

OFFERING MEMORANDUM

BB TENTS

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8265

Industrial Property Opportunity in Sun Valley, CA

8265 San Fernando Road
Sun Valley CA 91352



COLDWELL BANKER
COMMERCIAL
REALTY

Industrial Property Opportunity in Sun Valley, CA

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OFFERING SUMMARY

ADDRESS	8265 San Fernando Road Sun Valley CA 91352
BUILDING SF	1,625 SF
LAND SF	2,250 SF
YEAR BUILT	1965
APN	2314-003-014

FINANCIAL SUMMARY

PRICE	\$700,000
PRICE PSF	\$430.77

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
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2024 Population	24,471	160,986	593,001
2024 Median HH Income	\$65,119	\$75,405	\$78,609
2024 Average HH Income	\$91,432	\$105,598	\$110,259

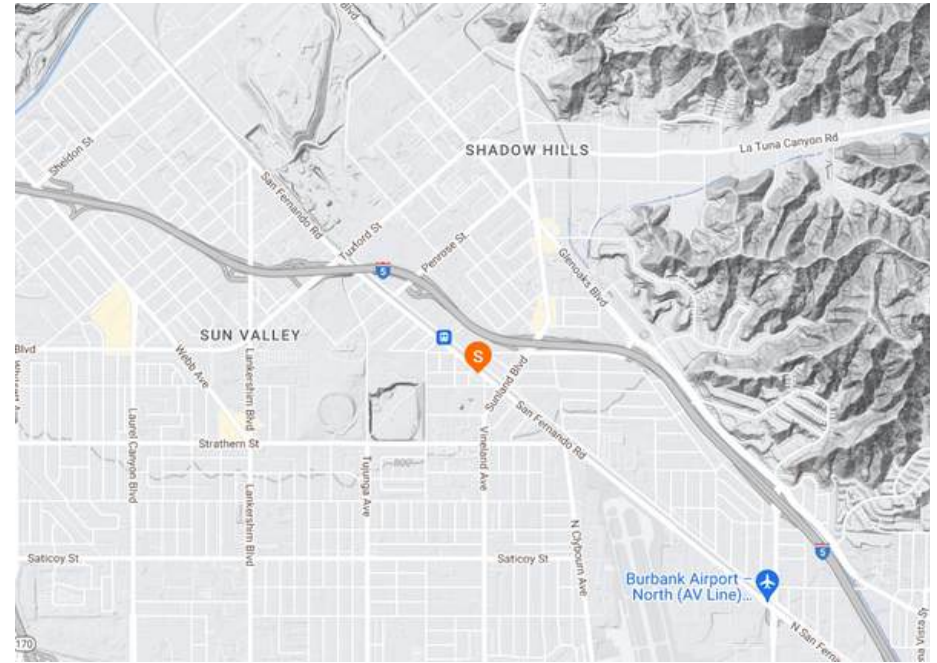
PROPERTY DESCRIPTION

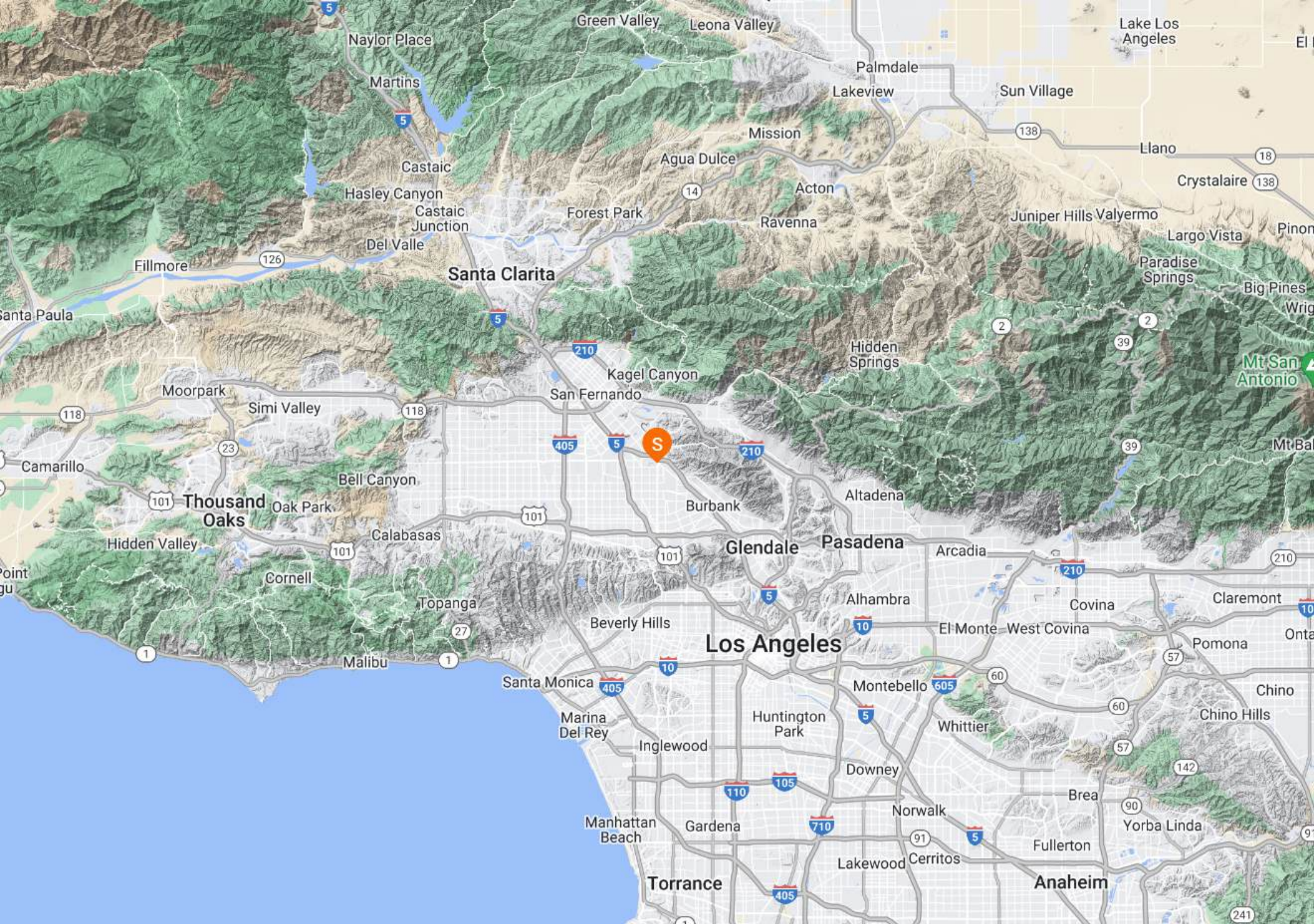
For sale is a 1,625 square feet building on San Fernando Road. This building is perfect for an owner-user who wants to own their building instead of paying rent. It is currently occupied by a tenant on a month-to-month lease.

