



REAL ESTATE SERVICES
TRUSTED SINCE 1962

Industrial Space
For Lease

8942 Lankershim Blvd, Sun Valley, CA 91352



PATRICK LONG

VICE PRESIDENT

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CALDRE #01831830

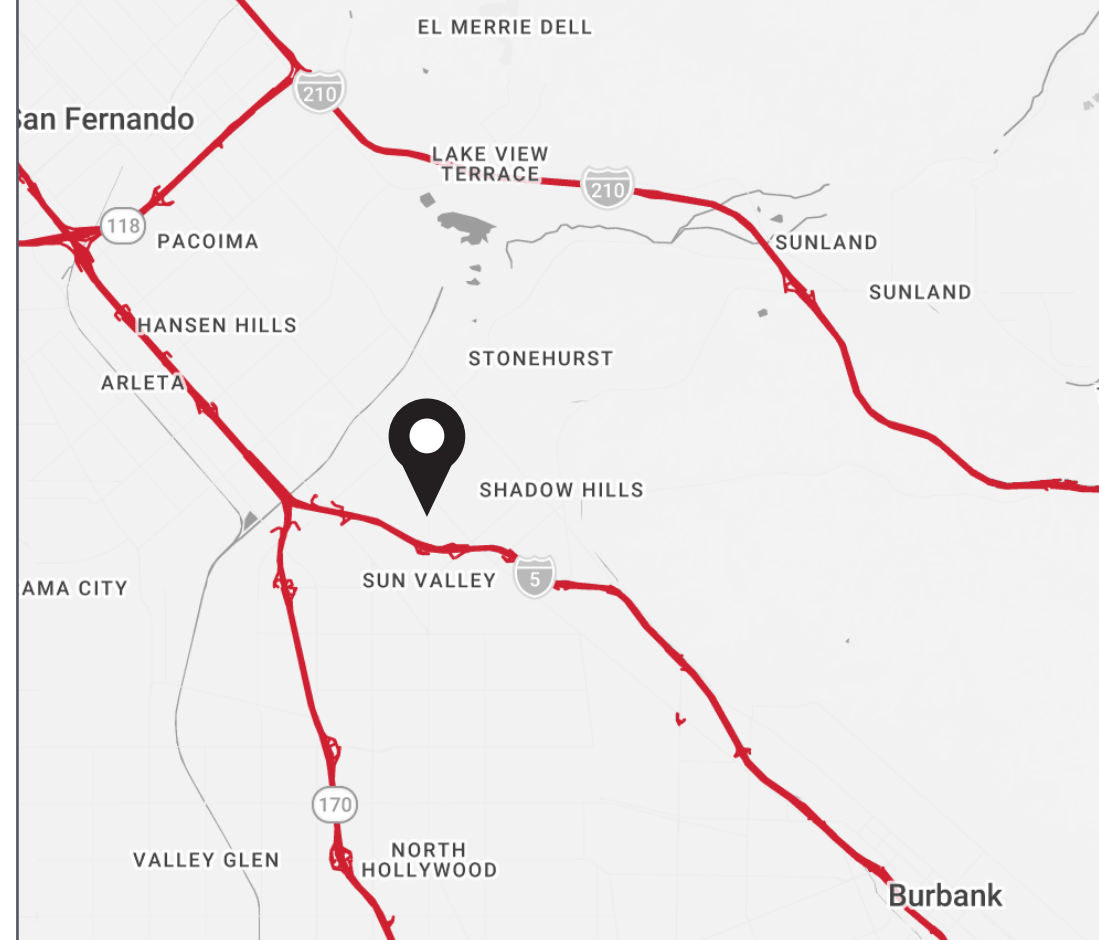
1111 NORTH BRAND BOULEVARD, SUITE 250
GLENDALE, CA 91202

StevensonRealEstate.com

CALDRE #00983560

Offering Summary

TOTAL SPACE	10,300 SF
OFFICE SPACE	1,050 SF
LOT SIZE	0.39 AC
LEASE RATE	\$1.35 / SF / MO / NNN
OPERATING EXPENSES	\$0.15 PSF (Estimated)
TERM	Negotiable
YEAR BUILT	1966

