

8909 NORRIS AVENUE

SUN VALLEY, CA 91352



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REAL ESTATE
SERVICES, INC

OFFERING MEMORANDUM

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01

PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS



PROPERTY TYPE:
INDUSTRIAL
LAND



LEASE TYPE:
MODIFIED
GROSS LEASE



LOT SIZE:
21,089 SF
(0.48 AC)



BUILDING SIZE:
1,456 SF



DIMENSIONS:
75' X 281'



ZONING:
M2-1-CUGU

PROPERTY HIGHLIGHTS

	Address	8909 Norris Avenue Sun Valley, CA 91352
	Asking Price	\$14,700
	Asking Price (PSF)	\$.70/PSF
	Possession	Call Broker
	Zoning	M2-1-CUGU
	Year Built/Renovated	1942
	Lot Size (SF)	21,089 SF (0.48 AC)
	Building Size (SF)	1,456 SF
	Total Structures	1
	Occupancy	30-45 days from lease execution

PROPERTY FEATURES

	Construction Type	Woodframe Stucco
	Dimensions	75' x 281'
	Utilities	Water & Power
	Fully Fenced/Secured	Yes
	Pavement	Asphalt and Concrete



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02

AERIALS

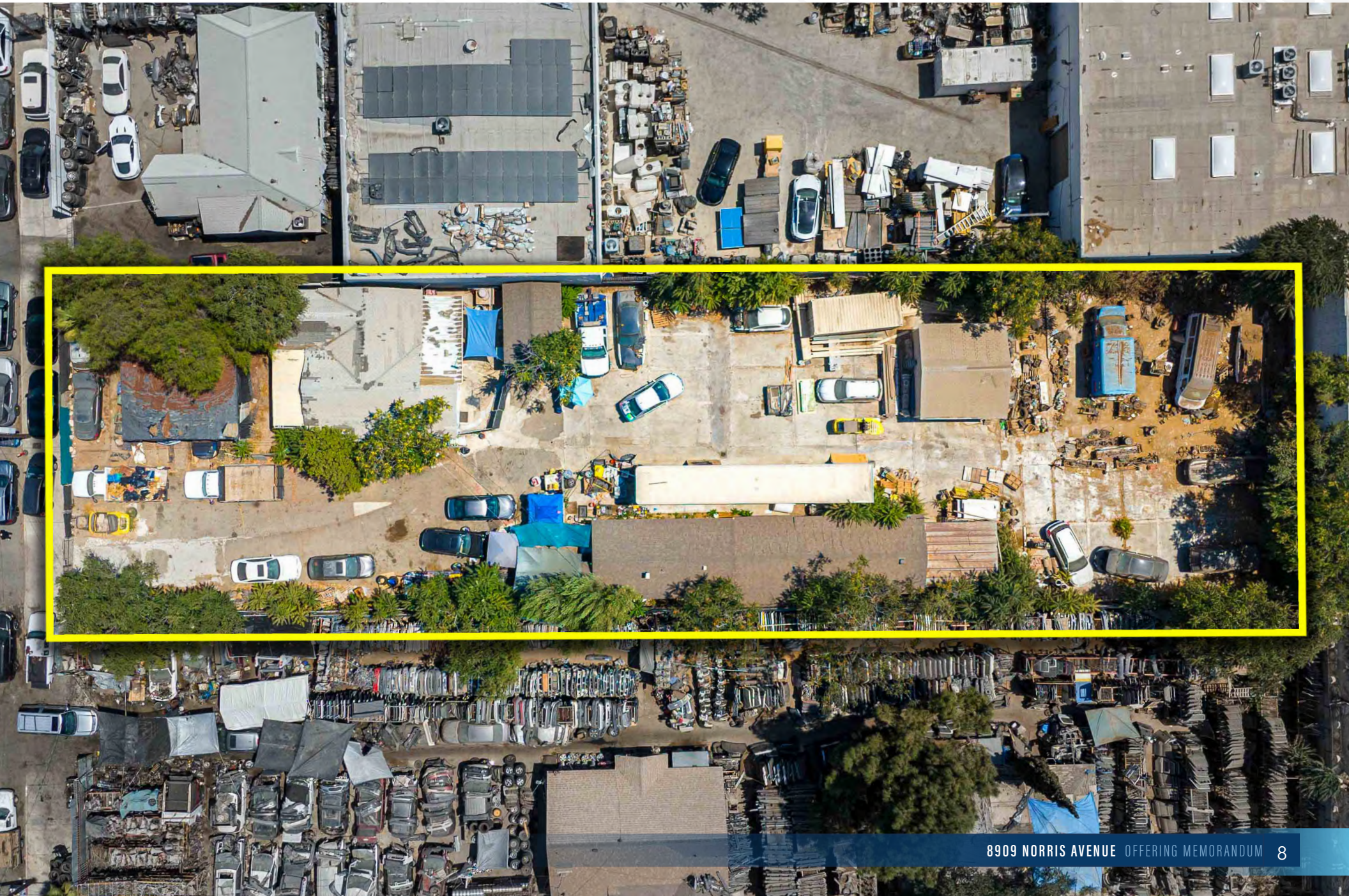
AERIAL VIEW



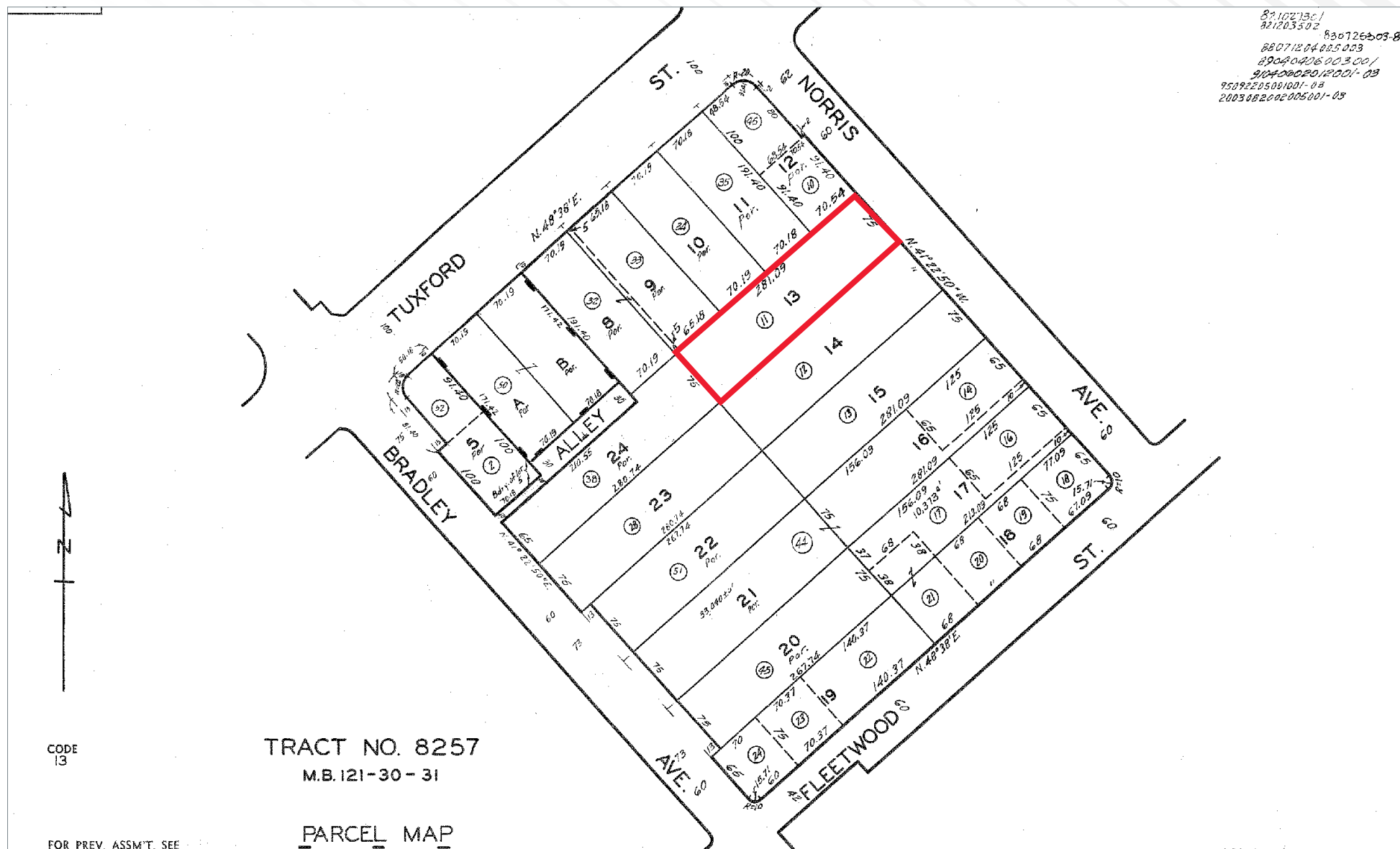
AERIAL VIEW



AERIAL VIEW



PLAT MAP



ZONING MAP



03

LOCATION OVERVIEW

SUN VALLEY, CA

Strategically located at **8909 Norris Ave, Sun Valley, CA 91352**, this highly functional M2-zoned industrial outdoor storage (IOS) property offers a rare, flexible operational footprint in the heart of the East San Fernando Valley. With its combination of paved yard space, a dedicated structure, and a secured layout, the property's highest and best use is for contractor operations, equipment staging, or fleet parking, providing a ready-made commercial hub for a growing industrial enterprise.



UNMATCHED ACCESSIBILITY

- **Direct Freeway Access:** Situated ideally just off Tuxford Street, the property provides immediate and seamless access to the I-5 (Golden State Freeway) just blocks away. This prime positioning ensures highly efficient logistics and commute routes connecting the San Fernando Valley and the Greater Los Angeles market.
- **Strategic Commuter & Truck Flow:** The property benefits from a central location that ensures easy accessibility for trucks, staff, and customers, minimizing transit friction for daily heavy industrial operations.
- **Regional Airport Proximity:** Located just minutes from the Hollywood Burbank Airport (BUR), providing outstanding convenience for visiting executives, out-of-town corporate partners, or air-freight logistics without the severe traffic congestion of central Los Angeles.



