



7666 CLYBOURN AVE, SUN VALLEY, CA 91352

Industrial Warehouse (Flex)

FOR LEASE

OFFERING MEMORANDUM





🕒 SITE DESCRIPTION

Located on Clybourn Avenue in the Sun Valley area of the San Fernando Valley, 7666 Clybourn Ave is situated within an established industrial and commercial neighborhood. The surrounding area consists primarily of warehouse, light industrial, and service-related uses, along with nearby residential pockets.

The property provides street frontage on a local roadway and is positioned within close proximity to several major transportation routes. Access to the 5, 170, and 118 freeways allows for regional connectivity throughout the San Fernando Valley and greater Los Angeles area.

The site may accommodate a range of industrial or commercial uses, including warehouse, distribution, light manufacturing, or office functions, subject to zoning and city approval. Its location within an active industrial submarket and access to nearby freeways make it a practical option for both owner-users and investors.

*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)

RATE

\$1.45 + \$0.25 MG

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.



RETAIL MAP

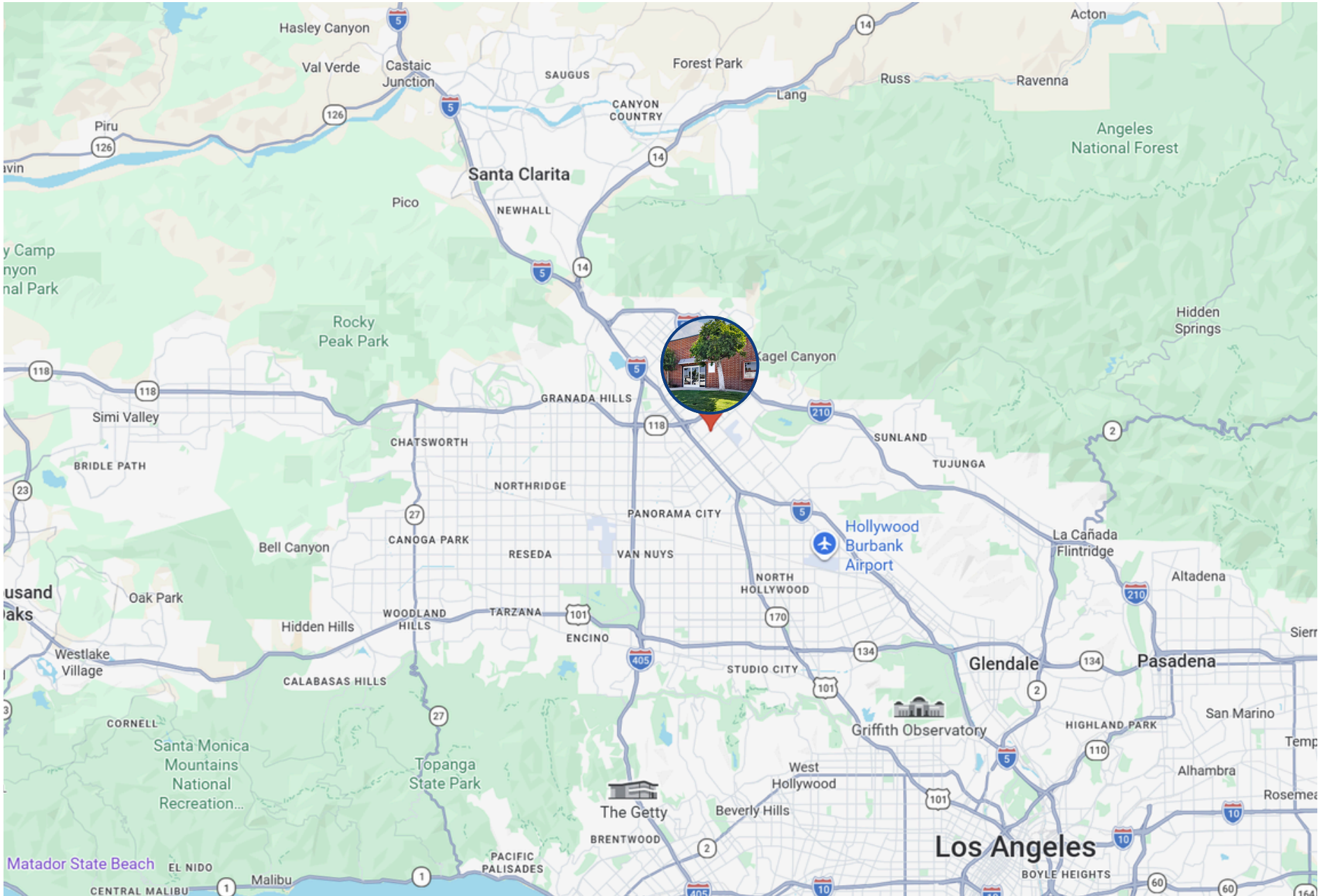


AERIAL MAP

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.



LOCATION MAP





Category	1 Mile	3 Mile	5 Mile
2025 Total Population	23,193	194,104	540,654
2030 Population	22,947	193,285	536,867
Pop Growth 2025-2030	-1.06%	-0.42%	-0.70%
Average Age	39.00	39.70	40.30
2025 Total Households	5,976	63,944	194,766
HH Growth 2025-2030	-1.29%	-0.62%	-0.84%
Median Household Income	\$68,587	\$77,999	\$83,020
Avg Household Size	3.60	2.90	2.70
2025 Avg HH Vehicles	2	2	2
Median Home Value	\$737,194	\$844,422	\$882,310
Median Year Built	1961	1961	1964



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