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LEASING

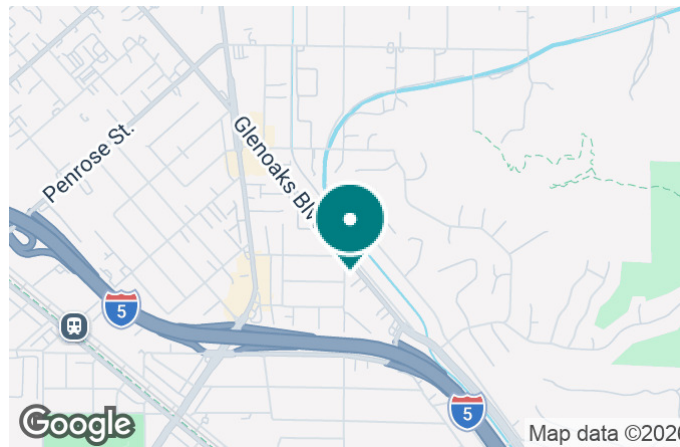
BROKERAGE

INVESTMENTS

FEATURES & AMENITIES

8485 GLENOAKS BLVD | 8485 GLENOAKS BLVD. , SUN VALLEY, CA 91352

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FEATURES & AMENITIES

- APPROX. 1,100 SF AVAILABLE
- AMPLE PARKING
- GREAT SUN VALLEY LOCATION
- MINUTES TO BURBANK
- CLOSE TO 5, 170 and 210 FREEWAY
- DIVERSE MIX OF CO-TENANT'S

NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,642	41,359	177,256
Total Population	16,218	134,731	512,121
Average HH Income	\$92,731	\$106,526	\$108,144

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

8485 GLENOAKS BLVD | 8485 GLENOAKS BLVD. , SUN VALLEY, CA 91352



PROPERTY HIGHLIGHTS

- GREAT AREA DEMOGRAPHICS
- BUSY GLENOAKS BOULEVARD
- AMPLE ONSITE PARKING
- EASY INGRESS AND EGRESS

OFFERING SUMMARY

Available SF:	1,100 SF
Lot Size:	15,678 Acres
Building Size:	6,353 SF

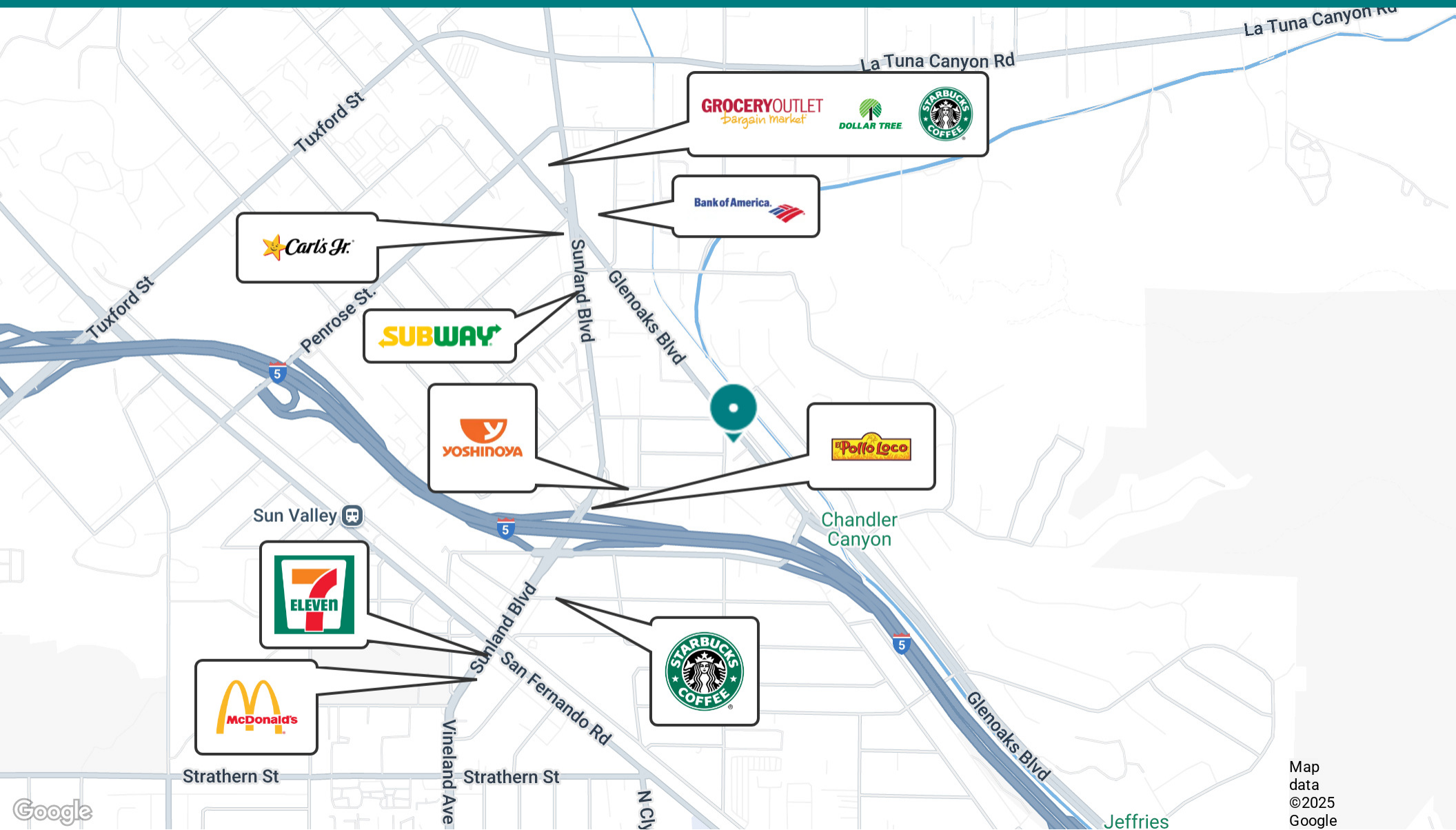
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LOCATION MAP

