8970 Bradley Ave

SUN VALLEY, CA

Broker Opinion of Sale Value | August 2026

JLL

Table of Contents

Subject Property

Situation Overview

Assess for a sale value 5.48-acre land parcel with M3 zoning in the city of Los Angeles. The property has been subject to two overlays, of which we have provided the respective letters in this BOV in the attachment page. The property is within the state enterprise zone, and the buyer may be subject to tax incentives.

Property Summary

ADDRESS	8970 Bradley Ave, Sun Valley, CA 91352
PARCEL NUMBER	2408-036-048
BUILDING TYPE	Industrial Land/Investment
COUNTY/CITY	Los Angeles
LOT SF	238,808 SF
LAND AREA (ACRES)	5.48 acres
ZONING	M3-1-G-CUGU
POWER	TBD
YARD	Fenced & Paved (Concrete)
ACCESS	One Wide Curb via Bradley Ave

Market Conditions

San Fernando Valley, CA

The Greater San Fernando Valley industrial market is demonstrating healthy sales activity characterized by:

- Limited supply of large parcel, M3 zoned land
- Increased construction volume for housing and public projects, both in the Valley and GLA markets
- Owner User confidence reflected in consistent activity across the SFV

SUBMARKET CONDITIONS

Several factors support premium positioning for the Sun Valley industrial corridor:

- Proximity to the 5 Freeway: The ability to bring sourced and finished materials to construction sites to all of Los Angeles
- M3 zoning: This market is one of the few industrial markets in all the Valley with an M3 zoning, especially in this quantity
- Market Stability: Sun Valley land commands consistent price premiums over tertiary markets to the West and North

PROPERTY-SPECIFIC ASSESSMENT

The 8970 Bradley Avenue property benefits from multiple competitive advantages:

- M3 Zoning Designation: Heaviest industrial zoning classification in Los Angeles provides maximum operational flexibility and use capabilities
- Enterprise Zone Benefits: State enterprise zone location offers potential tax incentives for buyers, enhancing investment value
- Rare Land Scale: 5.48-acre parcel with 238,808 SF represents a scarce large-format land opportunity in the Sun Valley corridor

