



7666 CLYBOURN AVE, SUN VALLEY, CA 91352

Industrial Warehouse (Flex)



FOR SALE
OFFERING MEMORANDUM



SITE DESCRIPTION

Located in the highly sought-after Sun Valley industrial corridor of the San Fernando Valley, 7666 Clybourn Avenue presents an exceptional opportunity for owner-users, investors, and businesses seeking a strategic Los Angeles location.

The property benefits from excellent accessibility and connectivity, with convenient access to the I-5, SR-170, and SR-118 freeways, providing efficient transportation routes throughout the San Fernando Valley, Greater Los Angeles, and surrounding Southern California markets.

Surrounded by a well-established industrial and commercial business community, the area is home to a diverse mix of warehouse, distribution, manufacturing, and service-oriented operations. The property's street frontage enhances visibility and accessibility, making it well-positioned for a variety of commercial and industrial applications.

Whether for warehouse, distribution, light manufacturing, office use, or future investment potential, 7666 Clybourn Avenue offers a rare opportunity to acquire property in one of the Valley's most active and desirable industrial submarkets. Its prime location, strong transportation access, and flexible utility make it an attractive asset for both immediate occupancy and long-term value appreciation.

County records reflect a building area of 7,630 sq. ft.; however, Seller is in possession of plans indicating approximately 8,025 sq. ft. of building area. Buyer is advised to independently verify all square footage figures and conduct their own due diligence prior to close of escrow

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

PROPERTY TYPE

Industrial Warehouse (Flex)

PRICE

\$2,900,000

BUILDING

8,025 SF

CEILING HEIGHT

17.5 ft

PARKING

8 allocated parking spaces

POWER

480 AMPS

YEAR BUILT

1961

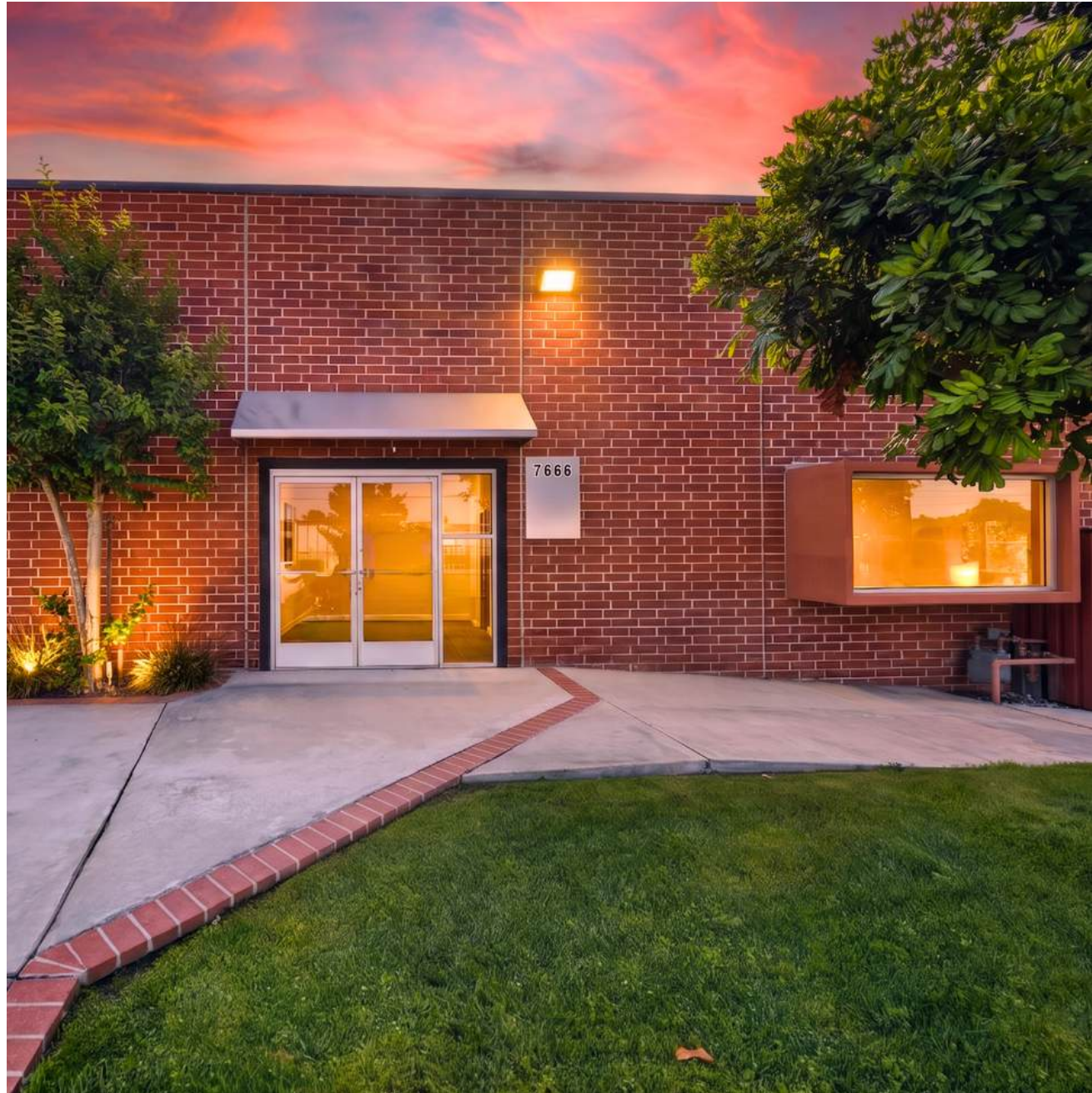
ZONING

LAM1



PROPERTY HIGHLIGHTS

- **Located in Sun Valley** within an established industrial and commercial area
- **A/C** in Office Area
- **Surrounded by** warehouse, light industrial, and service-related uses
- **Convenient access** to the 5, 170, and 118 freeways
- **Suitable** for warehouse, distribution, light manufacturing, or office use (subject to zoning)
- **Equipped with** 480 AMP electrical capacity



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FLOOR PLAN

Measurements are deemed highly reliable but not guaranteed.

