INDUSTRIAL LAND FOR SALE

Rare Heavy Industrial 5.48 Acre Land Development Opportunity

8970 Bradley Avenue Sun Valley, California 91352

JLL

Property Overview

Property Address:	8970 Bradley Ave, Sun Valley, CA 91352
Parcel Number:	2408-036-048
Building Type:	Industrial Land/Investment
County/City:	Los Angeles County / City of Los Angeles
Land Area:	238,808 SF (5.48 Acres)
Zoning:	M3-1-G-CUGU
Power:	100 Amps
Yard:	Fenced & Paved
Access:	One Wide Curb via Bradley Ave

Location Highlights

- Immediate I-5 Freeway Access
- Proximate to Burbank and Van Nuys Airports
- Rare M3 Zoning
- Strategic position in Sun Valley I-5 Freeway corridor

Executive Summary

An Exceptionally Rare M3-Zoned Heavy Industrial Land Opportunity in Sun Valley

JLL is pleased to present an exceptionally rare opportunity to acquire 8970 Bradley Avenue—a 5.48-acre, M3-1-G-CUGU zoned industrial land parcel in Sun Valley, California. This offering represents one of the few remaining large-format, heavy industrial land sites available in the San Fernando Valley, providing qualified buyers and owner-users with maximum operational flexibility in one of the nation's most supply-constrained industrial markets.

Market Scarcity Drives Premium Positioning

The Greater San Fernando Valley industrial market is demonstrating healthy sales activity characterized by limited supply of large parcel, M3-zoned land and increased construction volume for housing and public projects throughout both the Valley and Greater Los Angeles markets. Owner-user confidence is reflected in consistent activity across the San Fernando Valley, underscoring strong fundamentals and sustained demand for industrial land with heavy use capabilities.

Several factors support premium positioning for the Sun Valley industrial corridor: the scarcity of large-format M3-zoned parcels, Sun Valley's distinction as one of the few industrial markets in the entire Valley with M3 zoning at this scale, and market stability that commands consistent price premiums over tertiary markets to the West and North.

Property-Specific Competitive Advantages

8970 Bradley Avenue benefits from multiple competitive advantages that few comparable sites can match:
M3 Zoning Designation: Heaviest industrial zoning classification in Los Angeles provides maximum operational flexibility and use capabilities, enabling heavy manufacturing, construction materials operations, open-air storage, and 24/7 operations by-right.
Enterprise Zone Benefits: State Enterprise Zone location offers potential tax incentives for buyers, including hiring tax credits, sales tax credits on equipment purchases, and business expense deductions, enhancing investment value and reducing operational costs.
Rare Land Scale: 5.48-acre parcel with 238,808 SF represents a scarce large-format land opportunity in the Sun Valley corridor. As noted in the market analysis, no land site of this size or zoning is available in the entire San Fernando Valley.

Compelling Investment Thesis

This property represents exceptional value through a convergence of irreplaceable attributes. Sun Valley's position along the I-5 Freeway corridor provides unmatched access to construction sites, distribution points, and customer bases throughout Greater Los Angeles. The property enables efficient transportation of sourced and finished materials to all LA markets, making it ideal for construction materials staging, heavy equipment operations, and logistics facilities serving the region's growing infrastructure demands.

Market stability in the Sun Valley corridor reflects sustained demand and limited supply dynamics that insulate this property from competition. The high cost of new construction and scarcity of available land make new development economically prohibitive in the Valley, while increased construction volume for housing and public projects creates sustained demand for construction-related industrial facilities and staging areas.

With 238,808 SF of fenced and paved land, turnkey site readiness, and Los Angeles' most permissive industrial zoning, 8970 Bradley Avenue offers a rare combination of scale, flexibility, location, and tax advantages unmatched in today's market.