The Valley is home to unforgettable and irreplaceable locations such as CityWalk

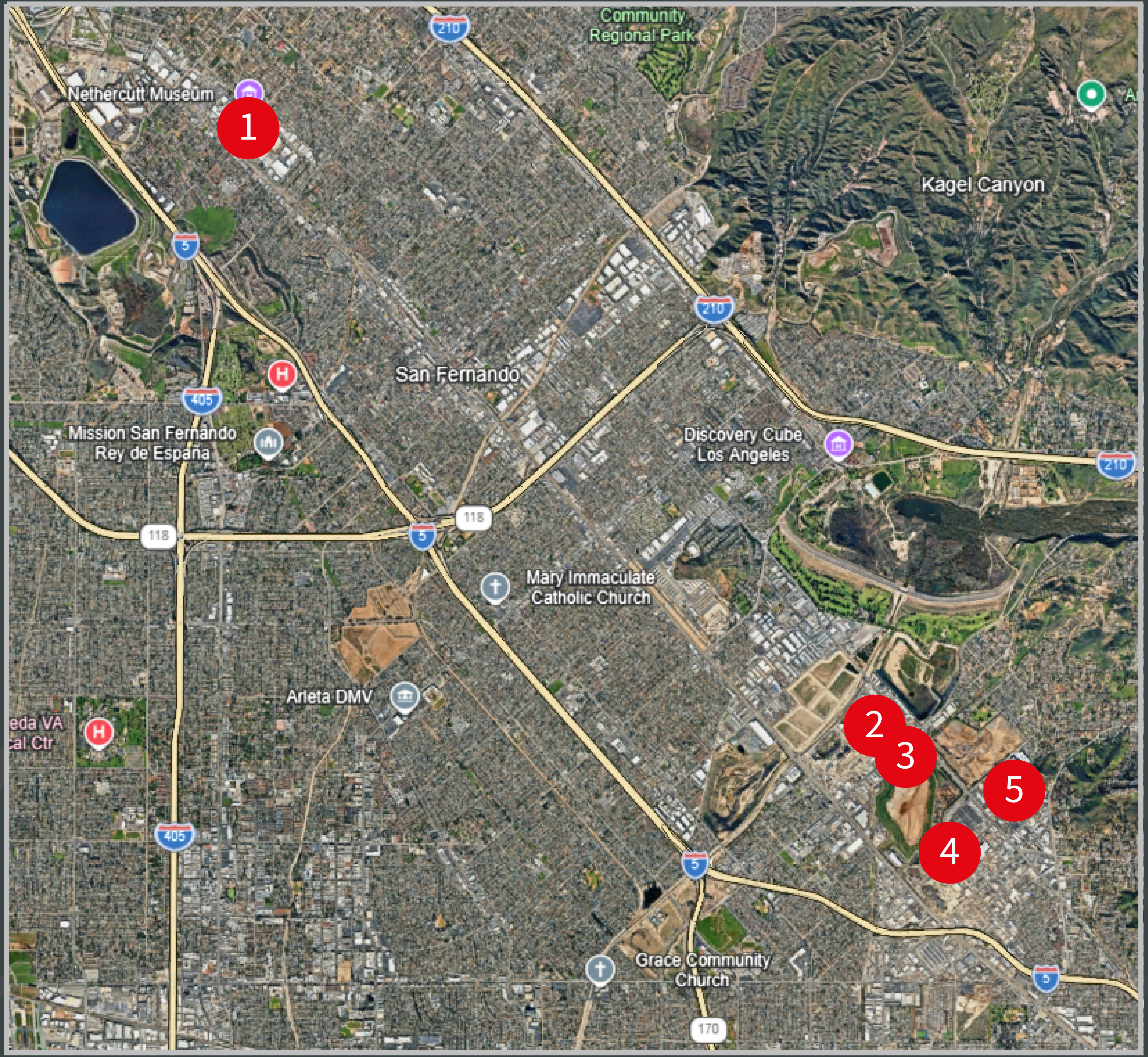
Home to some of LA's best and brightest with outstanding higher education options such as CSUN

The Valley is witnessing public investment in housing and transportation, including the new MTA line and repair station

Market Approach

Sale Comparables

	1	2	3	4	5
Property	**12975 Bradley Ave, Sylmar**	**9851 Glenoaks Blvd, Sun Valley**	**9847 Glenoaks Blvd, Sun Valley**	**11370 Pendleton St, Sun Valley**	**11113 Pendleton St, Sun Valley**
Lot SF	267,614 SF	59,261 SF	78,459 SF	39,778 SF	193,451 SF
Lot AC	6.14 AC	1.36 AC	1.80 AC	0.91 AC	4.44 AC
Transaction Date	02/17/2026	04/04/2024	02/29/2024	02/05/2024	10/06/2023
Sale Type	Owner-User	Owner-User	Owner-User	Owner-User	Investor
Zoning	M2-1	M2-1-CUGU	M2-1-CUGU	M3-1-G-CUGU	M2-1-G-CUGU
Sale Price Per SF	$115.84/SF	$98.50/SF	$97.50/SF	$136.51/SF	$90.46/SF
Total Sale Price	$31,000,000	$5,837,500	$7,650,000	$5,430,000	$17,500,000
Power	TBD	TBD	TBD	TBD	TBD
Notes	O/U Sale Expansion of Next Door	O/U Sale to Existing Tenant	O/U Sale to Existing Tenant	O/U Sale to Ready Mix Company	Investor Sale Multiple Tenants on Site

