

13143 SATICOY STREET

NORTH HOLLYWOOD, CA 91605



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REAL ESTATE
SERVICES, INC

OFFERING MEMORANDUM

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01

PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS



BUILDING AND PROPERTY SIZE

- ±1,000 SF industrial unit available for lease.
- Space configuration is approximately 90% warehouse and 10% built-out office area.



ZONING AND LOCATION

- Zoned CM-1.
- Located in North Hollywood.



SITE CONFIGURATION

- Efficient layout featuring an 11-foot clear height and 100-amp electrical service.
- Equipped with one (1) ground-level loading door (7' x 12' dimensions).



SECURITY AND YARD FEATURES

- Situated within a remote-controlled gated and secured complex.



OPERATIONAL UTILITY

- Ideal for a clean, functional environment suited for storage, contractor, e-commerce, telecom, security, and light industrial uses.






FINANCIAL ADVANTAGES

- No Common Area Maintenance Charges
- Water and trash included in rent

Buyer to independently verify zoning, unit count, square footage, lot size, and development potential. Information deemed reliable but not guaranteed.










PRICING DETAILS




	Lease Type	Modified Gross
	List Price	\$2,100
	Price PSF	\$2.10/PSF

PROPERTY INFORMATION

PROPERTY BASICS

	Address	13143 Saticoy Street North Hollywood, CA 91605
	APN	2303-017-016
	Zoning	CM-1
	Year Built/Renovated	1969
	Lot Size (SF)	28,337 SF
	Building Size (SF)	14,471 SF
	Structure (Unit)	1,000 SF

BUILDING FEATURES

	Loading	One (1) Ground-Level Loading Door - 7' x 12' dimensions
	Clear Height	11 feet
	HVAC / Sprinklers	No



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02

AERIALS

AERIAL VIEW



AERIAL VIEW

SUPERIOR FREEWAY ACCESS

Located blocks from the SR-170 (Hollywood Freeway) with rapid connectivity to the I-5 (Golden State Freeway). This central East San Fernando Valley location acts as a primary industrial logistics hub for efficiently servicing the Greater Los Angeles area.



PLAT MAP

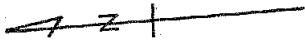
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1" = 100'

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TRACT NO. 25727
M.B. 687-87-89