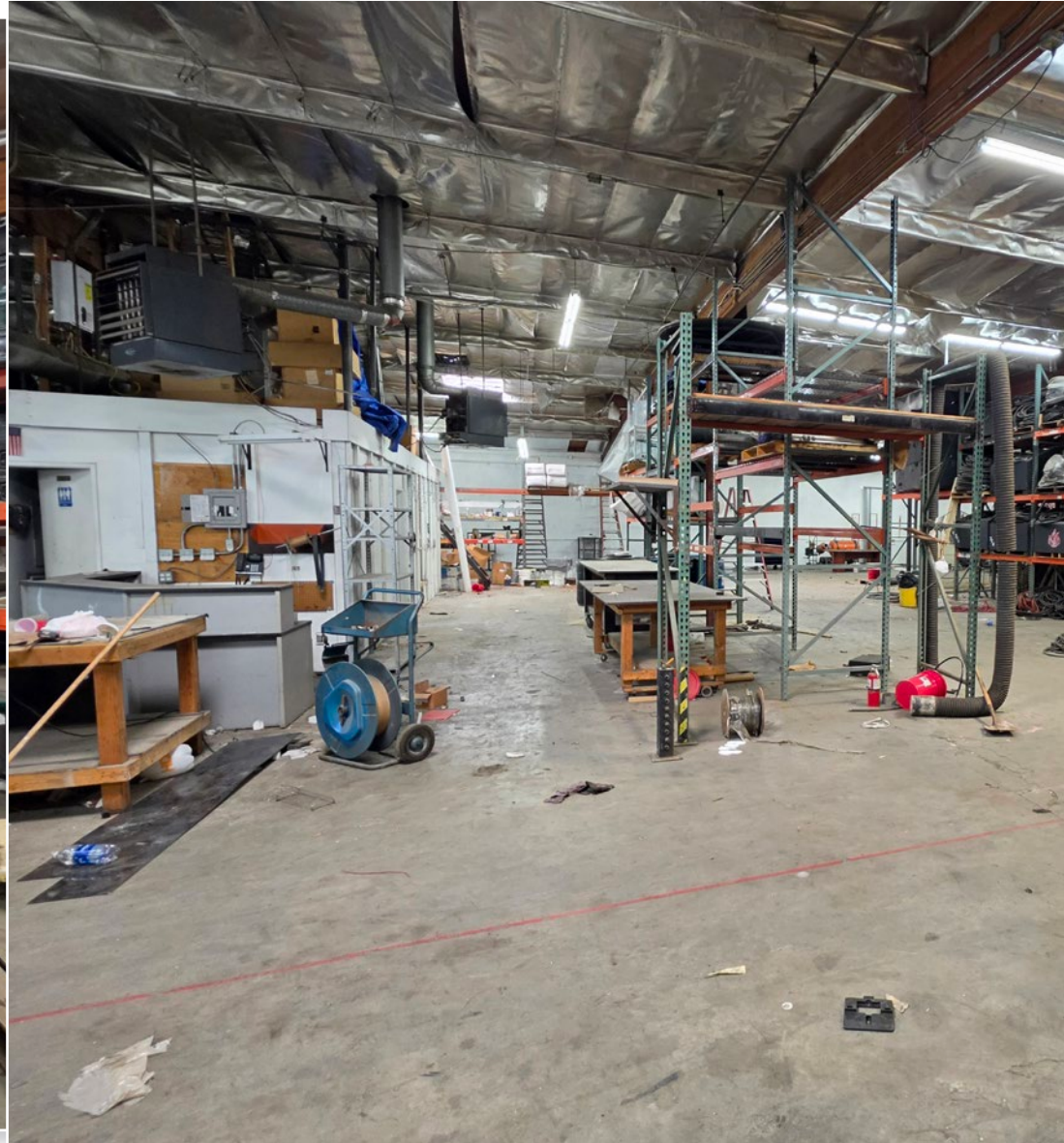


Property Overview

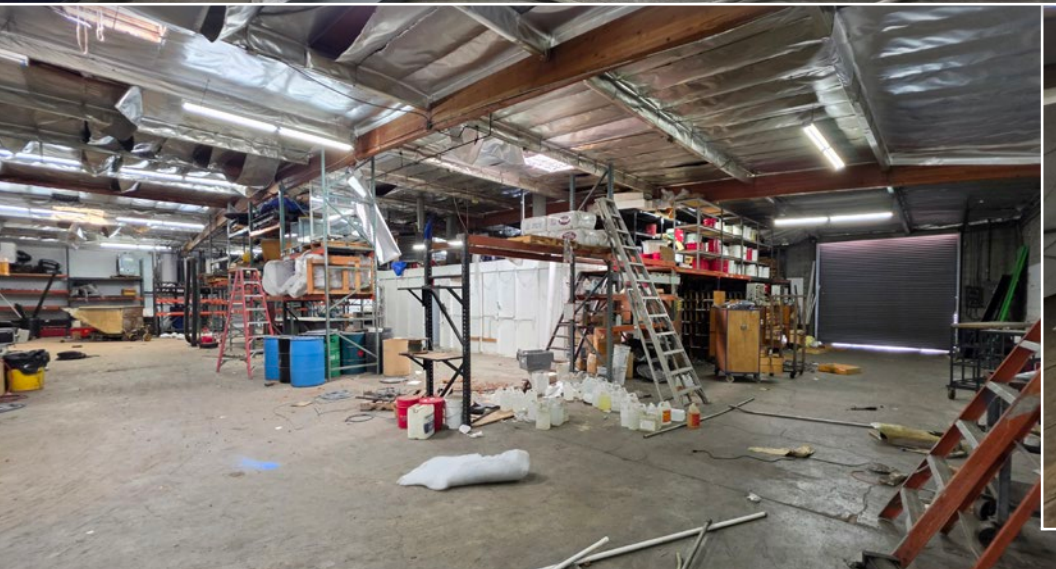
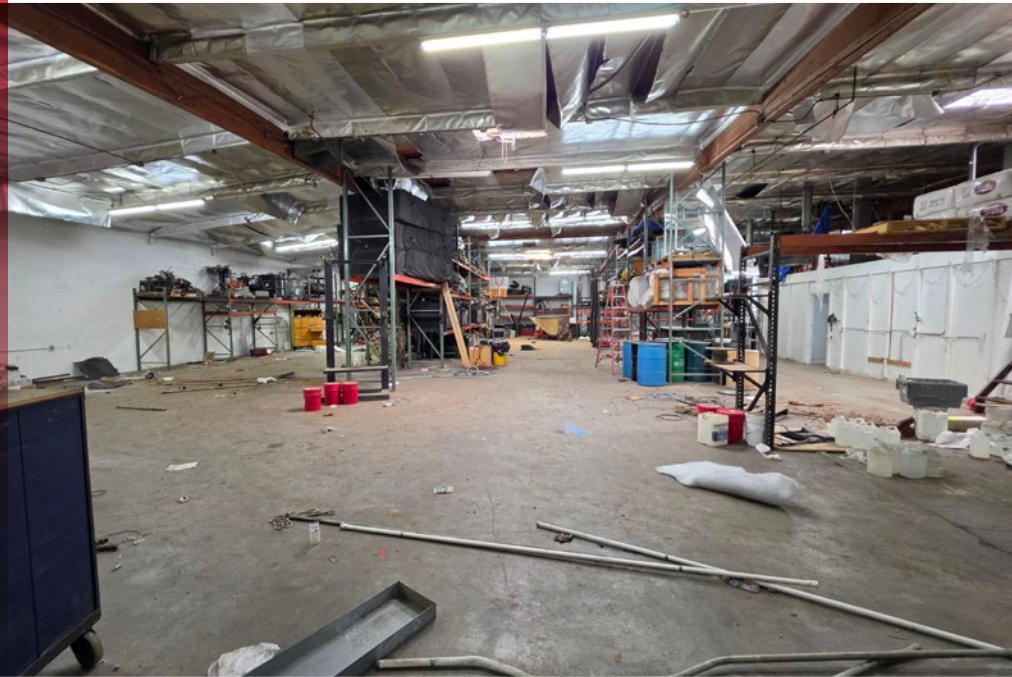
Stevenson Real Estate is pleased to present 8942 Lankershim Blvd. Prime 10,300 SF freestanding industrial building located in the heart of Sun Valley. Offering an ideal mix of warehouse capability and accessibility, this property is perfectly suited for manufacturing, warehousing, or distribution operations (verify all uses with the City of Los Angeles). Offering an efficient layout with fully-fenced yard space, perfect for outdoor storage, staging, or dedicated parking. Equipped with two ground-level loading doors and located near San Fernando Rd. with quick access to the I-5 freeway. Contact Patrick Long at Stevenson Real Estate to schedule a walkthrough or request additional lease details.

