

11245 | VINEDALE STREET

4,720 SF INDUSTRIAL | LARGE LOT 11,100+ SF



Sun Valley, CA 91352

M1 Zoning Allows for a
Variety of Industrial Uses

KW COMMERCIALSM

11245 VINEDALE STREET

SUN VALLEY, CA 91352



KIRK GARABEDIAN

Director

O: 818.588.0072 | M: 818.298.8810

Kirkg@kw.com | DRE: 01216376

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Keller Williams and should not be made available to any other person or entity without the written consent of Keller Williams. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Keller Williams has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Keller Williams has not verified, and will not verify, any of the information contained herein, nor has Keller Williams conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Keller Williams makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

NON-ENDORSEMENT NOTICE

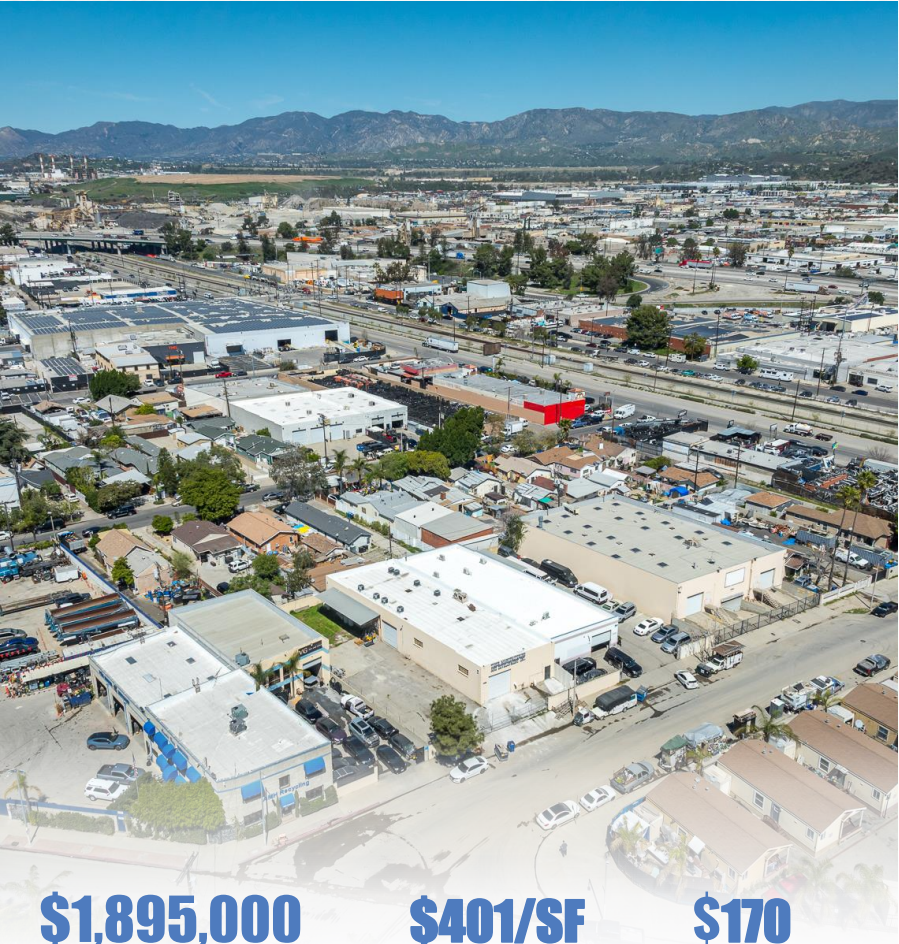
Keller Williams is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Keller Williams, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Keller Williams, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.





