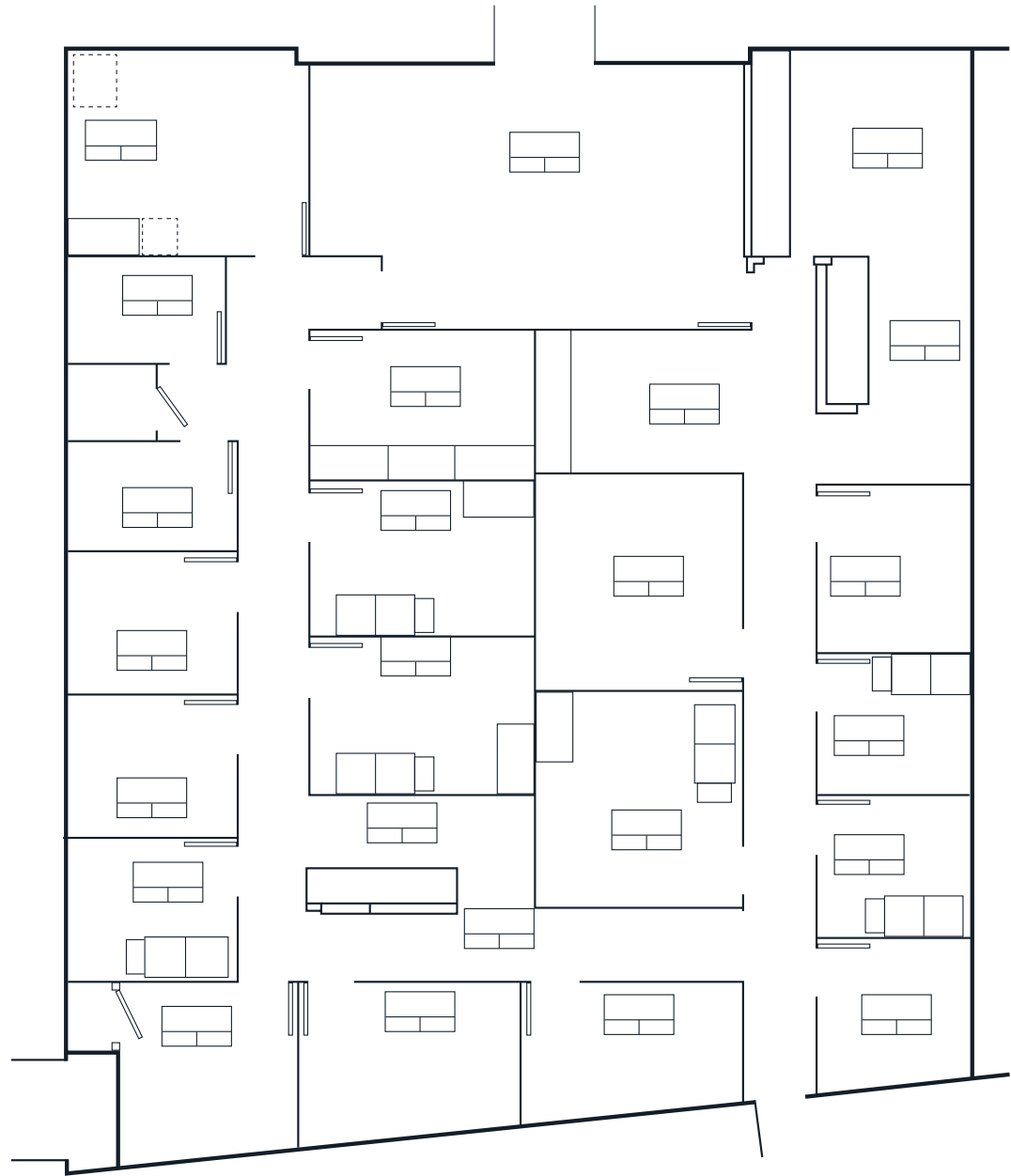
Photo gallery



Floorplan

OB/GYN Practice

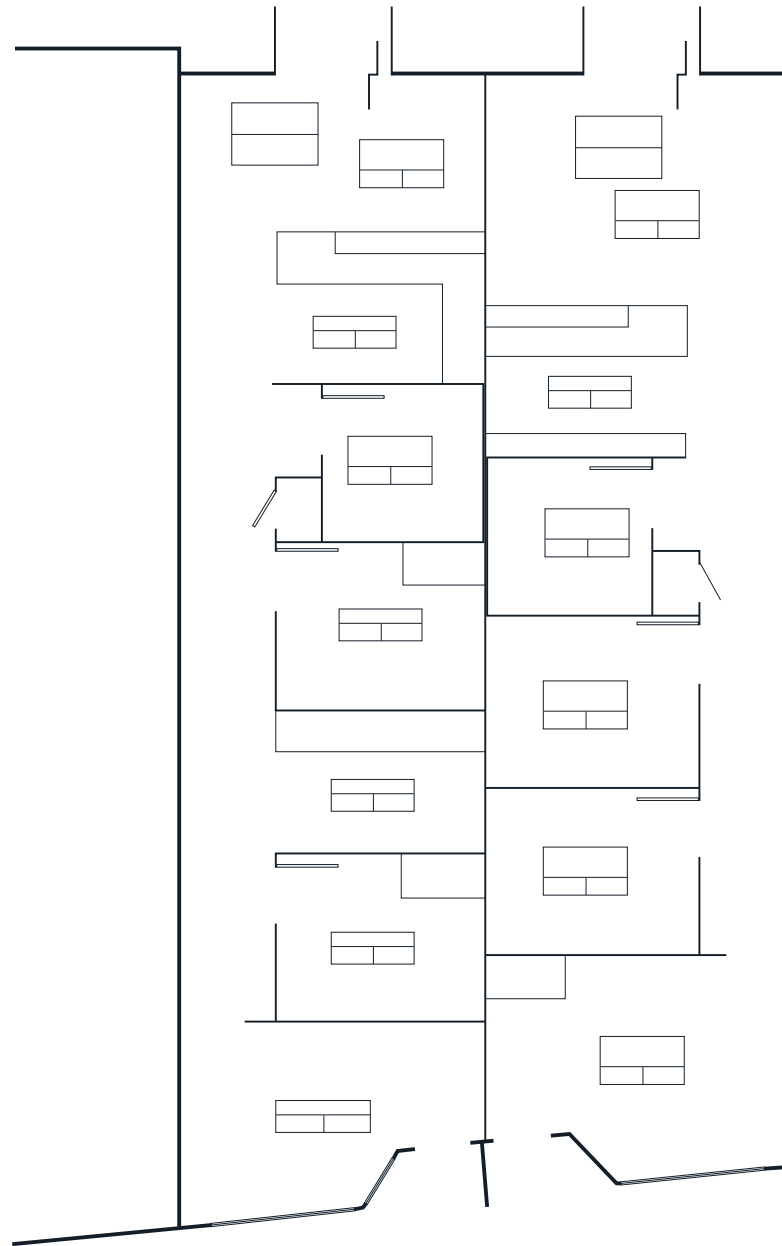
- 7 exam rooms
- 1 lab
- 1 break room
- 3 office rooms
- Nurses station
- 3-4 person reception space
- Waiting room can fit **15+** seats
- **\$3 million** gross earnings
- Practice has a favorable payor mix with **70% IPA/HMO, 20% PPO** and **10% Medicaid**



Floorplan

MedSpa Practice

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



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement.

©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

Chris Isola*Executive Vice President*

License #01454942

Chris.Isola@jll.com

+1 310 927 1591

Carolyn Pasqualetto*Transaction Manager*

License #02173043

Carolyn.Pasqualetto@jll.com

+1 424 294 3410