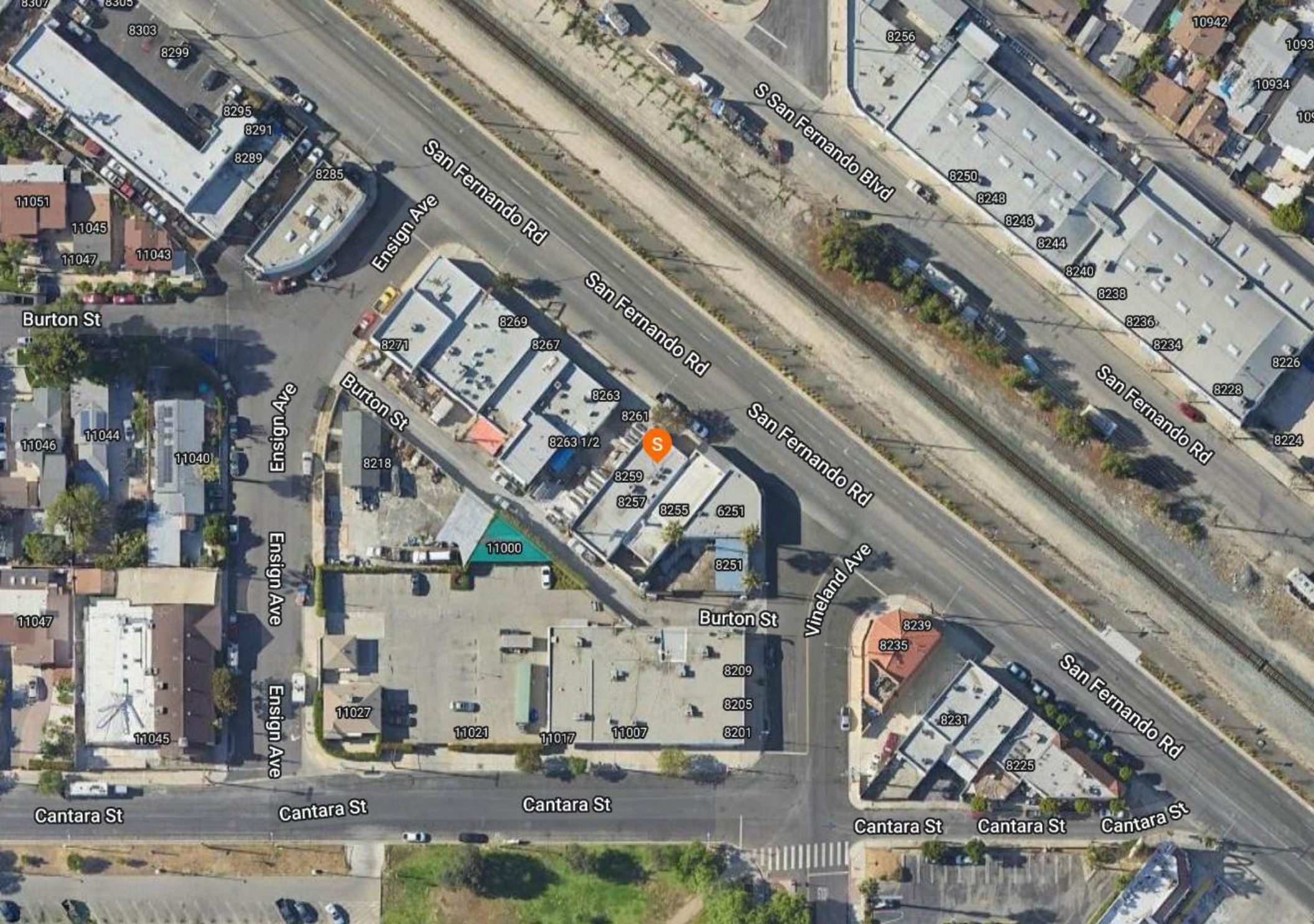
The zoning is C2 which allows for a variety of uses. Additionally, it is located in an opportunity zone allowing for additional tax incentives and savings.

The adjacent building 8273 San Fernando Road is also for sale.

DO NOT DISTURB TENANT.









POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	25,747	165,524	582,480
2010 Population	25,859	167,506	598,202
2024 Population	24,471	160,986	593,001
2029 Population	24,387	161,132	588,169
2024 African American	444	4,627	22,448
2024 American Indian	499	2,980	9,432
2024 Asian	1,424	13,867	52,633
2024 Hispanic	17,776	96,785	316,734
2024 Other Race	11,483	59,575	194,996
2024 White	6,531	54,606	224,565
2024 Multiracial	4,064	25,129	88,147
2024-2029: Population: Growth Rate	-0.35 %	0.10 %	-0.80 %
2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	673	5,172	21,645
\$15,000-\$24,999	372	3,305	13,831
\$25,000-\$34,999	556	3,793	13,648
\$35,000-\$49,999	990	5,269	19,313
\$50,000-\$74,999	1,266	7,977	30,127
\$75,000-\$99,999	885	6,763	26,633
\$100,000-\$149,999	1,123	8,127	35,343
\$150,000-\$199,999	514	4,683	19,684
\$200,000 or greater	550	6,236	26,664
Median HH Income	\$65,119	\$75,405	\$78,609
Average HH Income	\$91,432	\$105,598	\$110,259

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,526	48,845	193,934
2010 Total Households	6,331	48,325	192,515
2024 Total Households	6,929	51,327	206,900
2029 Total Households	7,119	52,992	211,649
2024 Average Household Size	3.46	3.09	2.83
2000 Owner Occupied Housing	3,368	23,086	80,370
2000 Renter Occupied Housing	2,910	24,385	107,579
2024 Owner Occupied Housing	3,337	22,686	81,782
2024 Renter Occupied Housing	3,592	28,641	125,118
2024 Vacant Housing	267	2,299	9,689
2024 Total Housing	7,196	53,626	216,589
2029 Owner Occupied Housing	3,521	23,447	84,305
2029 Renter Occupied Housing	3,598	29,545	127,344
2029 Vacant Housing	188	2,114	8,755
2029 Total Housing	7,307	55,106	220,404
2024-2029: Households: Growth Rate	2.70 %	3.20 %	2.25 %