01
EXECUTIVE SUMMARY

PROPERTY SUMMARY



\$1,895,000

List Price

\$401/SF

Price/SF

\$170

Price/Lot Sf

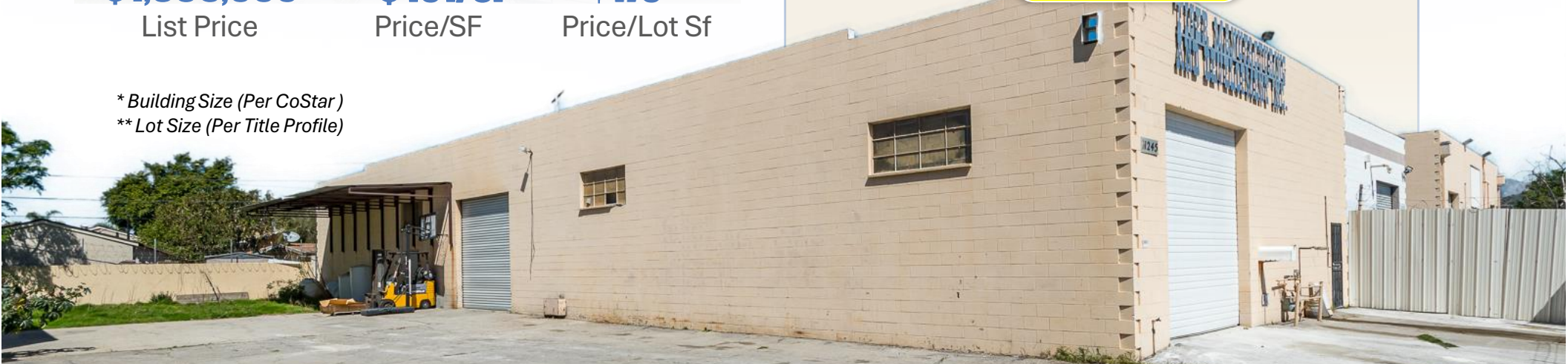
2- UNIT INDUSTRIAL

Property Type

OCCUPANCY	Vacant
BUILDING SIZE*	4,720 SF
LOT SIZE**	11,111 SF
NUMBER OF UNITS	2
CEILING HEIGHT	14'
ROLL UP DOORS	2
POWER	3 Phase 400 Amps
YEAR BUILT	1974
PARCEL #	2632-003-043

PERMITTED USES

* Building Size (Per CoStar)
** Lot Size (Per Title Profile)



BURBANK TOWN CENTER

BURBANK TOWN CENTER	AMC THEATRES	MACY'S
SEARS	BED BATH & BEYOND	OLD NAVY
CALIFORNIA PIZZA KITCHEN	FIVE GUYS BURGERS and FRIES	IN-N-OUT BURGER

BURBANK EMPIRE CENTER

BEST BUY	NORDSTROM rack	Walmart	Target
TJ-maxx	Marshalls	REI	BevMo!
Olive Garden	SHARKY'S	OUTBACK STEAKHOUSE	BLAZE PIZZA

WALT DISNEY Studios

WB

THE BURBANK STUDIOS

Providence



Property Highlights

- **Two Unit Industrial Property** – Ideal for multiple tenants or owner-user flexibility.
- **14' Ceilings** – Provides ample clearance for lifts, racking, or manufacturing.
- **4,720 SF on 11,100 SF Lot** – Good building-to-land ratio, allowing for parking, storage, or additional workspace.
- **M1 Zoning** – Supports a wide range of industrial activities, including auto body use (subject to compliance with regulations).
- **Excellent Freeway Access** – 5 Freeway entrance within half a mile, ensuring easy logistics and customer accessibility.
- **Gated Private Yard with Block Fence** – Offers security for equipment and vehicles.
- **Two Large Roll-Up Doors** – Allows for efficient vehicle movement and loading/unloading.
- **Cement Block Construction** – Durable and ideal for industrial applications.
- **3-Phase Power** – Supports heavy machinery, paint booths, and industrial equipment.



