



7331 HINDS AVE, NORTH HOLLYWOOD, CA 91605

Industrial/Warehouse

**FOR SALE**



OFFERING MEMORANDUM



## ● SITE DESCRIPTION

Ikon Properties is proud to present a rare opportunity to acquire a highly functional and well-located industrial property in the heart of North Hollywood's thriving business district.

The building features approximately 16-foot clear ceilings, providing excellent vertical clearance for warehousing, manufacturing, or creative production uses. A brand-new 12' x 14' roll-up door enhances operational efficiency with convenient loading access, while the secured, gated parking lot ensures privacy and safety for tenants and visitors.

Zoned M1 (Limited Industrial), the property allows for a wide range of industrial and creative uses, offering exceptional flexibility for both owner-users and investors.

Strategically positioned in one of the San Fernando Valley's most desirable industrial submarkets, the property provides immediate access to major transportation routes including the 170, 134, and 101 freeways, as well as close proximity to North Hollywood's rapidly expanding creative and commercial hub.

Combining prime location, functional layout, and adaptable zoning, this property represents an outstanding opportunity to secure a premium industrial asset in a high-demand North Hollywood corridor.

PROPERTY TYPE	PRICE	BUILDING	LOT	APN	ZONING
Industrial/Warehouse	<b>\$1,925,000</b>	4,608 SF	7,986 SF	2317-018-042	LAM1



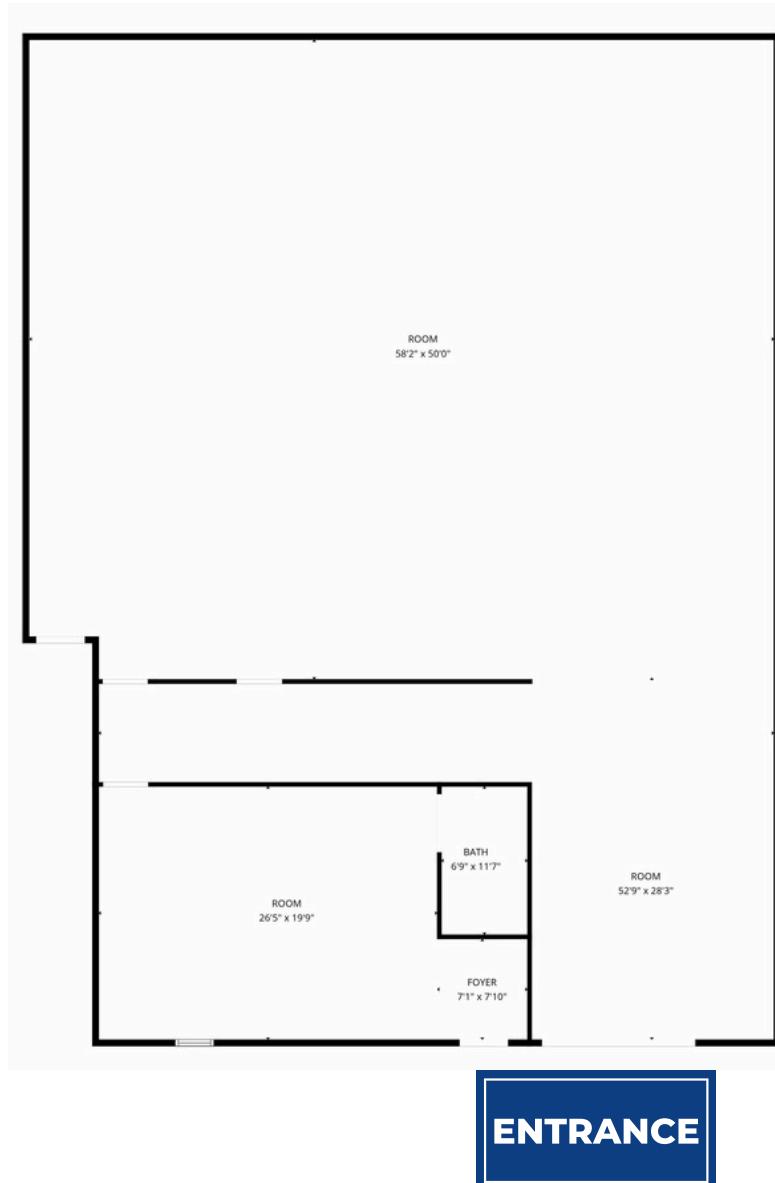
# PROPERTY HIGHLIGHTS

- 16-Foot Clear Ceilings – Ideal for warehousing, manufacturing, or creative flex uses.
- Brand-New Roll-Up Door (Approx. 12' W x 14' H) – Provides excellent access for loading and deliveries.
- Secure, Gated Parking Lot – Private on-site parking with controlled access for added security.
- M1 Zoning – Allows for a wide range of industrial, production, and creative uses.
- Prime North Hollywood Location – Situated in one of the Valley's most sought-after industrial corridors with excellent access to major freeways and surrounding amenities.
- Functional & Versatile Layout – Ideal for owner-users or investors seeking flexible space in a high-demand market.