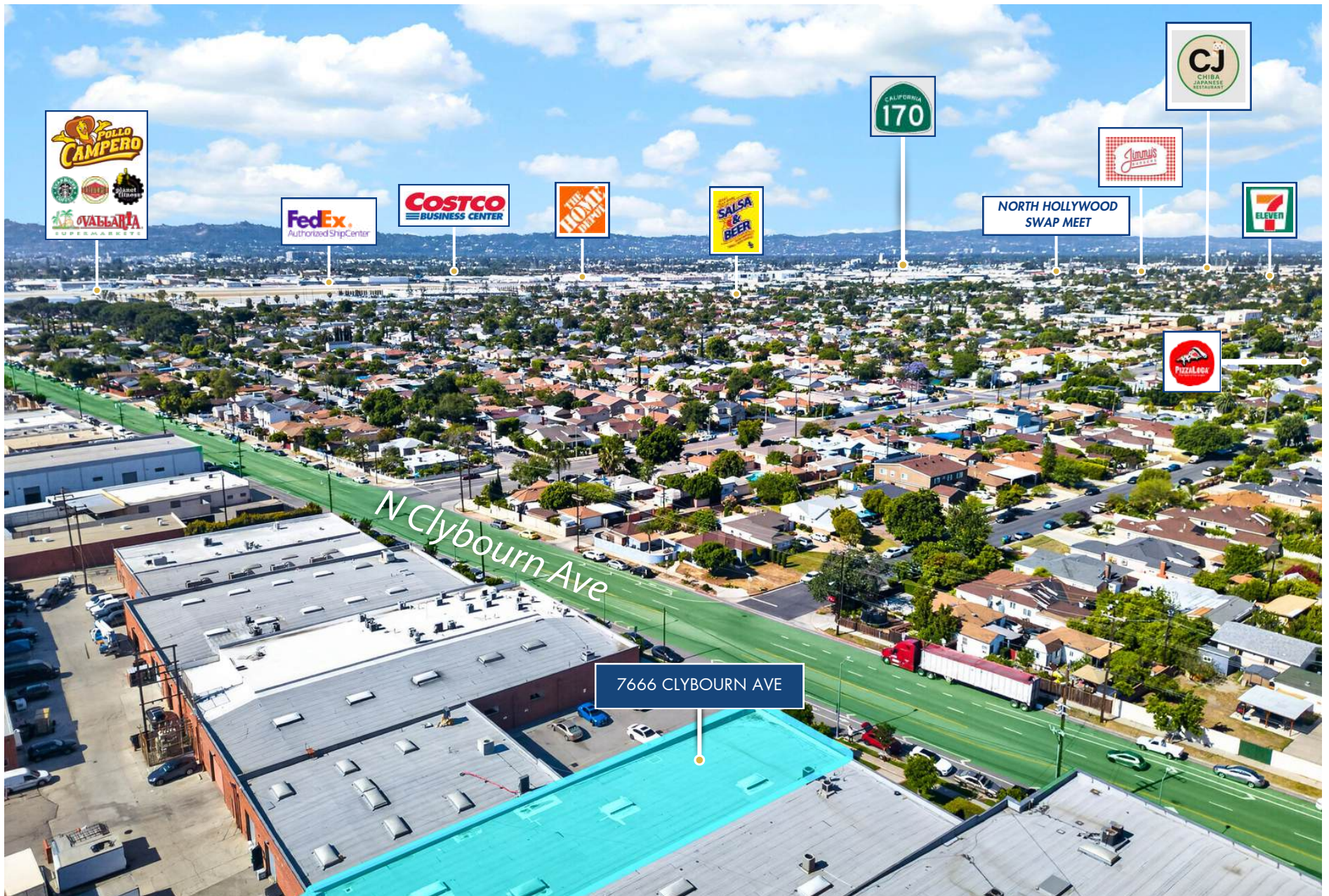


All information are deemed reliable but not guaranteed. Buyer to verify.

PROPERTY PHOTOS



RETAIL MAP



AERIAL MAP

LOCATED ALONG CLYBOURN AVENUE IN SUN VALLEY, 7666 CLYBOURN AVE SITS WITHIN AN ESTABLISHED INDUSTRIAL AND COMMERCIAL AREA SURROUNDED BY A MIX OF WAREHOUSE, LIGHT INDUSTRIAL, AND SERVICE-ORIENTED BUSINESSES. THE PROPERTY OFFERS STREET FRONTAGE ALONG A LOCAL ROADWAY AND IS POSITIONED WITHIN A FUNCTIONAL BUSINESS CORRIDOR THAT SUPPORTS A RANGE OF INDUSTRIAL OPERATIONS. THE LOCATION PROVIDES CONVENIENT ACCESS TO MAJOR FREEWAYS INCLUDING THE 5, 170, AND 118, ALLOWING FOR EFFICIENT CONNECTIVITY THROUGHOUT THE SAN FERNANDO VALLEY AND GREATER LOS ANGELES AREA.







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