Source: esri

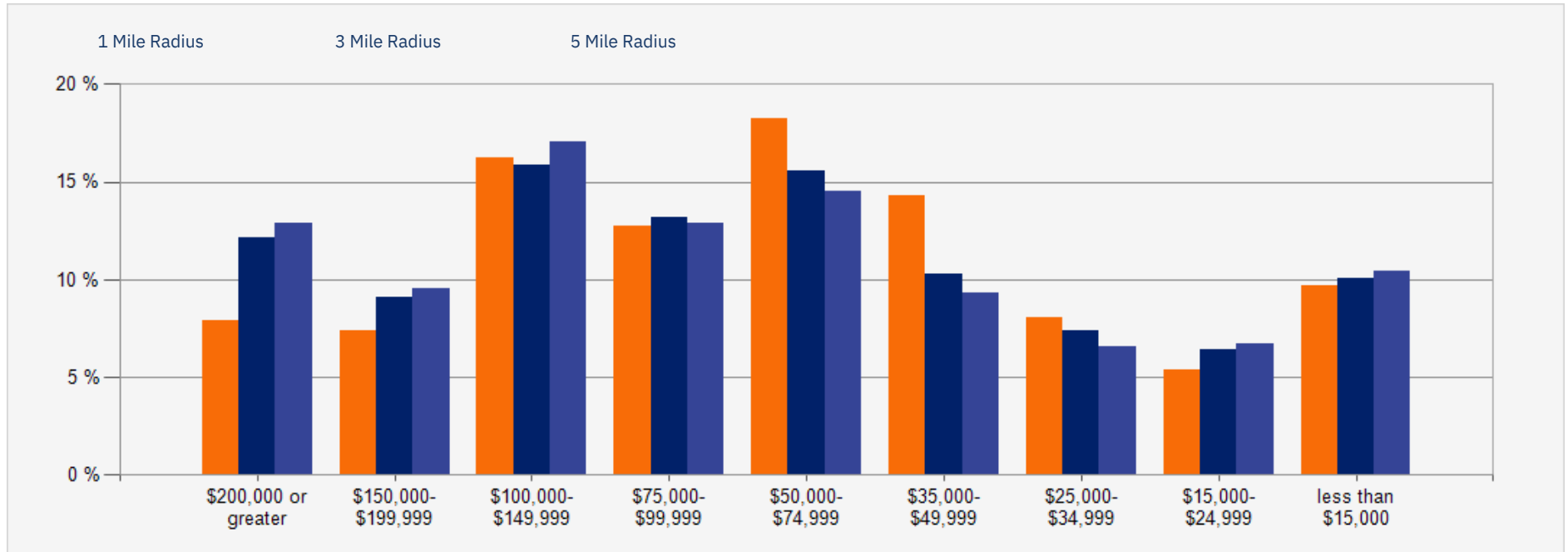
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,874	13,671	54,208
2024 Population Age 35-39	1,775	12,220	47,421
2024 Population Age 40-44	1,670	11,656	44,329
2024 Population Age 45-49	1,528	10,354	38,690
2024 Population Age 50-54	1,702	10,634	39,527
2024 Population Age 55-59	1,574	9,962	35,804
2024 Population Age 60-64	1,536	9,633	33,944
2024 Population Age 65-69	1,304	8,080	28,677
2024 Population Age 70-74	901	6,034	21,681
2024 Population Age 75-79	615	4,195	15,617
2024 Population Age 80-84	411	2,643	9,553
2024 Population Age 85+	370	2,577	9,762
2024 Population Age 18+	19,580	130,064	482,049
2024 Median Age	38	38	38

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$64,289	\$70,499	\$77,087
Average Household Income 25-34	\$90,700	\$97,598	\$102,665
Median Household Income 35-44	\$78,512	\$88,001	\$91,426
Average Household Income 35-44	\$107,074	\$121,903	\$127,362
Median Household Income 45-54	\$82,373	\$94,148	\$98,416
Average Household Income 45-54	\$108,445	\$124,944	\$131,469
Median Household Income 55-64	\$75,041	\$84,211	\$87,010
Average Household Income 55-64	\$94,801	\$115,312	\$119,152
Median Household Income 65-74	\$51,618	\$59,667	\$62,931
Average Household Income 65-74	\$72,427	\$88,346	\$93,248
Average Household Income 75+	\$62,612	\$66,632	\$67,794

