

9077 DE GARMO AVE | SUN VALLEY



Alex Matevosian REALTOR®

818.482.3830 / alex@migres.com / migres.com

JohnHart Real Estate DRE 01873088/02047572. Information contained herein deemed reliable but not guaranteed.

 Alex Matevosian
Commercial Real Estate

 JOHNHART
COMMERCIAL RE

DEMOGRAPHICS

HOUSEHOLDS

Description	1 mile	3 miles
Population	9,806	137,910
Households	2,809	35,674
Median Age	38.30	36.10
Median HH Income	\$73,380	\$63,372
Daytime Employees	9,341	53,293
Population Growth '22 - '27	-1.06%	-1.57%
Household Growth '22 - '27	-1.32%	-1.83%

MARKET CONDITIONS

Vacancy Rates	Current	YOY Change
Submarket 1-2 Star	1.8%	0.6%
Subject Property	0.0%	0.0%
Market Overall	2.7%	0.8%

Market Rent Per Area		
Submarket 1-2 Star	\$1.72/SF	10.2%
Subject Property	\$1.78/SF	6.7%
Market Overall	\$1.54/SF	12.4%

Submarket Leasing Activity		
Months on Market	2.2	-0.1 mo
12 Mo. Leased	1,203,739 SF	-30.9%

Submarket Sales Activity	Current	Prev Year
Market Sale Price Per Area	\$382/SF	\$331/SF
12 Mo. Sales Volume	\$426.34M	\$391.97M

DEMOGRAPHICS

TRAFFIC

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Tuxford St	Norris Ave NE	28,213	2018	0.18 mi
Glenoaks Blvd	Tuxford St NW	20,160	2022	0.23 mi
La Tuna Canyon Rd	Sunland Blvd E	13,284	2022	0.32 mi
Tuxford St	Borden Ave NE	15,731	2022	0.33 mi
Penrose St	Glenoaks Blvd NE	8,325	2018	0.35 mi
Penrose St	Glenoaks Blvd SW	5,839	2022	0.37 mi
Sunland Blvd	Lamkins St S	25,447	2022	0.39 mi
Sunland Blvd	Penrose St S	26,743	2022	0.39 mi
Bradley Ave	Penrose St SE	5,999	2022	0.39 mi
Glenoaks Blvd	Peoria St NW	22,019	2022	0.40 mi

PROPERTY SUMMARY

9077 DE GARMO AVE | SUN VALLEY

APN 2408-033-021

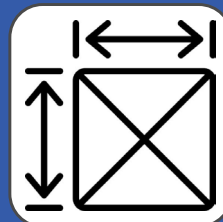
Alex Matevosian is proud to present 9077 De Garmo Ave, in Sun Valley. This property is one of only a handful of properties in the Eastern San Fernando Valley that are zoned M3. It Comprises approximately 20,000 square feet of land, and features a 2,040 square foot structure with both office and warehouse space. Ideal for heavy industrial uses & manufacturing including recycling centers, metal fabrication plants, contractors yard, marble fabrication and storage.

The warehouse features three ground level roll-up loading doors, a clearance height of 15 ½ feet, 600 amps of power, and comes equipped with a crane. Other features include a bathroom with a shower, and a kitchen/break-room for employees. The office area features a main reception area, 3 individual offices, and a restroom.

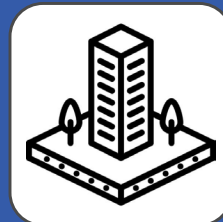
The yard includes a covered canopy area with multiple outdoor bays/stalls, and a built in air compressor that was originally used for the previous steel fabricating business. There are two storage containers, two forklifts, and a work truck that are also available for sale.

The property is conveniently located with easy access to the 5, 170 and 118 freeways and located between Tuxford and Randall St.