Notable Users

Sun Valley Industrial Corridor

Investment Highlights

Strategic Location:
Sun Valley corridor advantages, proximity to 5 Freeway, ability to reach construction sites across Los Angeles

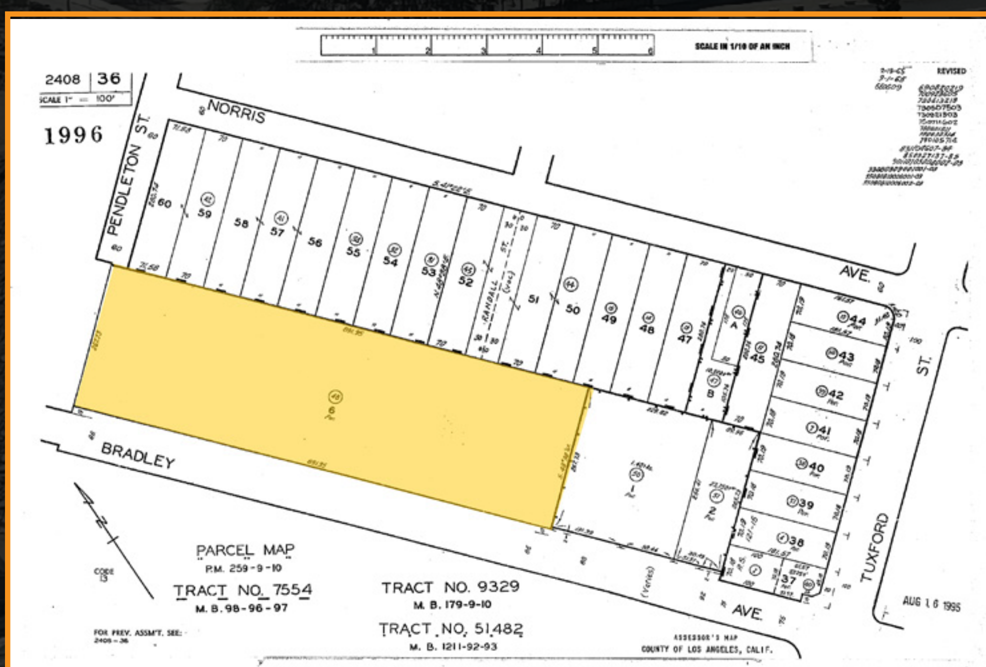
M3 Zoning - Maximum Flexibility:
Heaviest industrial zoning in Los Angeles, one of few markets in entire Valley with M3 zoning in this quantity, provides maximum operational flexibility