TRACT NO. 1212
M.B. 18-126-127

PARCEL MAP
P.M. 13 - 26



CODE
13



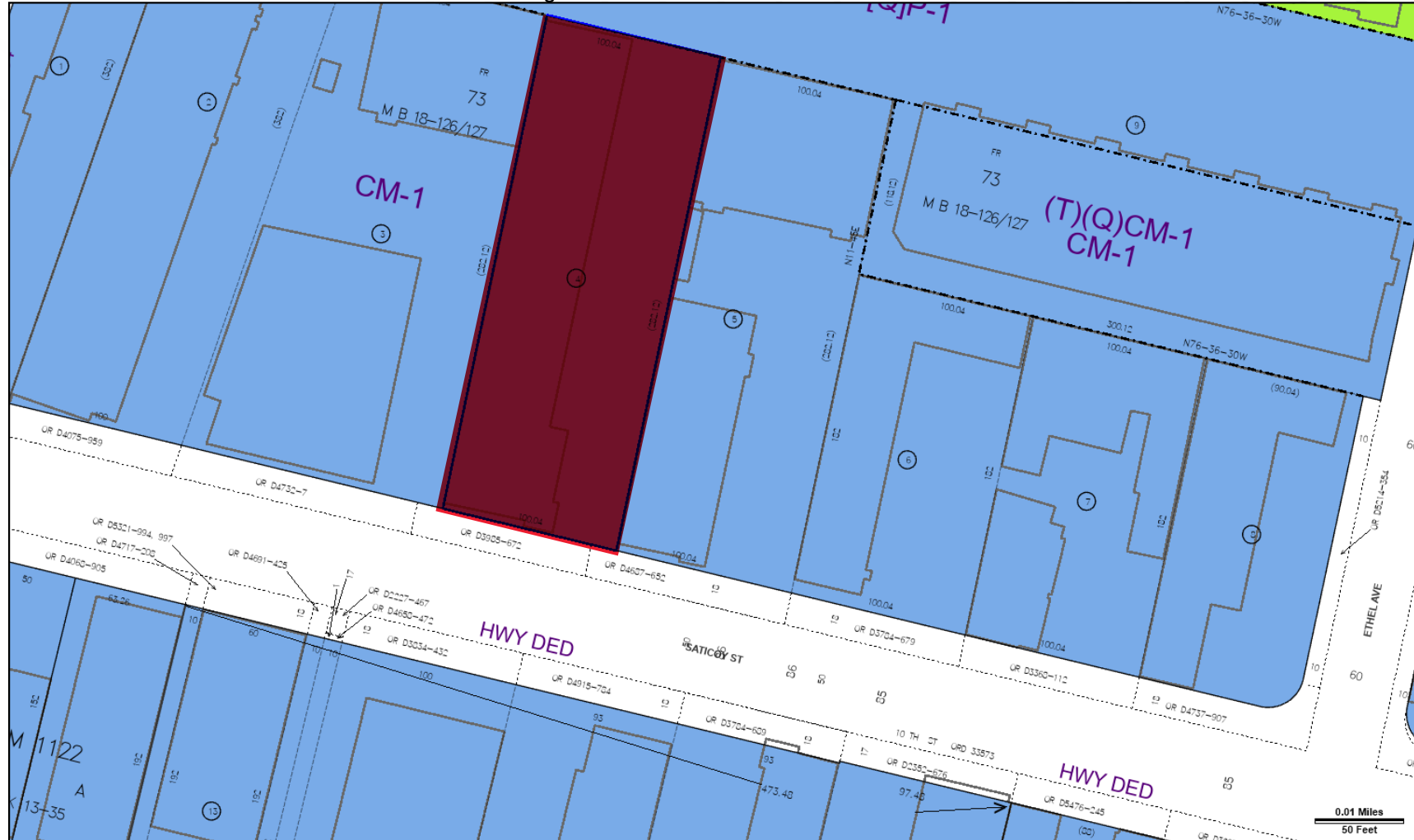
ZONING MAP

City of Los Angeles
Department of City Planning

ZIMAS PUBLIC

Generalized Zoning

06/12/2026



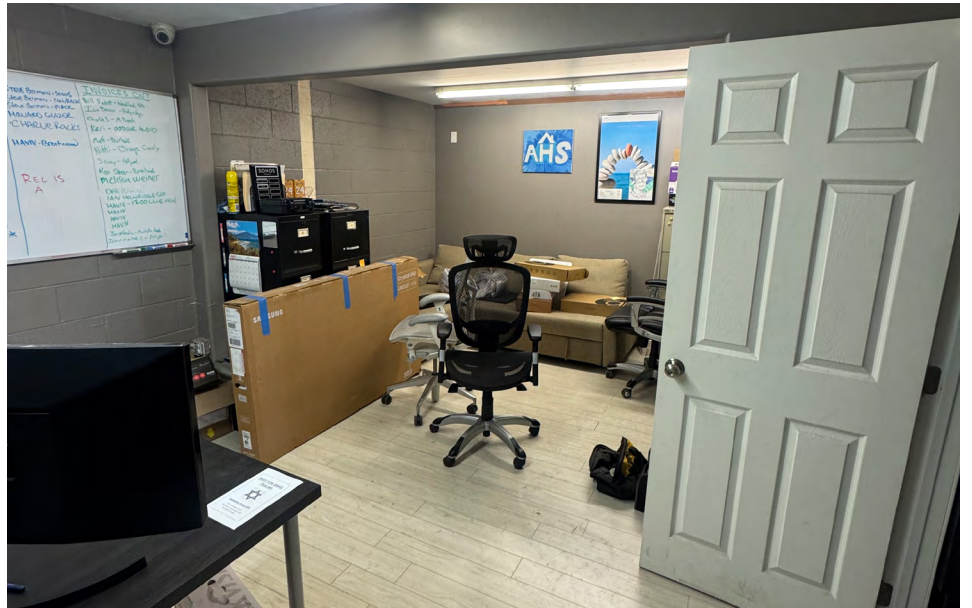
Address: 13143 W SATICOY ST
APN: 2303017017
PIN #: 186B157 189

Tract: TR 1212
Block: None
Lot: FR 73
Arb: 4

Zoning: CM-1
General Plan: Commercial Manufacturing



PROPERTY PHOTOS



PROPERTY PHOTOS



03

LOCATION OVERVIEW

NORTH HOLLYWOOD, CA

Strategically located at 13143 Saticoy Street, North Hollywood, CA 91605, this property offers a premier industrial footprint in the highly sought-after Raymer/Sherman Way industrial corridor. Positioned in the heart of the San Fernando Valley, this location provides a distinct logistical advantage for manufacturing, warehousing, and distribution operations requiring rapid connectivity to the region's major entertainment and aerospace hubs.



UNMATCHED ACCESSIBILITY

- **Direct Freeway Access:** Situated just minutes from the SR-170 (Hollywood Freeway) and I-5 (Golden State Freeway). This central positioning ensures seamless north-south logistics flow and provides rapid connectivity to the SR-118 and SR-134, facilitating efficient distribution throughout Los Angeles and Ventura Counties.
- **Public Transportation:** The property benefits from the major transit artery of Sherman Way, served by high-frequency Metro Local bus lines. It is also conveniently located near the Sun Valley Metrolink Station and the NoHo Arts District Metro Station, connecting the workforce to the wider Southern California rail network.
- **Unrivaled Airport Proximity:** Located approximately 2 miles from the Hollywood Burbank Airport (BUR), the site offers unparalleled convenience for air cargo logistics and executive travel, while remaining just outside the immediate airport traffic loop for easier truck ingress/egress.