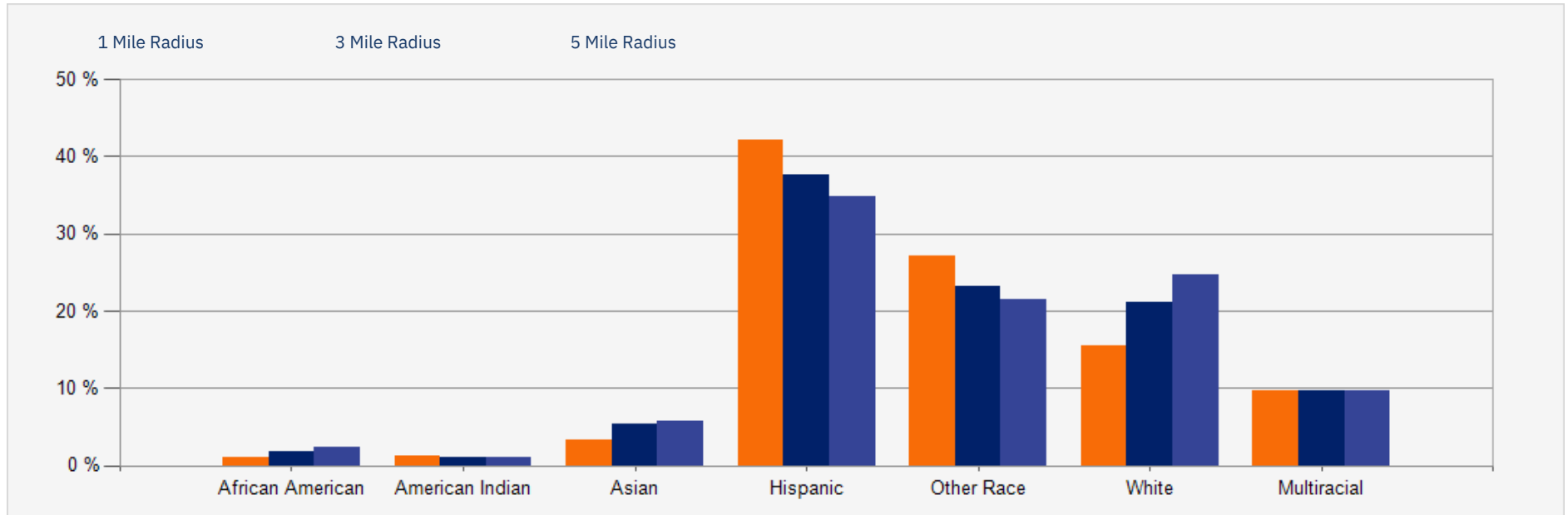
2029 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2029 Population Age 30-34	1,794	12,537	47,163
2029 Population Age 35-39	1,878	13,267	50,884
2029 Population Age 40-44	1,640	11,942	45,459
2029 Population Age 45-49	1,666	11,242	42,010
2029 Population Age 50-54	1,476	9,966	36,753
2029 Population Age 55-59	1,513	9,622	35,498
2029 Population Age 60-64	1,432	9,005	32,276
2029 Population Age 65-69	1,323	8,312	29,782
2029 Population Age 70-74	1,067	7,022	24,739
2029 Population Age 75-79	719	5,101	18,637
2029 Population Age 80-84	514	3,393	12,441
2029 Population Age 85+	402	2,949	10,830
2029 Population Age 18+	19,679	131,237	481,946
2029 Median Age	39	39	39

2029 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$78,867	\$83,056	\$87,262
Average Household Income 25-34	\$113,096	\$118,568	\$121,556
Median Household Income 35-44	\$97,877	\$105,729	\$107,240
Average Household Income 35-44	\$132,368	\$145,520	\$149,660
Median Household Income 45-54	\$101,433	\$112,557	\$113,951
Average Household Income 45-54	\$133,862	\$150,805	\$155,261
Median Household Income 55-64	\$86,477	\$101,897	\$104,387
Average Household Income 55-64	\$115,786	\$139,091	\$142,621
Median Household Income 65-74	\$60,380	\$76,766	\$79,893
Average Household Income 65-74	\$90,067	\$111,746	\$114,920
Average Household Income 75+	\$80,083	\$85,435	\$84,937