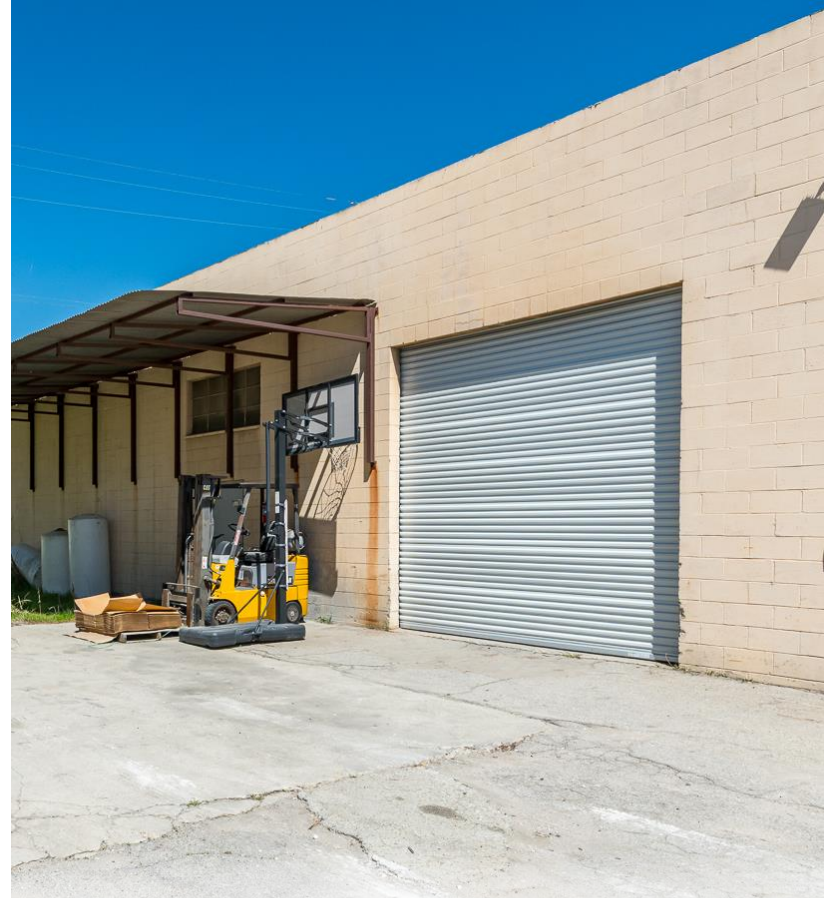
Property OVERVIEW

PERMITTED USES

We are pleased to present 11245 W Vindale Street in Sun Valley, located just half a mile from the **5 Freeway entrance**, this **versatile two-unit industrial property** offers **4,720 square feet of space on an 11,100 square foot lot**, making it ideal for a variety of industrial uses.

Featuring **M1 zoning**, **14-foot ceiling height**, and **two large roll-up doors**, the building is well-suited for manufacturing, warehousing, or automotive-related businesses. Constructed with **durable cement block**, the property includes a **gated private yard with a secure block fence**, ensuring both privacy and security features.

The Property comes with **3-phase power** supporting heavy machinery, manufacturing and other heavy power uses. The **functional layout** provides flexibility for multiple tenants or an owner-user. Whether for an **auto body shop**, **fabrication**, or **distribution facility**, this well-located industrial space offers the accessibility and infrastructure to support your business needs.



11245 VINEDALE STREET

2-UNIT INDUSTRIAL ■ 4,720 SQUARE FEET



INTERIOR GALLERY

11245 VINEDALE STREET



INTERIOR GALLERY

11245 VINEDALE STREET



11245 VINEDALE STREET

2-UNIT INDUSTRIAL ■ 4,720 SQUARE FEET







LOCATION OVERVIEW

EAST

San Fernando Valley

Almost 1.9 million people reside in the San Fernando Valley, which includes the submarkets of Chatsworth / Northridge-Northwest San Fernando Valley; Van Nuys-Northeast San Fernando Valley; Woodland Hills; Burbank-Glendale-Pasadena; as well as Sherman Oaks-North Hollywood-Encino. The area's population is expected to increase by nearly 45,000 new residents through 2024.



Sun Valley

Los Angeles



25,338
POPULATION



17,468
WORKFORCE



\$68,094
AVG HH INCOME

Situated at the base of the Verdugo Mountains, Sun Valley is a neighborhood in the San Fernando Valley region of Los Angeles. The neighborhood is known for its overall youthful population. There are three recreation centers in Sun Valley, one of which is a historic site. The neighborhood has thirteen public schools—including John H. Francis Polytechnic High School and Valley Oaks Center for Enriched Studies (VOCES)—and four private schools.

Served by Metrolink's Antelope Valley Line from Los Angeles Union Station to Lancaster, the Sun Valley Metrolink Station is a Metrolink rail station in the community of Sun Valley