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.

Property Photos



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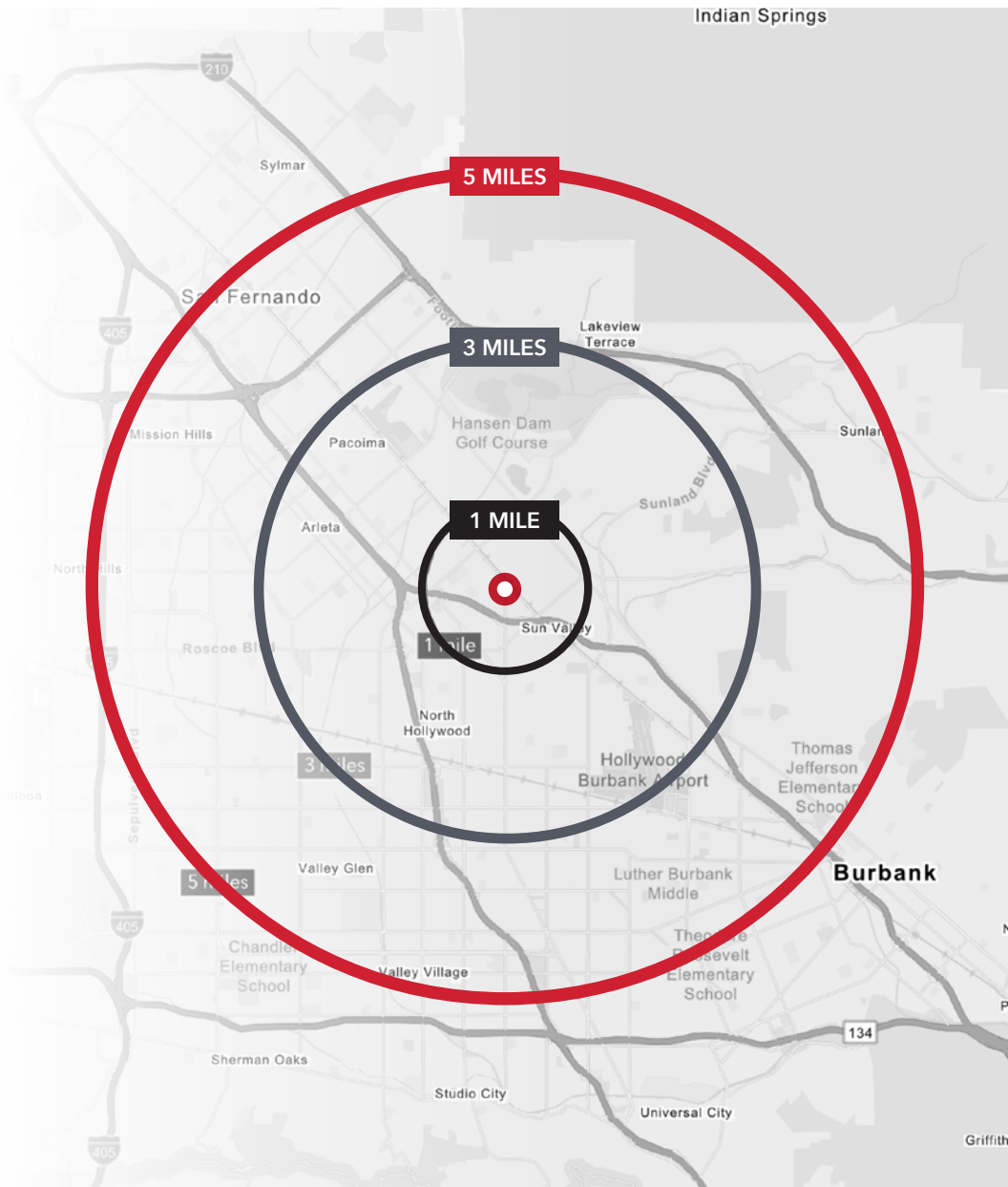
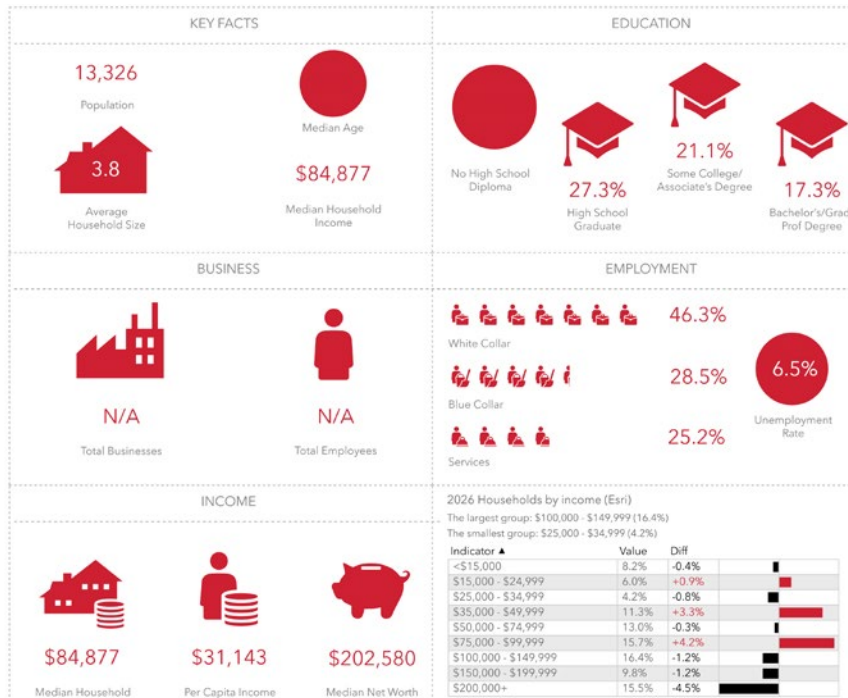


Location Map



Demographics

1-MILE RADIUS SNAPSHOT



2026 SUMMARY	1 MILE	3 MILES	5 MILES
Population	13,326	181,086	608,544
Households	3,436	52,857	198,902
Families	2,788	40,229	136,449
Average Household Size	3.79	3.37	3.02
Owner Occupied Housing Units	1,872	25,564	79,399
Renter Occupied Housing Units	1,564	27,293	119,503
Median Age	36.7	37.3	37.4
Median Household Income	\$84,877	\$82,357	\$81,076
Average Household Income	\$118,271	\$111,547	\$112,876

For more information, please contact:

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