Lease Price: \$18,100/Month



2,040 SF



19,661 SF LOT



YEAR BUILT
1928



ZONING
M3

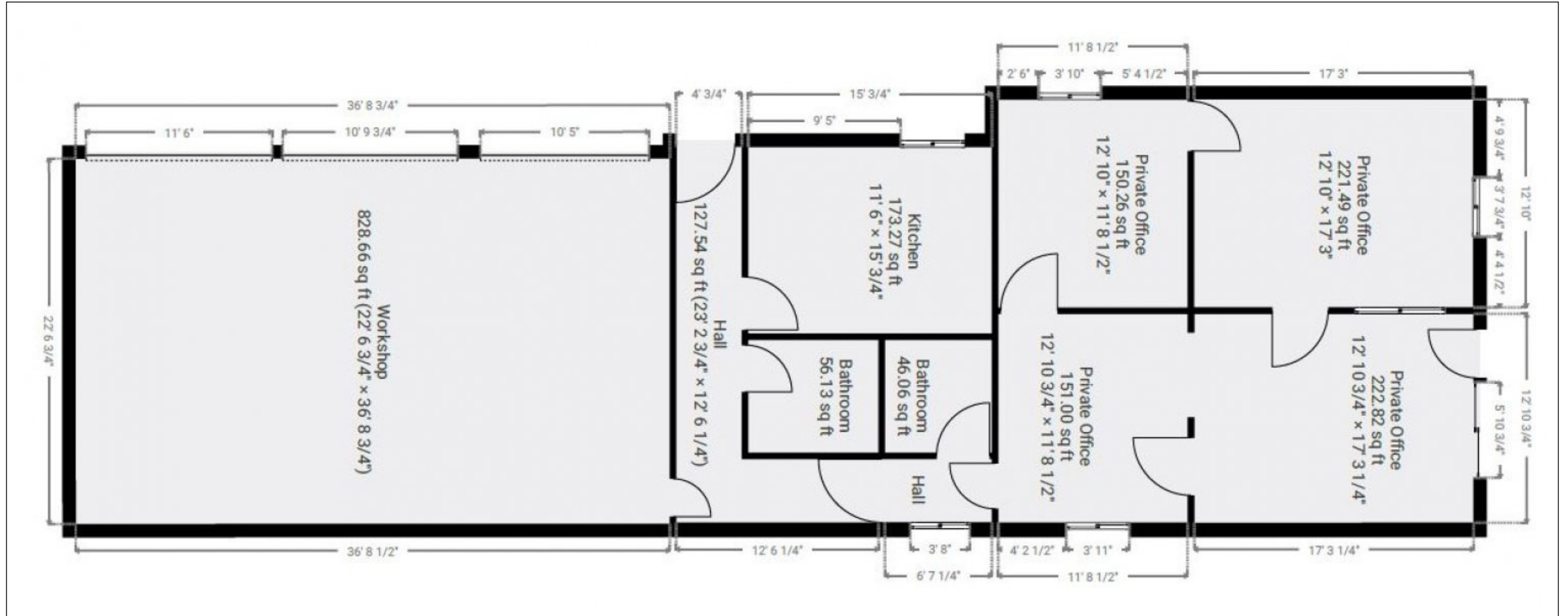


LAND USE
HEAVY
INDUSTRIAL

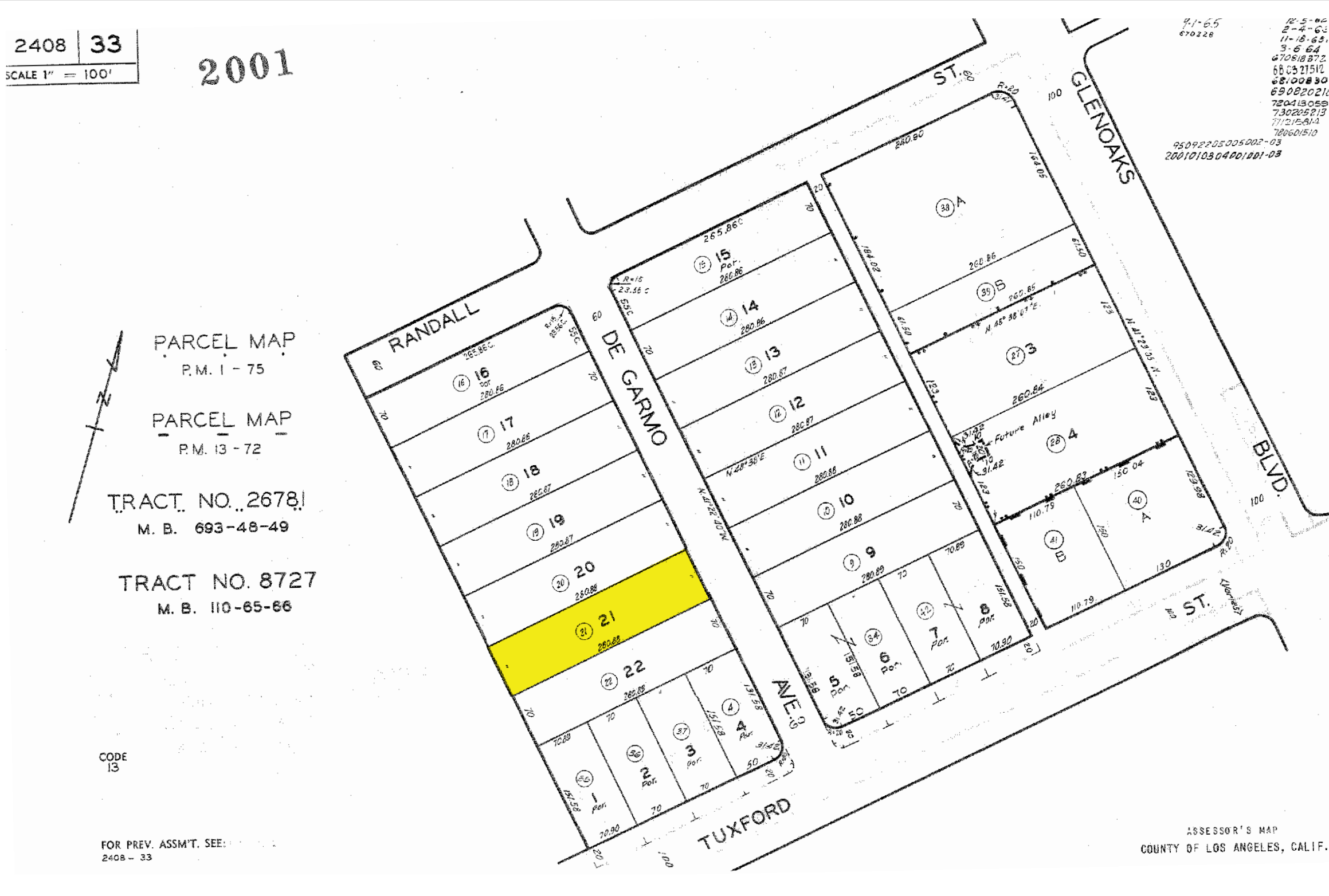
PROPERTY PHOTOS



FLOOR MAP



PARCEL MAP