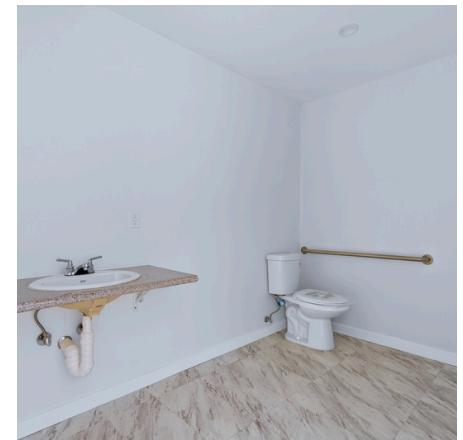
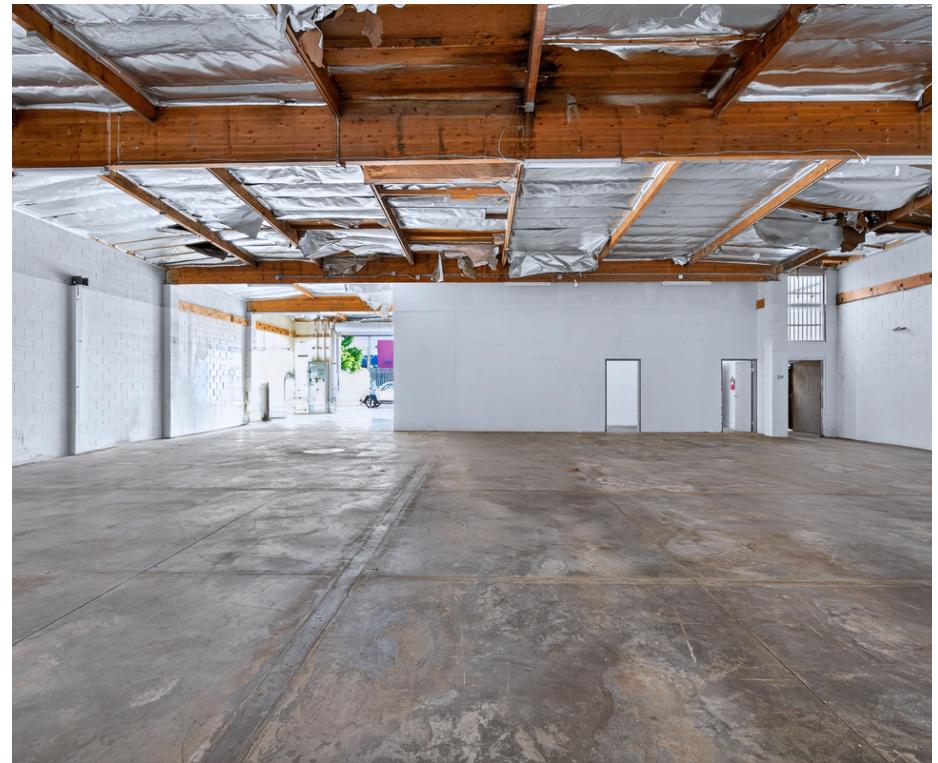


# FLOOR PLAN

Measurements are deemed highly reliable but not guaranteed.



