

# STREET-FACING SHOWROOM SPACE FOR LEASE

±2,500 SF SHOWROOM + ±400 SF PATIO AREA

11079 Tuxford St, Sun Valley, CA 91352, USA

## KW Commercial

a division of Keller Williams Hollywood Hills

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Each office is independently owned and operated.

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## | EXECUTIVE SUMMARY

11079 Tuxford St offers a street-facing showroom opportunity in Sun Valley, suitable for showroom, contractor, design, tile, cabinetry, home improvement, or similar display-oriented users. The available area consists of approximately 2,500 square feet of showroom space, with an additional approximately 400 square feet of street-facing patio area.

**The space is offered at \$2.50/SF/MO, with an optional equipment/inventory package available for an additional \$1.00/SF/MO, subject to owner approval and final agreement.**

An aerial photograph of an industrial district in Sun Valley, California. The image shows a dense cluster of industrial buildings with flat roofs. A prominent road, Tuxford St, runs diagonally from the bottom left towards the center. A red rectangular callout box with the text "SUBJECT PROPERTY" is positioned in the center of the image. A red line extends from the bottom of this box to a specific building on the left side of the street, which is outlined in yellow. The surrounding area includes various industrial structures, parking lots with cars and trucks, and some outdoor storage areas with materials. The background shows a clear blue sky and distant hills.