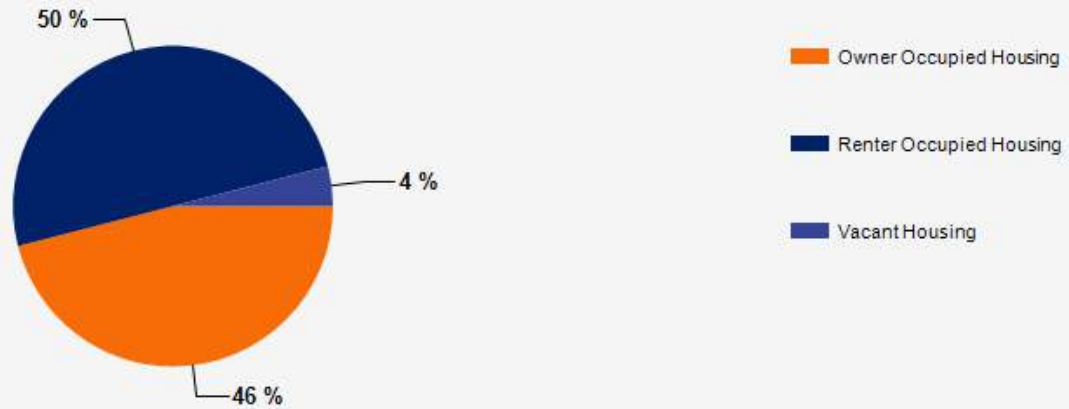
2024 Household Income



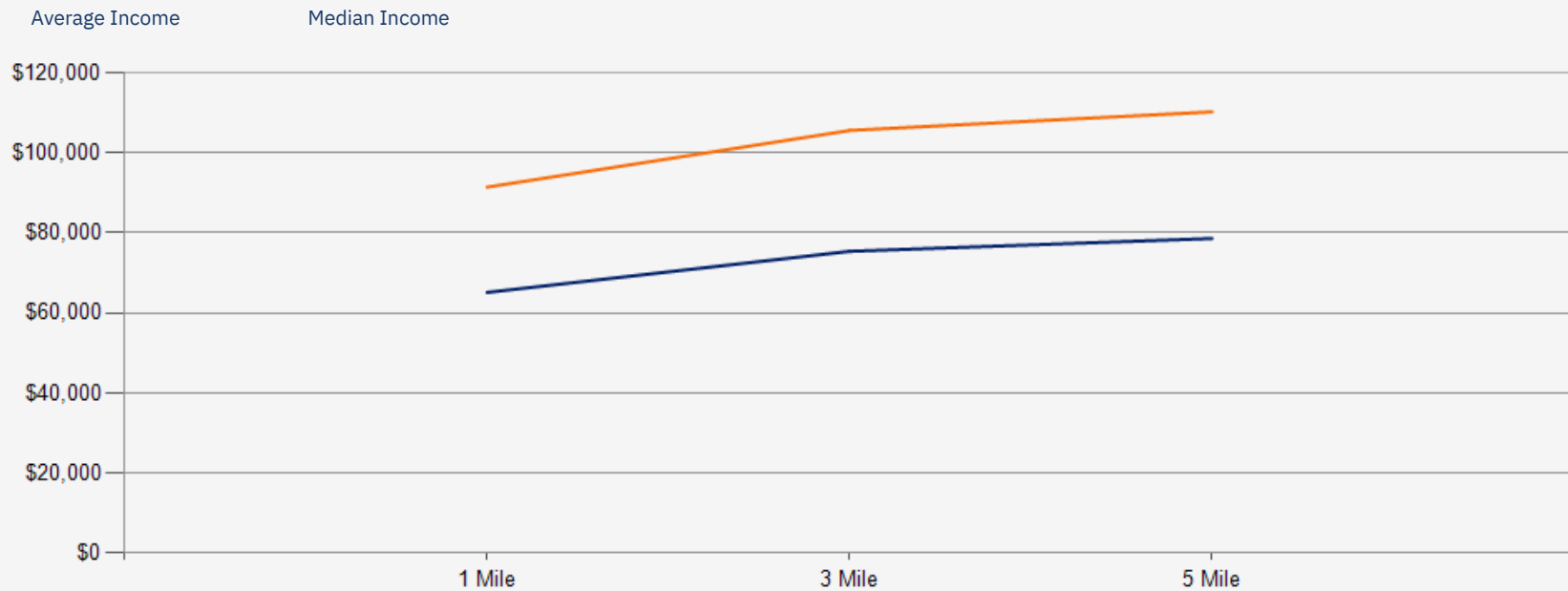
2024 Population by Race



2024 Household Occupancy - 1 Mile Radius



2024 Household Income Average and Median



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