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Map data ©2025 Google

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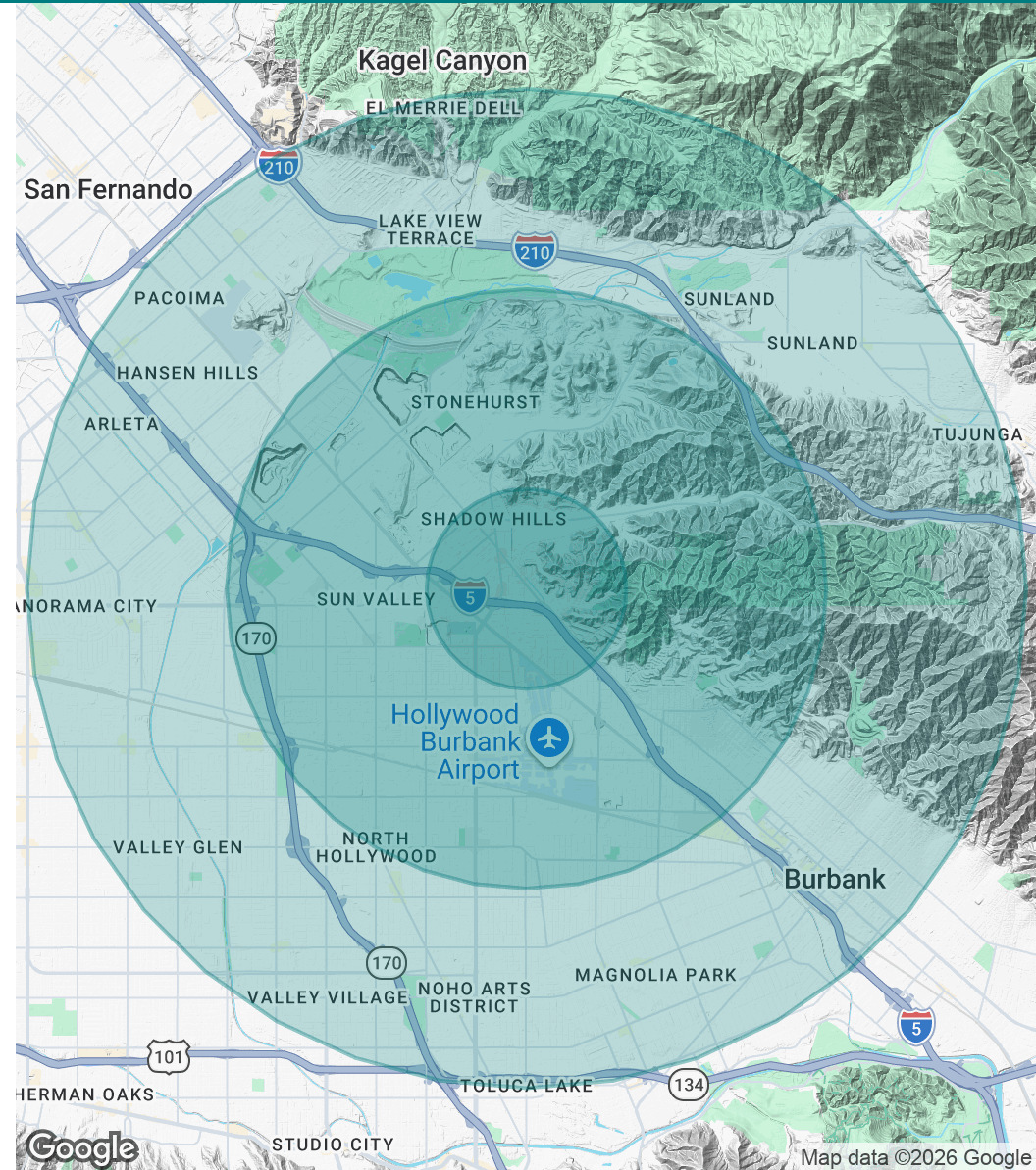
DEMOGRAPHICS MAP & REPORT

8485 GLENOAKS BLVD | 8485 GLENOAKS BLVD. , SUN VALLEY, CA 91352

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,218	134,731	512,121
Average Age	36.1	37.7	38.3
Average Age (Male)	35.4	37.1	37.3
Average Age (Female)	36.8	38.8	39.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,642	41,359	177,256
# of Persons per HH	3.5	3.3	2.9
Average HH Income	\$92,731	\$106,526	\$108,144
Average House Value	\$759,487	\$838,184	\$847,412

* Demographic data derived from 2020 ACS - US Census



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