**SUBJECT PROPERTY**

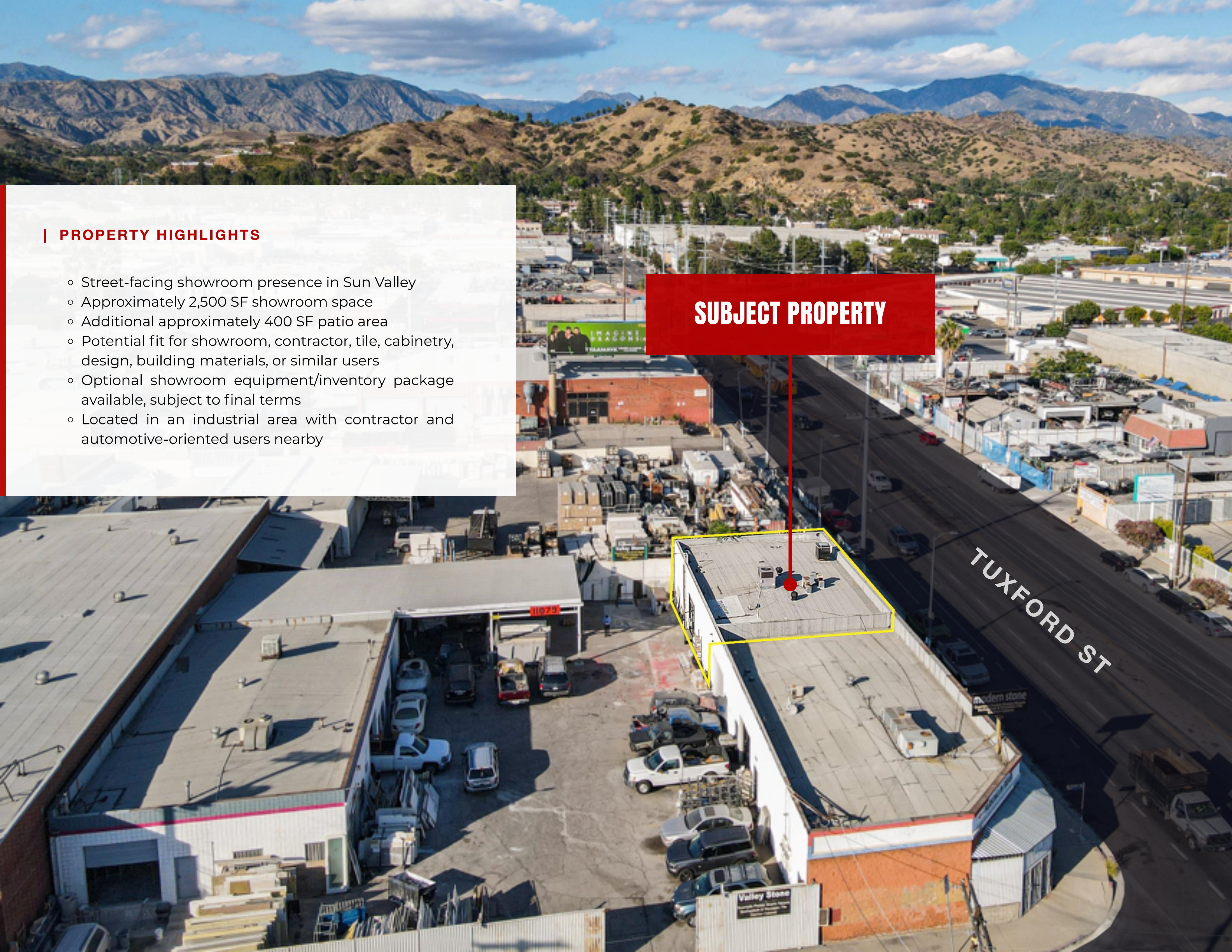
**TUXFORD ST**

## | PROPERTY HIGHLIGHTS

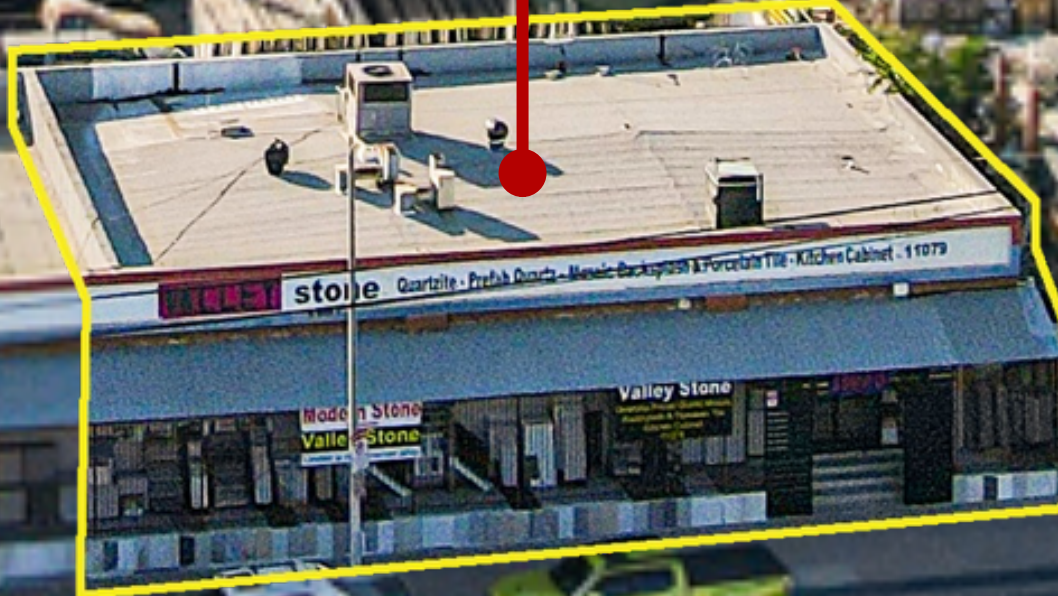
- Street-facing showroom presence in Sun Valley
- Approximately 2,500 SF showroom space
- Additional approximately 400 SF patio area
- Potential fit for showroom, contractor, tile, cabinetry, design, building materials, or similar users
- Optional showroom equipment/inventory package available, subject to final terms
- Located in an industrial area with contractor and automotive-oriented users nearby