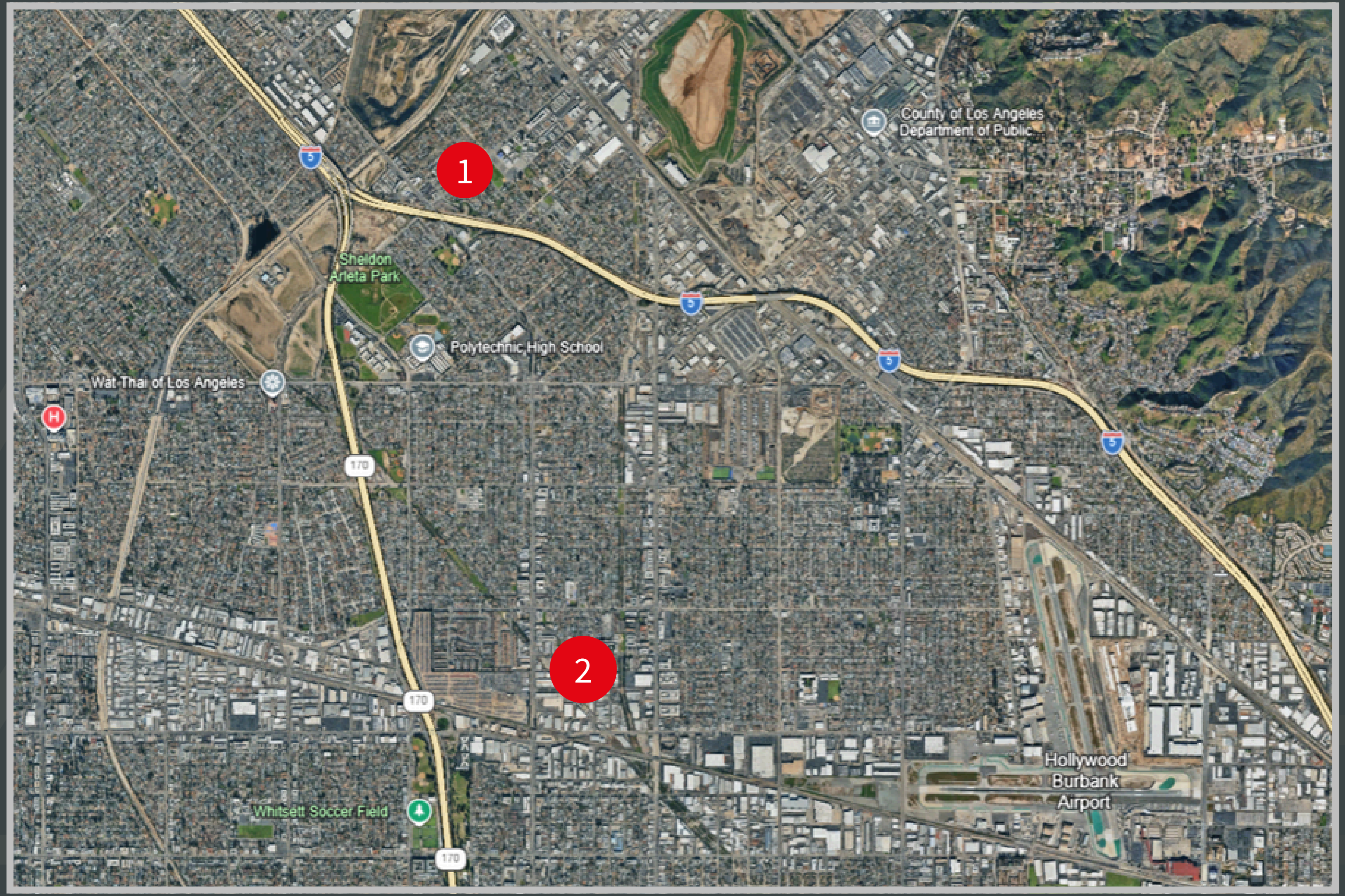


Market Approach

Sale Availabilities

	1	2
Property	**11942 Allegheny St, Sun Valley**	**11823 Sherman Way, North Hollywood**
Lot SF	**49,658 SF**	**33,977 SF**
Lot AC	**1.14 AC**	**0.78 AC**
Sale Type	**Owner-User**	**Owner-User**
Zoning	**M1**	**M2**
Ask Price Per SF	**$85.59/SF**	**$150.10/SF**
Total Ask Price	**$4,250,000**	**$5,100,000**
Power	**TBD**	**TBD**

It is important to note no land site of this size or zone is available in the entire San Fernando Valley.



