



8809 Sunland Blvd, Los Angeles, CA 91352

\$30/SF/YR

\$2.50/SF/MO

8809 Sunland Blvd Sun Valley 91352

Newer Construction 2024 | Office / Retail | Move-In-Ready | Sunland Blvd



Jose Alonso
CA 01936996
818.472.0618

Listing Added: 02/21/2025

Listing Updated: 04/16/2025



Building Details

Property Type	Retail, Office	Subtype	Traditional Office, Executive Office, Coworking, Medical Office, Creative Office
Tenancy	Single	Total Building SQFT	1,249
Vacant SQFT	1,249	Land Acres	0.132
Lot Size (sq ft)	5,752	Class	A
Year Built	1957	Year Renovated	2024
Buildings	1	Stories	1
Ceiling Height	12	Total Parking Spaces	5
Power	220V	Cross Street	Glenoaks Blvd
Zoning	C2	APN	2408-009-010
County	Los Angeles County	Submarket	Sun Valley

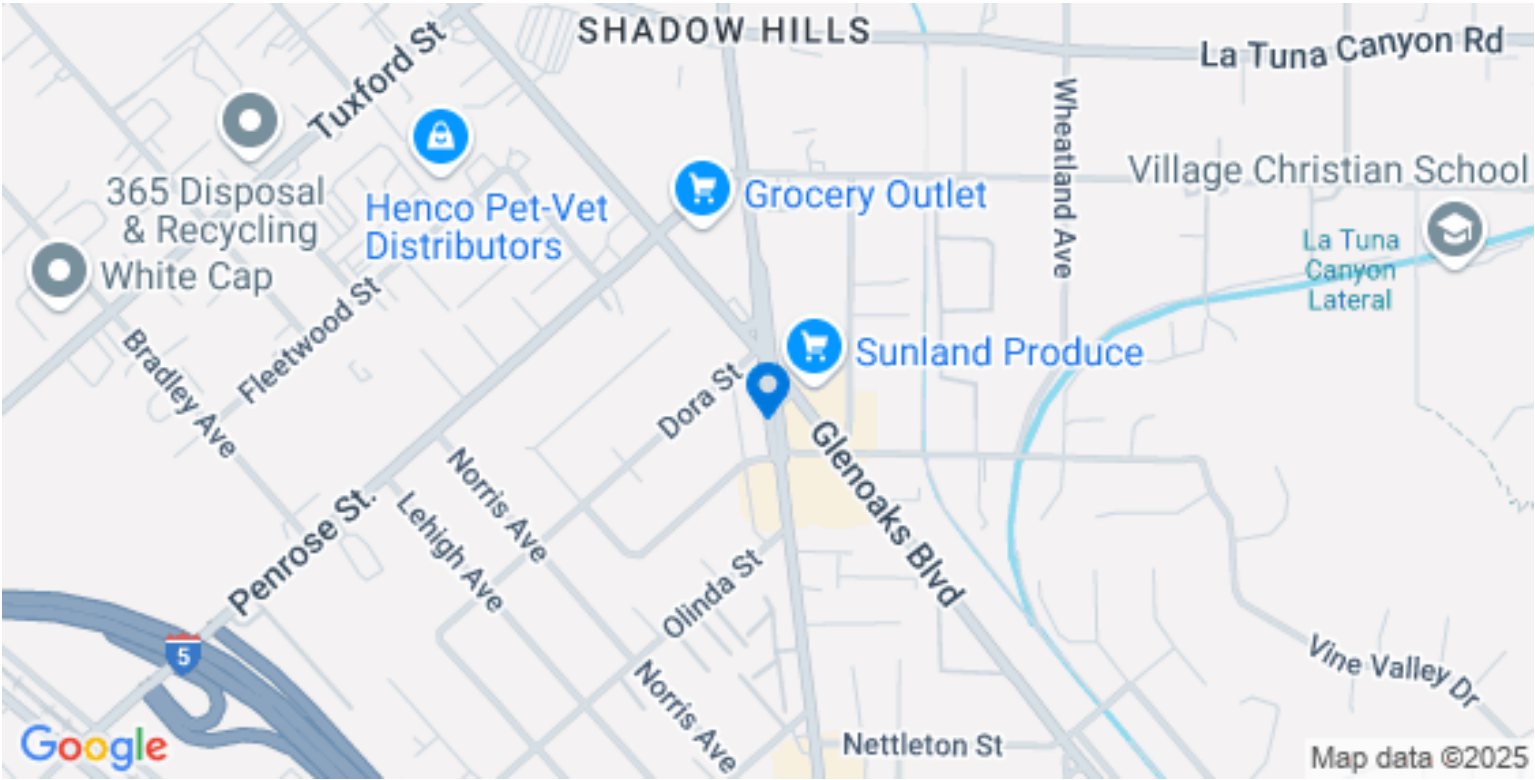
Building Description

The property owner is searching for a Tenant that helps underprivileged families such as community outreach, youth programs, single mothers services, educational services, environmental justice, food and nutrition services, and other similar types. Semi newer construction, fully Remodeled in 2024 down to the wood frame, from floors to ceilings, plumbing, electrical, roof, HVAC, discover this exceptional professional building in Sun Valley, a premier opportunity now available for lease. Spanning 5,750 sq.ft. in total lot size, this property includes a versatile 1,249 sq. ft. of office or retail space and comes with the added convenience of 5 dedicated parking spaces and a prominent billboard. The building's reception area welcomes you with its bright, airy ambiance, thanks to expansive glass walls and doors that flood the space with natural light. The thoughtfully designed layout features a well-equipped kitchenette, perfect for the comfort and convenience of employees. Additionally, a generously sized bathroom enhances functionality. The offices within this building are both luminous and spacious, offering an inviting work environment. The large conference room is a standout feature, with three sizable picture windows that provide an abundance of natural light and create an inspiring space for meetings and collaborative work. This property blends functionality with modern design, providing an ideal setting for professional endeavors. Available and move-in ready!