AMTRAK METROLINK



Sun Valley

METROLINK



VNY
VAN NUYS AIRPORT



Hollywood Burbank Airport

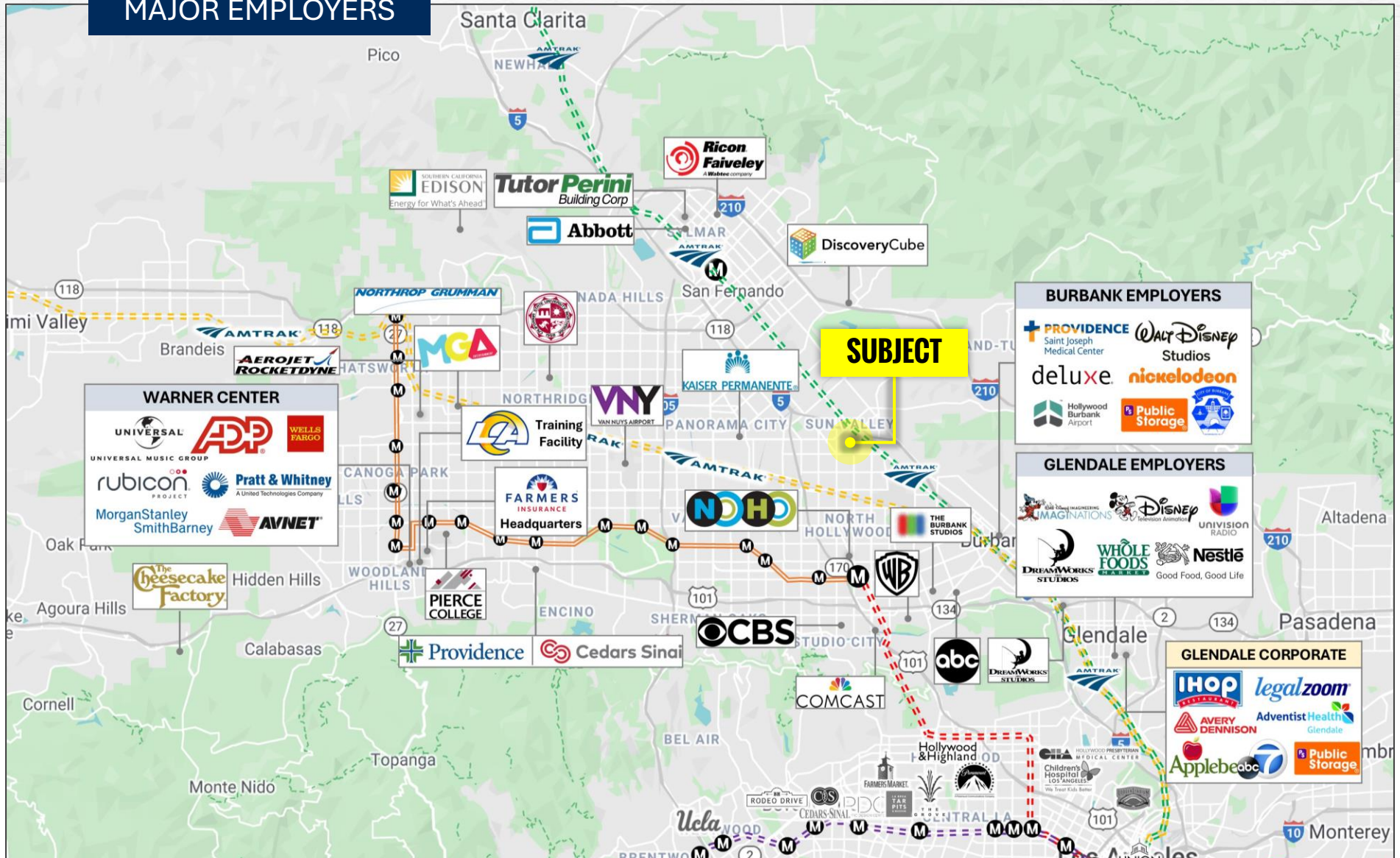


Demand Drivers

EXCELLENT SFV LOCATION

There is a diverse economy whose GDP is fueled by the Financial Services, Information Technology, Entertainment, Healthcare, and Advanced Manufacturing sectors among others. Moreover, the region offers more affordable commercial space than other major U.S. regions. Healthcare is also a major source of employment with providers that include Kaiser Permanente, and Providence Health & Services. As a result of its large concentration of high-salaries and successful companies, the area's median household income of \$71,543 per year has risen dramatically since 2000.

MAJOR EMPLOYERS



AREA ACCESSIBILITY

CALIFORNIA
170

INTERSTATE
CALIFORNIA
5

INTERSTATE
CALIFORNIA
5

INTERSTATE
CALIFORNIA
5

INTERSTATE
CALIFORNIA
5

METROLINK

SAN FERNANDO RD

11245 VINEDALE STREET

ROSCOE BLVD

VINEDALE STREET

11245 VINEDALE STREET

SUN VALLEY, CA 91352



KIRK GARABEDIAN

Director

O: 818.588.0072 | M: 818.298.8810

Kirkg@kw.com | DRE: 01216376

KW COMMERCIALSM