STRATEGIC BUSINESS LOCATION

- **Industrial Corridor Advantage:** Positioned in a dense, established industrial pocket off Sherman Way, the site benefits from a "quiet street" setting that aids in truck maneuvering while remaining seconds away from a major commercial thoroughfare.
- **Zoning & Infrastructure:** Zoned M1/M2 (check specific title) in the City of Los Angeles, the site is optimized for a diverse range of uses, including light manufacturing, assembly, warehousing, and creative industrial flex space.
- **Thriving Local Ecosystem:** The property sits within a robust business hub home to specialized contractors, entertainment set design, and aerospace suppliers. The location benefits from the massive labor pool of North Hollywood and Sun Valley, along with immediate access to big-box suppliers like Home Depot and Lowe's on Sherman Way.

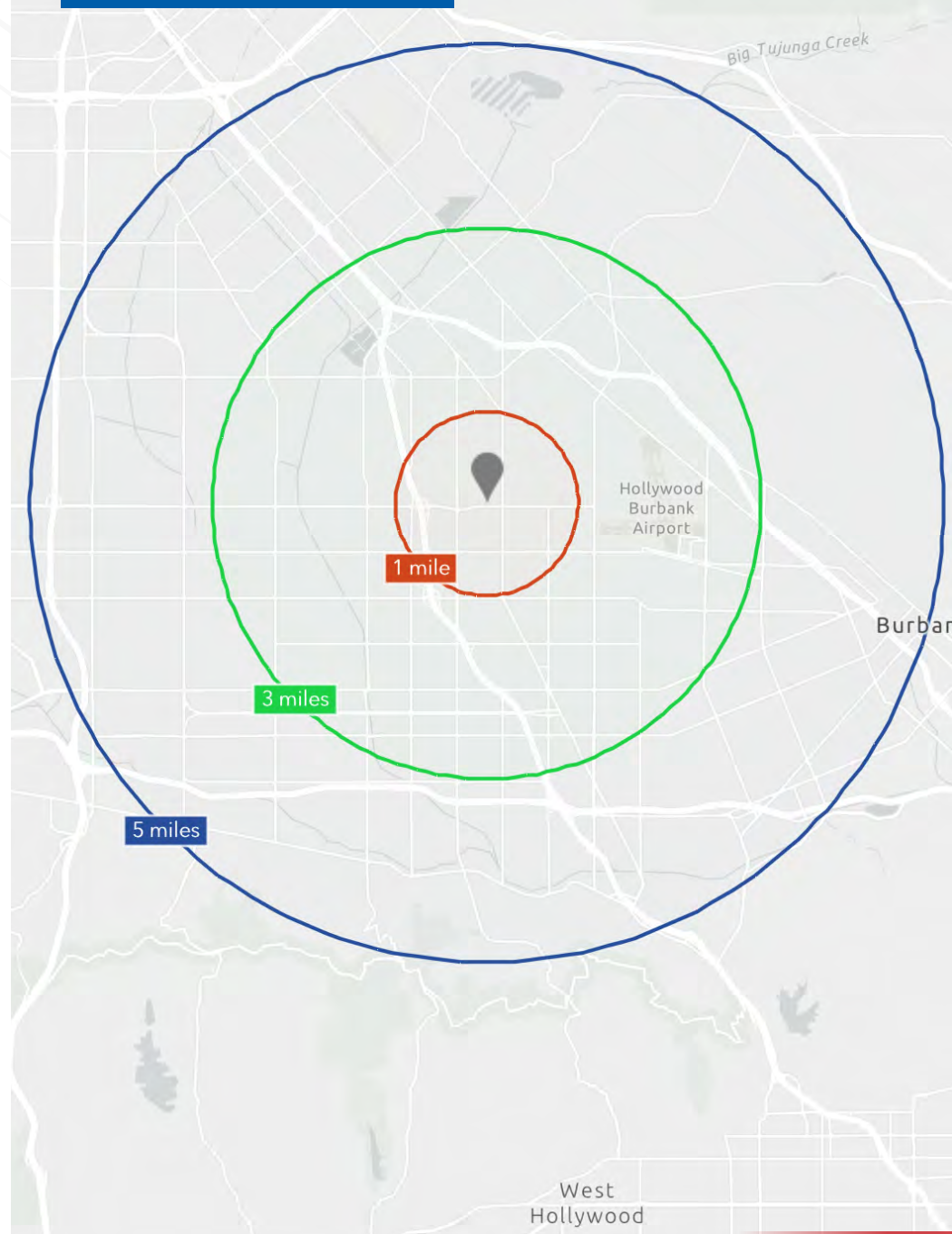
With its strategic positioning near major freeways, heavy-industrial capabilities, and proximity to the Burbank media district, 13143 Saticoy Street presents an outstanding opportunity for businesses seeking a functional and logistically superior base in the North Hollywood market.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	39,152	267,923	710,555
Daytime Population	29,524	208,446	579,643
Household	12,364	92,624	253,240
Avg. Age	38	40	40
Avg. HH Income	\$79,805	\$96,365	\$107,482

Demographics by AlphaMap (2025)

NORTH HOLLYWOOD, CA



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