Valuation Summary

Market Approach

8970 Bradley Avenue: Valued at $23.9M-$28.6M.
Based on our analysis of five comparable transactions in the Sun Valley industrial corridor, we value 8970 Bradley Avenue across three pricing scenarios:

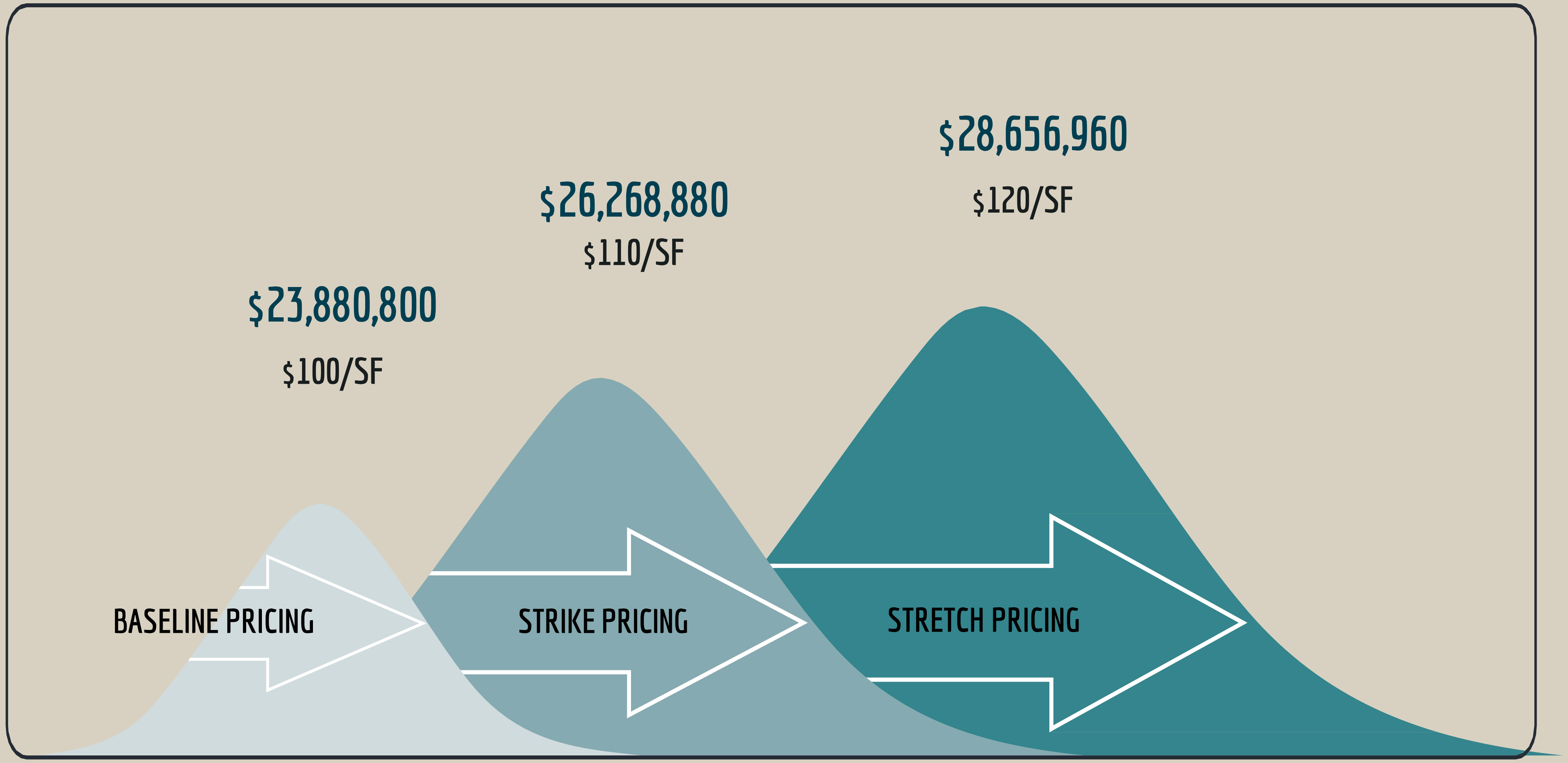
- Baseline: $23,880,800 ($100/SF)
- Strike: $26,268,880 ($110/SF)
- Stretch: $28,656,960 ($120/SF)