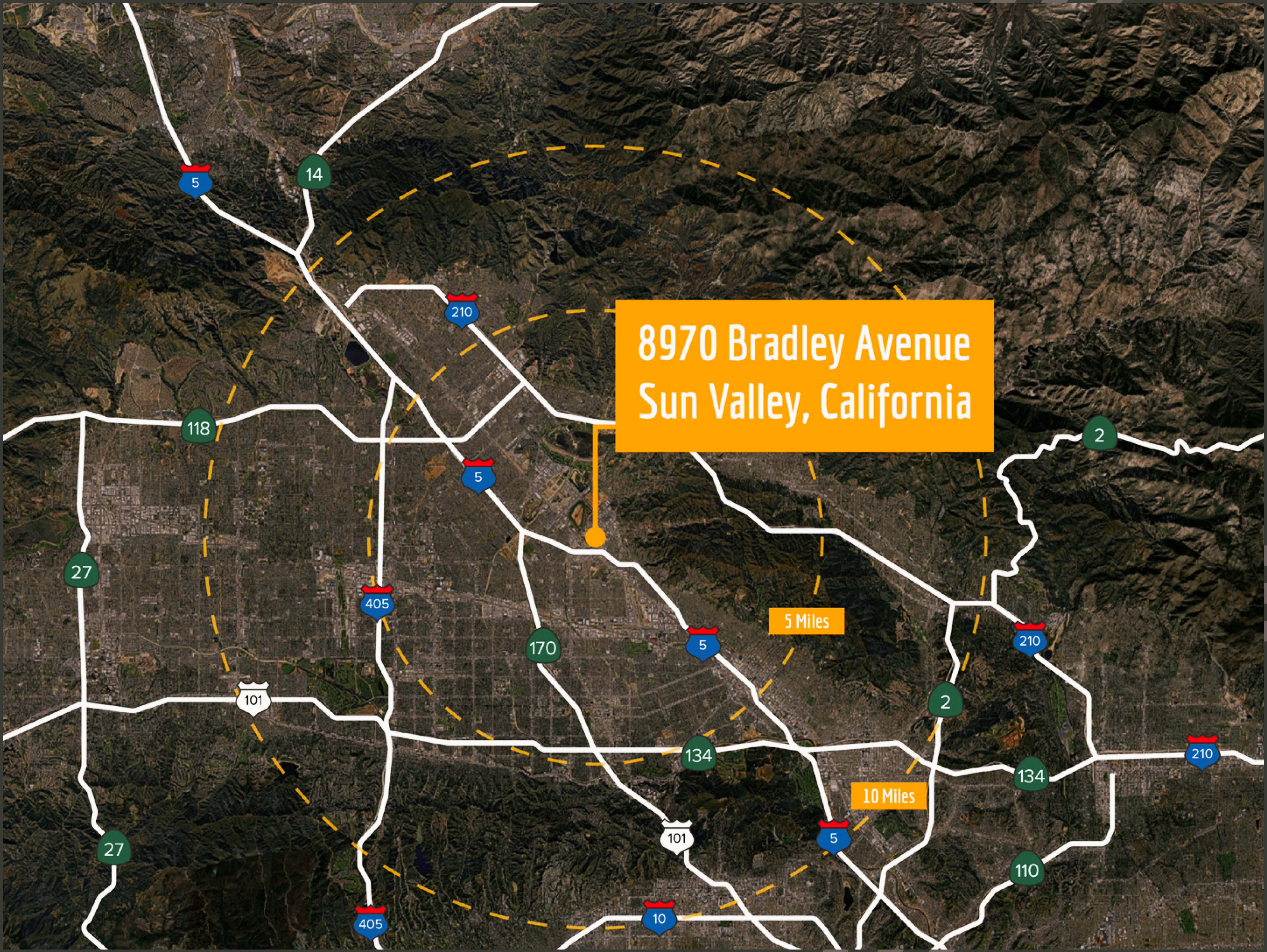
Rare Land Scale:
5.48-acre parcel (238,808 SF) represents scarce large-format land opportunity in Sun Valley corridor

Enterprise Zone Benefits:
State enterprise zone location offers potential tax incentives, enhancing investment value

Market Stability:
Limited supply of large M3 parcels, increased construction volume, Sun Valley commands consistent price premiums

Constraints to Future Development:
High cost of new construction, lack of available M3 land makes new development economically prohibitive, insulating investors from new competition




8970 Bradley Avenue
Sun Valley, California
5 Miles
10 Miles
5
14
210
118
2
27
405
170
101
134
110
10

Due Diligence

To facilitate expeditious and inexpensive due diligence, potential purchasers will be provided the following materials upon execution of a Confidentiality and Non-Disclosure Agreement:

Available Materials:

- Access to Due Diligence Folder
- Copies of all site related documents, permits, and zoning materials
- Current preliminary title report from Commonwealth with underlying documents hyperlinked
- Current Phase 1 Environmental report (will be certified to new buyer and lender upon closing)
- Seller's form purchase agreement

To download the Confidentiality Agreement: Click Here

In addition, interested and approved purchasers may execute Seller's entry agreement to allow for permitted physical site inspection due diligence before submitting an offer or finalizing a purchase agreement. Seller's intent is to open escrow with a non-contingent Buyer. Buyer shall conduct all its due diligence and inspections prior to the Seller's execution of the purchase agreement.

Attachments

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

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