**SUBJECT PROPERTY**

TUXFORD ST



**SUBJECT PROPERTY**



**| PROPERTY LAYOUT**

← TUXFORD ST →

**ENTRANCE**

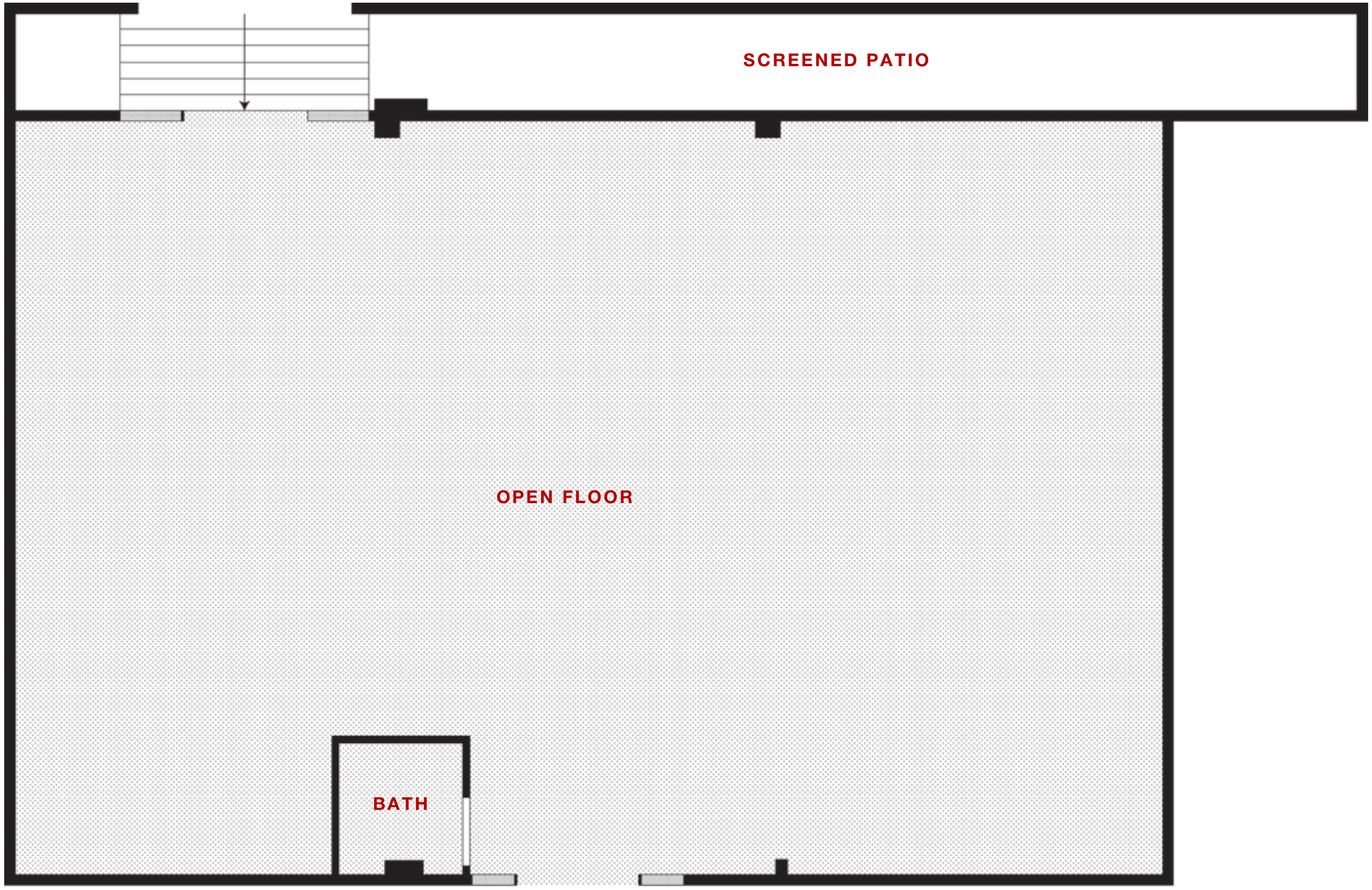
**SCREENED PATIO**

**OPEN FLOOR**

**BATH**

**REAR ENTRY**

↑ DE GARMO AVE ↓





LAMINAM

ES

CS

ARIZONA TILE

Elysium

Creative Living  
Collection

RE



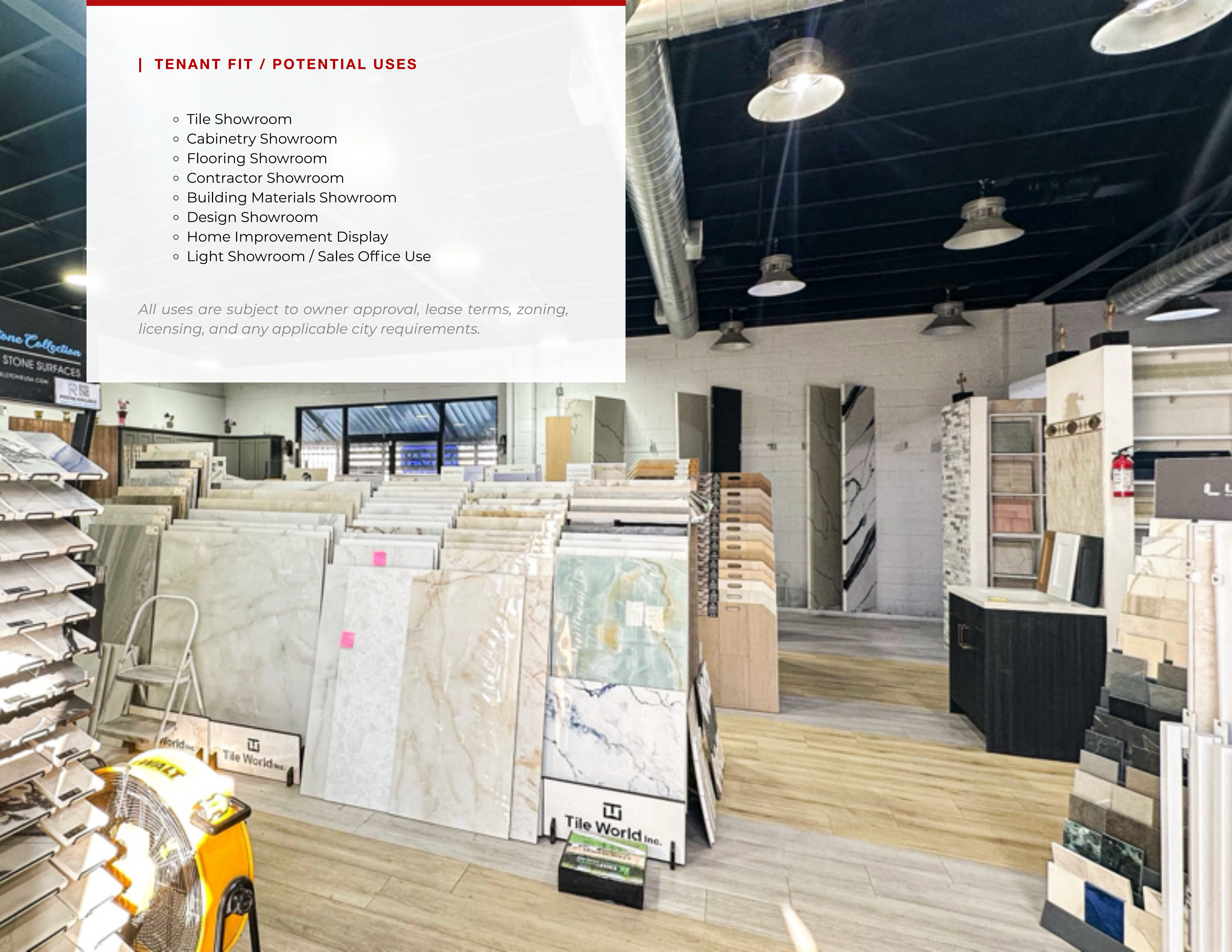




## | TENANT FIT / POTENTIAL USES

- Tile Showroom
- Cabinetry Showroom
- Flooring Showroom
- Contractor Showroom
- Building Materials Showroom
- Design Showroom
- Home Improvement Display
- Light Showroom / Sales Office Use

*All uses are subject to owner approval, lease terms, zoning, licensing, and any applicable city requirements.*



Located in the heart of Sun Valley's industrial corridor, the property offers convenient access to Interstate 5, SR-170, SR-118, and I-210. The surrounding area is home to a strong concentration of industrial, automotive, manufacturing, and contractor-oriented businesses serving the greater Los Angeles market.

**SUBJECT PROPERTY**

TUXFORD ST

DE GARMO AVE



# FOR MORE INFORMATION:

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