# PROPERTY PHOTOS



# RETAIL MAP



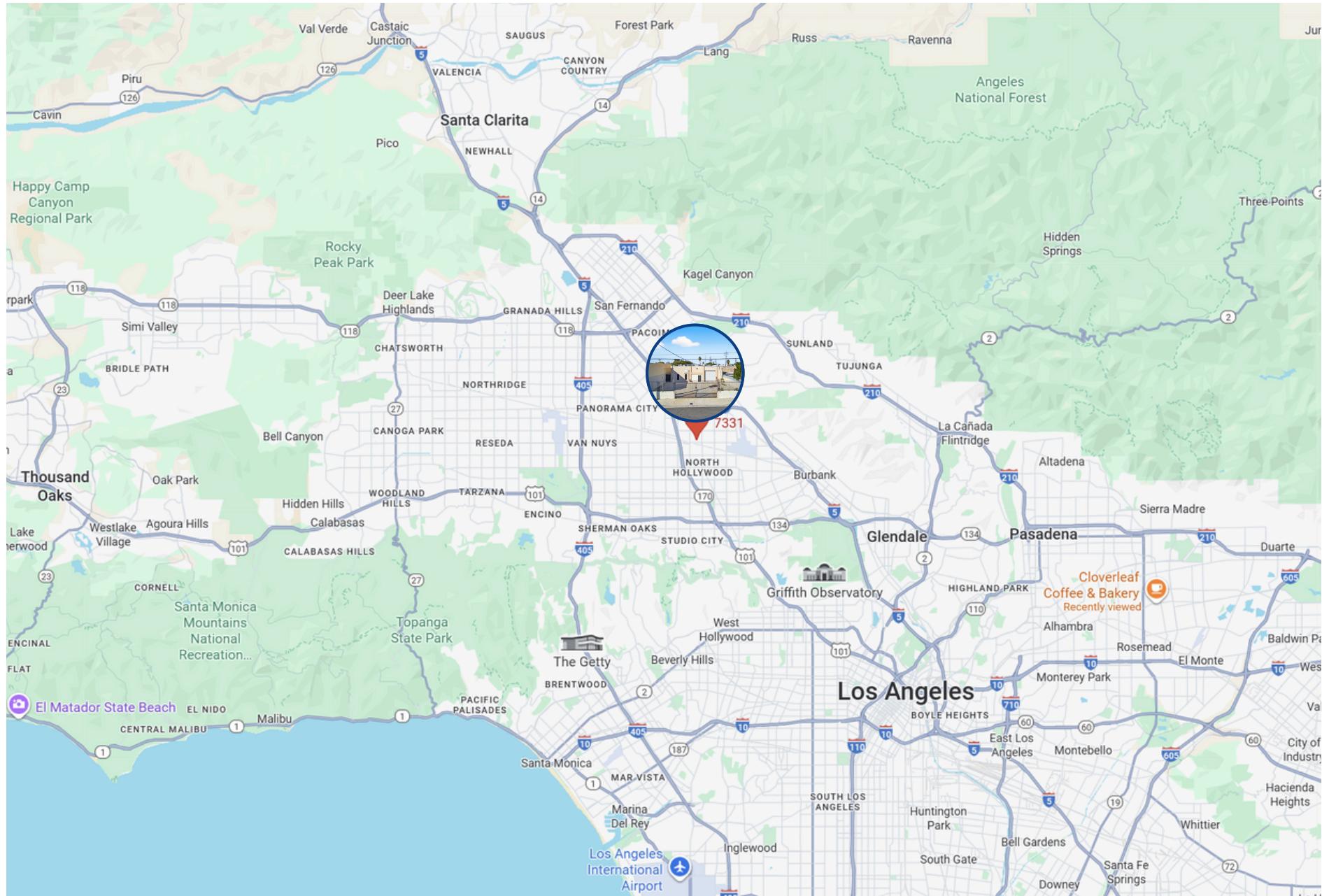
# AERIAL MAP



LOCATED JUST SOUTH OF SHERMAN WAY NEAR THE 170 FREEWAY, THIS PROPERTY SITS IN THE CORE OF NORTH HOLLYWOOD'S INDUSTRIAL DISTRICT. WITH CLOSE PROXIMITY TO MAJOR FREEWAYS AND BURBANK AIRPORT, IT OFFERS EXCELLENT ACCESSIBILITY, STRONG VISIBILITY, AND IS SURROUNDED BY PRODUCTION, MANUFACTURING, AND SERVICE-ORIENTED BUSINESSES.



## LOCATION MAP



# DEMOGRAPHICS



Category	1 Mile	3 Mile	5 Mile
2024 Total Population	36,856	263,266	696,563
2029 Population	35,829	255,917	676,576
Pop Growth 2024-2029	-2.79%	-2.79%	-2.87%
Average Age	37.00	39.00	38.80
2024 Total Households	10,955	88,145	242,992
HH Growth 2024-2029	-3.04%	-2.91%	-3.01%
Median Household Income	\$53,697	\$64,374	\$71,569
Avg Household Size	3.20	2.90	2.80
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$716,007	\$750,135	\$794,074
Median Year Built	1967	1964	1967



The information contained in the following listing is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from IKON Properties and it should not be made available to any other person or entity without the written consent of IKON Properties. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that the recipient will not photocopy or duplicate any part of the email content. If you have no interest in the subject property, please promptly delete this email. This email has been prepared to provide summary, unverified financial and physical 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. IKON Properties 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, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or 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 offering memorandum has been obtained from sources we believe are reliable; however, IKON Properties has not verified, and will not verify, any of the information contained herein, nor has IKON Properties 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.





**BLAS FERNANDEZ**  
DIRECTOR, COMMERCIAL INVESTMENTS

818.319.9191  
[blas@ikonpropertiesla.com](mailto:blas@ikonpropertiesla.com)  
[ikonpropertiesla.com](http://ikonpropertiesla.com)  
LIC NO. 02012036



**BRIAN VU**  
SR. INVESTMENT ASSOCIATE

818.913.8819  
[brian@ikonpropertiesla.com](mailto:brian@ikonpropertiesla.com)  
[ikonpropertiesla.com](http://ikonpropertiesla.com)  
LIC NO. 02181861