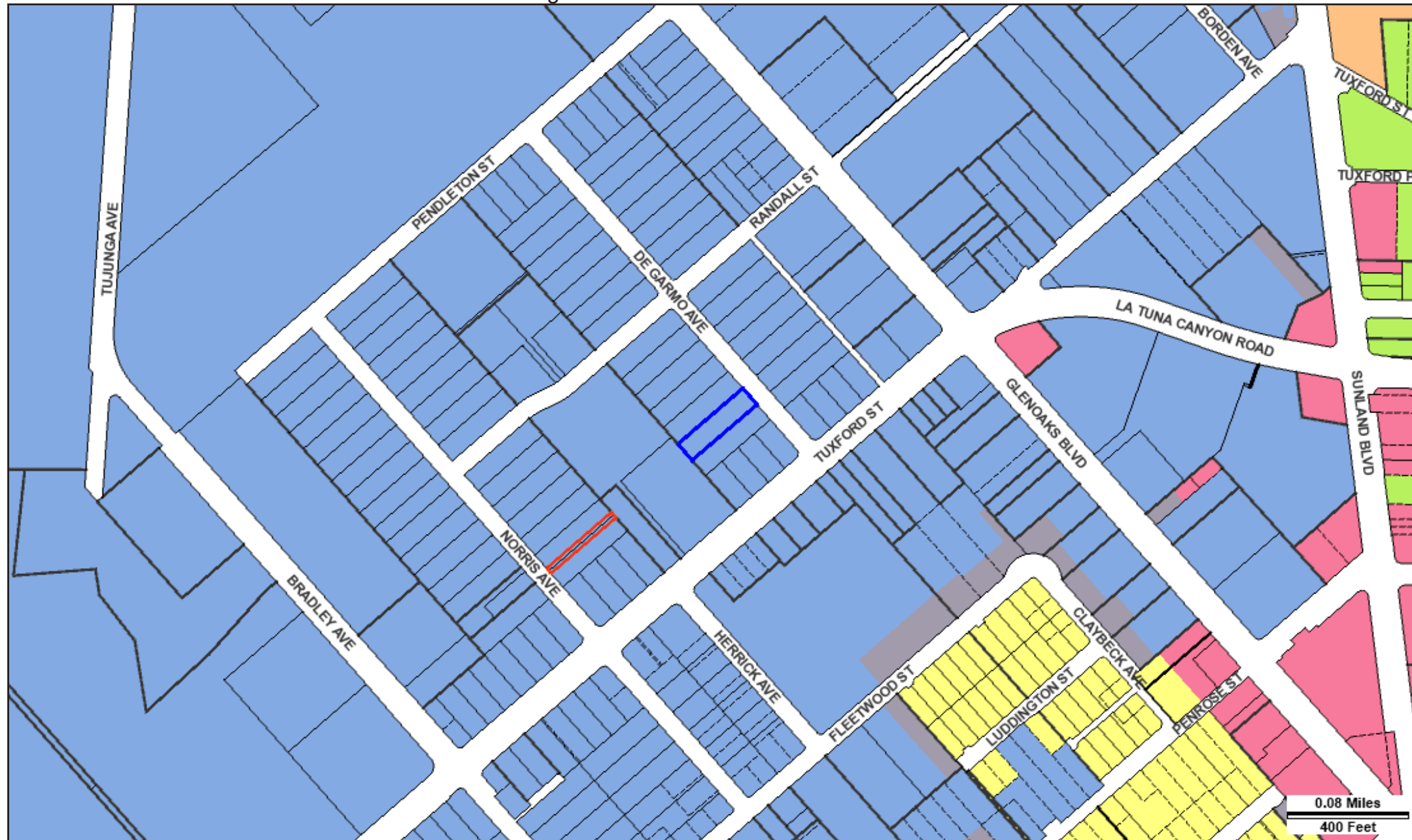
ZONING MAP

ZIMAS PUBLIC

Generalized Zoning

01/09/2023

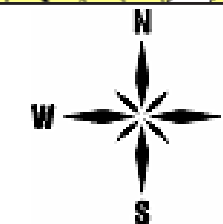
City of Los Angeles
Department of City Planning



Address: 9077 N DE GARMO AVE
APN: 2408033021
PIN #: 195B173 84

Tract: TR 8727
Block: None
Lot: 21
Arb: None

Zoning: M3-1-CUGU
General Plan: Heavy Manufacturing





*Alex
Matevosian*

Commercial Real Estate

Alex Matevosian

818.482.3830 / alex@migcres.com / migcres.com

REALTOR® | DRE 02012036