Building Highlights

- Gated Parking
- 5 parking spaces
- Fully Remodeled 2024
- Move-In-Ready
- Back and Front lot entrance/exit.
- Contemporary Designs

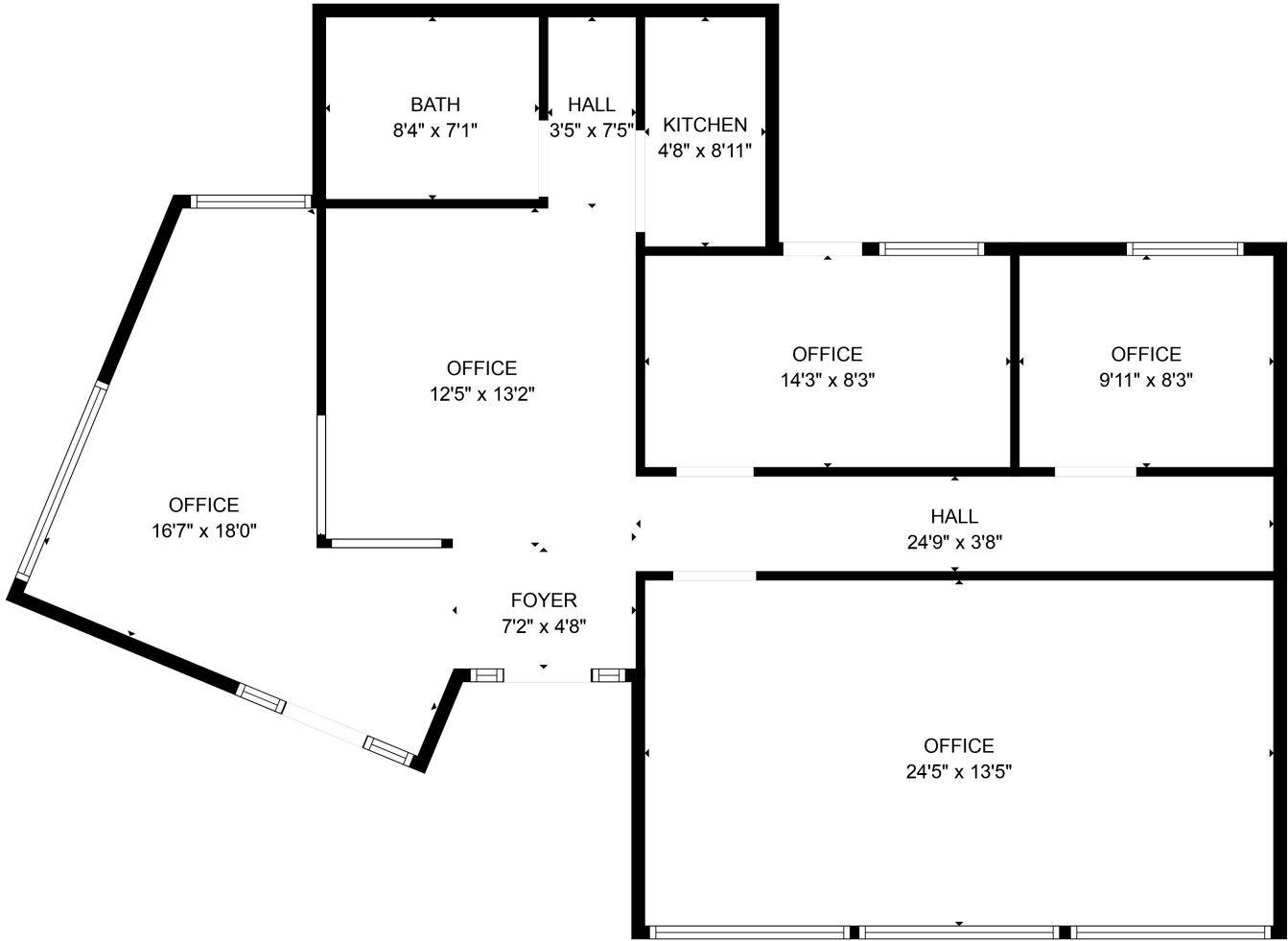
Building Location (1 Location)



Details

Listing Type	Direct	RSF	1,249 SF
USF	1,249 SF	Parking	5
Rate (Per SF)	\$2.5 / SF / MO	Lease Type	Modified Gross
Lease term	Negotiable	Total CAM (Per SF/MO)	\$0
Expense Rate (Per SF/MO)	\$0	Total Rate (Per SF/MO)	\$2.5
Total Monthly Rent	\$3,122.5	Days on Market	53 days

Floorplan



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