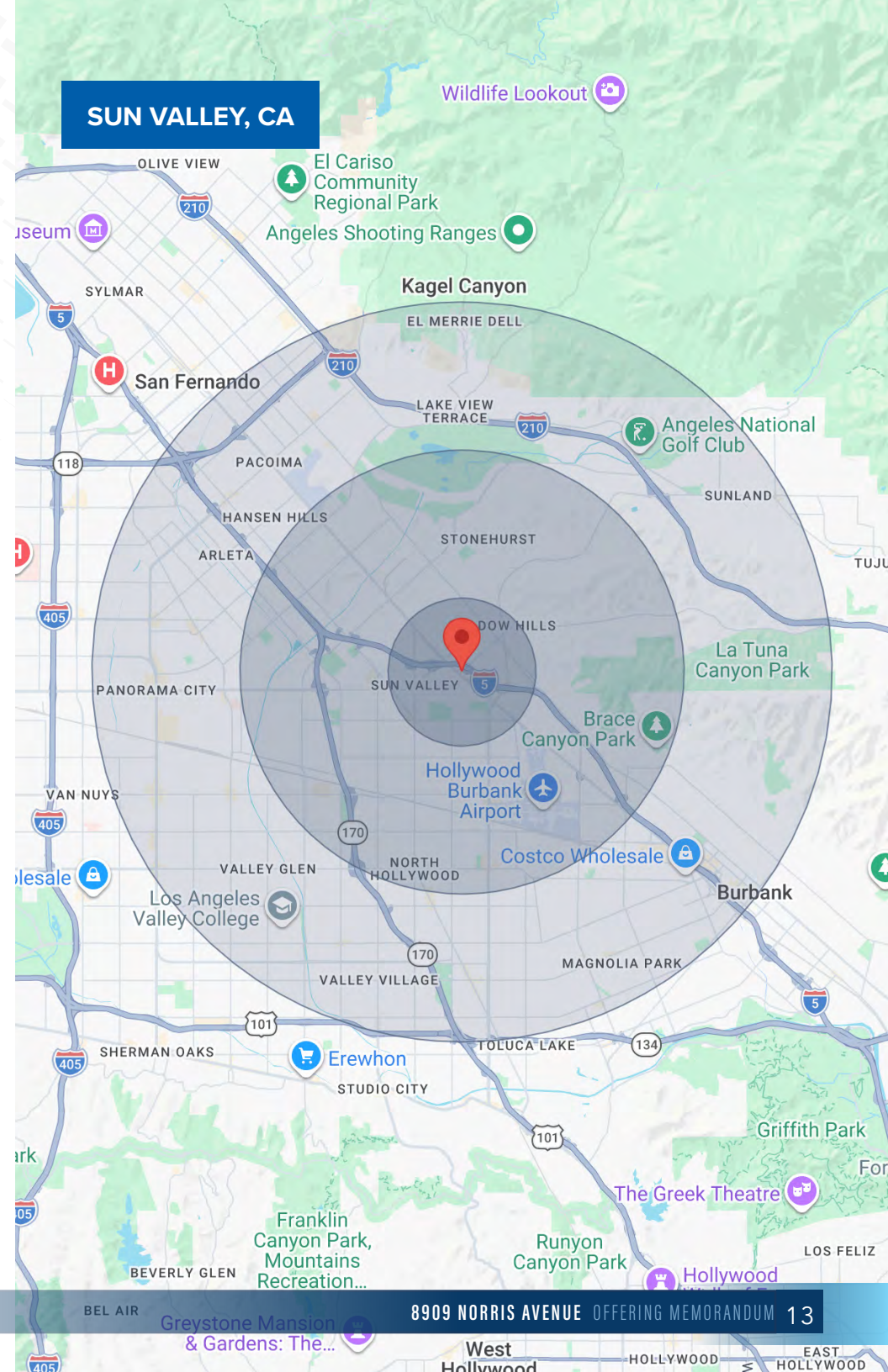
STRATEGIC FACILITY LOCATION

- **Highly Functional IOS Layout:** Situated on approximately 21,089 square feet of flat, M2-1-CUGU zoned land featuring a combination of asphalt and concrete paving. The site is currently configured with an approximately 1,456-square-foot structure, perfectly accommodating users requiring expansive outdoor storage alongside essential administrative or on-site operations. The facility is fully serviced by active water and power utilities.
- **Premier Industrial Corridor Advantage:** Positioned in Sun Valley's premier industrial corridor, the site is surrounded by a strong concentration of synergistic businesses—including recycling facilities, concrete suppliers, manufacturers, and logistics operators—allowing an industrial business or service fleet to thrive within a dedicated, high-utility community hub.
- **Secure Ecosystem & Favorable Availability:** Offering a self-contained, fully fenced, and secured perimeter, the property captures the logistical benefits of a central Valley location while maintaining the highly maneuverable atmosphere essential for staging, loading, and daily commercial operations. To ensure a smooth transition with minimal downtime, the property will be delivered ready for occupancy approximately 30 to 45 days following the execution of a lease.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	18,511	160,248	584,771
Household	5,180	47,548	194,717
Avg. Age	35.5	38.0	37.4
Avg. HH Income	\$86,430	\$99,911	\$104,008
Avg. House Value	\$675,872	\$766,260	\$817,034

Demographics by AlphaMap (2025)



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