This range positions the property competitively against recent Greater San Fernando Valley submarket sales, which closed between $90 and $136 per square foot.

The valuation is anchored to attributes few comparable sites can match: a 5.48-acre parcel, M3 zoning (Los Angeles's heaviest industrial designation), and a Sun Valley location that carries state enterprise zone benefits. Together, these factors support a $100-$120 PSF valuation.

We must clarify this is not the asking or whisper rate with which we intend to go to market. A separate discussion will determine our go-to market pricing.

The table below summarizes our prediction of value*



	BASELINE	STRIKE	STRETCH
Sale Price	$23,880,800	$26,268,880	$28,656,960
Price/sf	$100/SF	$110/SF	$120/SF

*Any opinion or estimate of value of any asset in this presentation is based upon the high-level preliminary review by JLL. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice. JLL expressly disclaims any liability for any reliance on any opinion or estimate of value in this presentation by any party.

Valuation Summary

Income Approach

JLL

ASSUMPTIONS	
Address:	8970 BRADLEY AVE
SQ FT:	238,808
Lease Rate (month) Triple Net:	$0.60
Vacancy: Property Management:	3%
Lease-Up Fees:	3%
Repairs and Replacements (annual	5%
Period: Cap Rate:	$0.05
	12 months
	6%

8970 Bradley Avenue: Valued between $25.4 and $27.3 from an income approach

Based on our conservative analysis on lease rate, fair pricing of expenses, and short supply of availability of this type of property, we value 8970 Bradley Avenue across two pricing scenarios:

- With Expenses: $25,416,160 ($106/SF)
- No Vac/No Mgmt: $27,267,097 ($114/SF)

Based on a 6% cap rate, these numbers reflect a market valuation for any potential investor. This would be applicable to an owner-user who may seek to lease a portion of the parcel.

1ST YEAR PROFORMA					
INCOME:					
RENTAL INCOME			$	1,719,417.60	
GROSS INCOME			**$**	**1,719,417.60**	
EXPENSES:					
	VACANCY	3%	$	51,582.53	
	LEASE-UP FEES	5%	$	83,391.75	
	PROPERTY MGMT	3%	$	47,533.30	
	REPAIRS AND REPLACEMENTS		$	11,940.40	
TOTAL EXPENSES			**$**	**194,447.98**	
NET OPERATING INCOME			**$**	**1,524,969.62**	
	CAP RATE	6%			
SALE VALUE			**$**	**25,416,160.31**	
$/SF			**$**	**106.43**	
***SALE VALUE**			**$**	**27,267,097.44**	*
***$/SF**			**$**	**114.18**	*

***No Vacancy & No Property Mgmt**

Attachments

JLL

City Clerk CUGU Negative Declaration

Click to View

LACPC CUGU 2015 Case

Click to View

Environmental Justice Improvement Area

Click to View

CUGU Ordinance

Click to View

State Enterprise Zone

Click to View

Earthquake Disaster Plan Case

Click to View

Thank You

Contacts

Brent Weirick
Senior Managing Director
+1 818 389 3003
brent.weirick@jll.com

George Stavaris
Managing Director
+1 818 429 9412
george.stavaris@jll.com

Jackson Weirick
Senior Associate
+1 818 389 8021
jackson.weirick@jll.com

JLL SEE A BRIGHTER WAY