



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  
Industrial/Warehouse

PRICE  
**\$1,925,000**

BUILDING  
4,608 SF

LOT  
7,986 SF

APN  
2317-018-042

ZONING  
LAM1



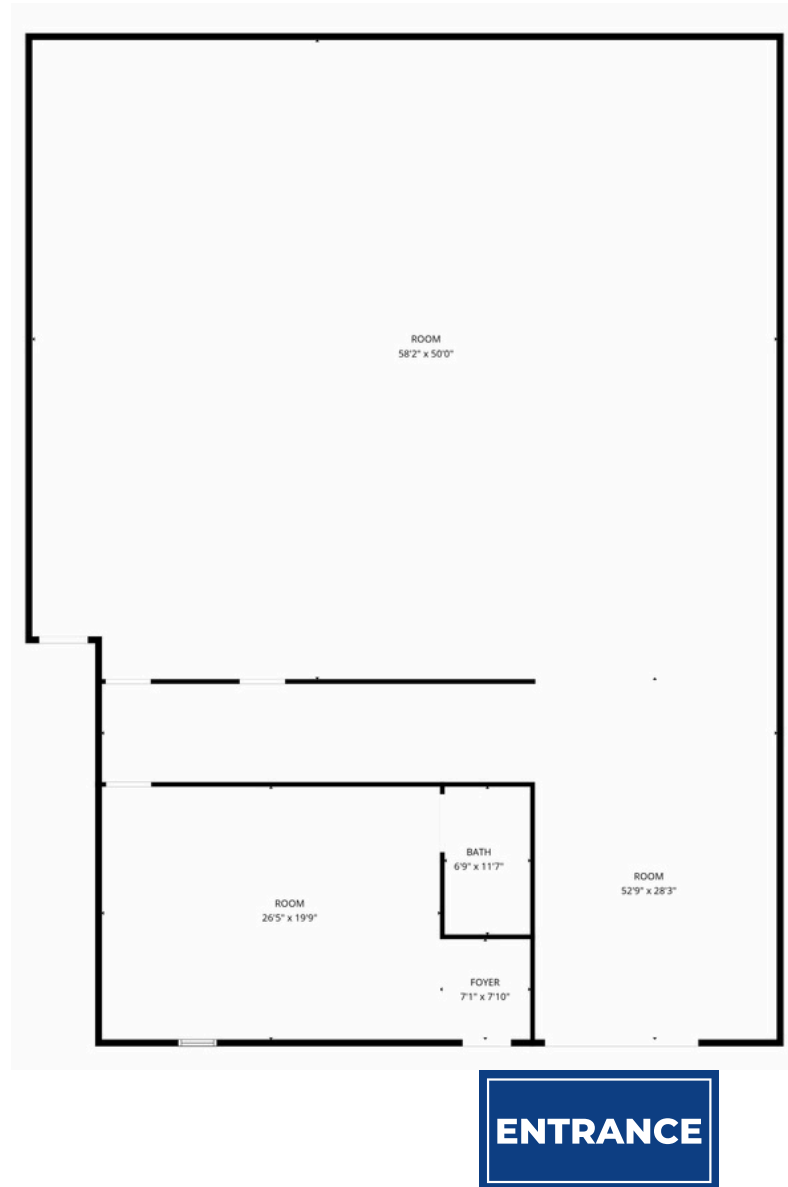
# PROPERTY HIGHLIGHTS

- 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.

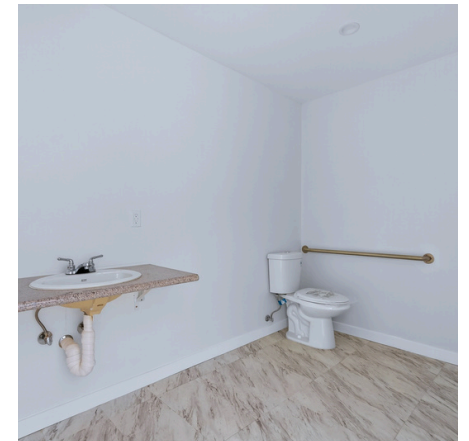
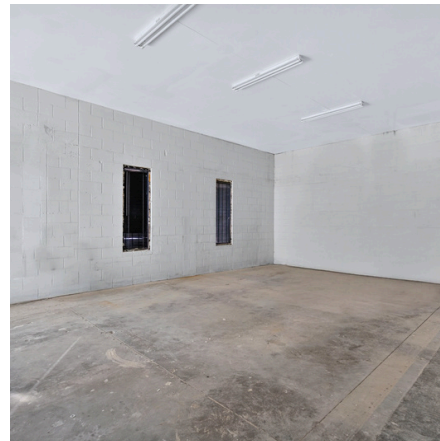


# FLOOR PLAN

Measurements are deemed highly reliable but not guaranteed.



# PROPERTY PHOTOS



# RETAIL MAP



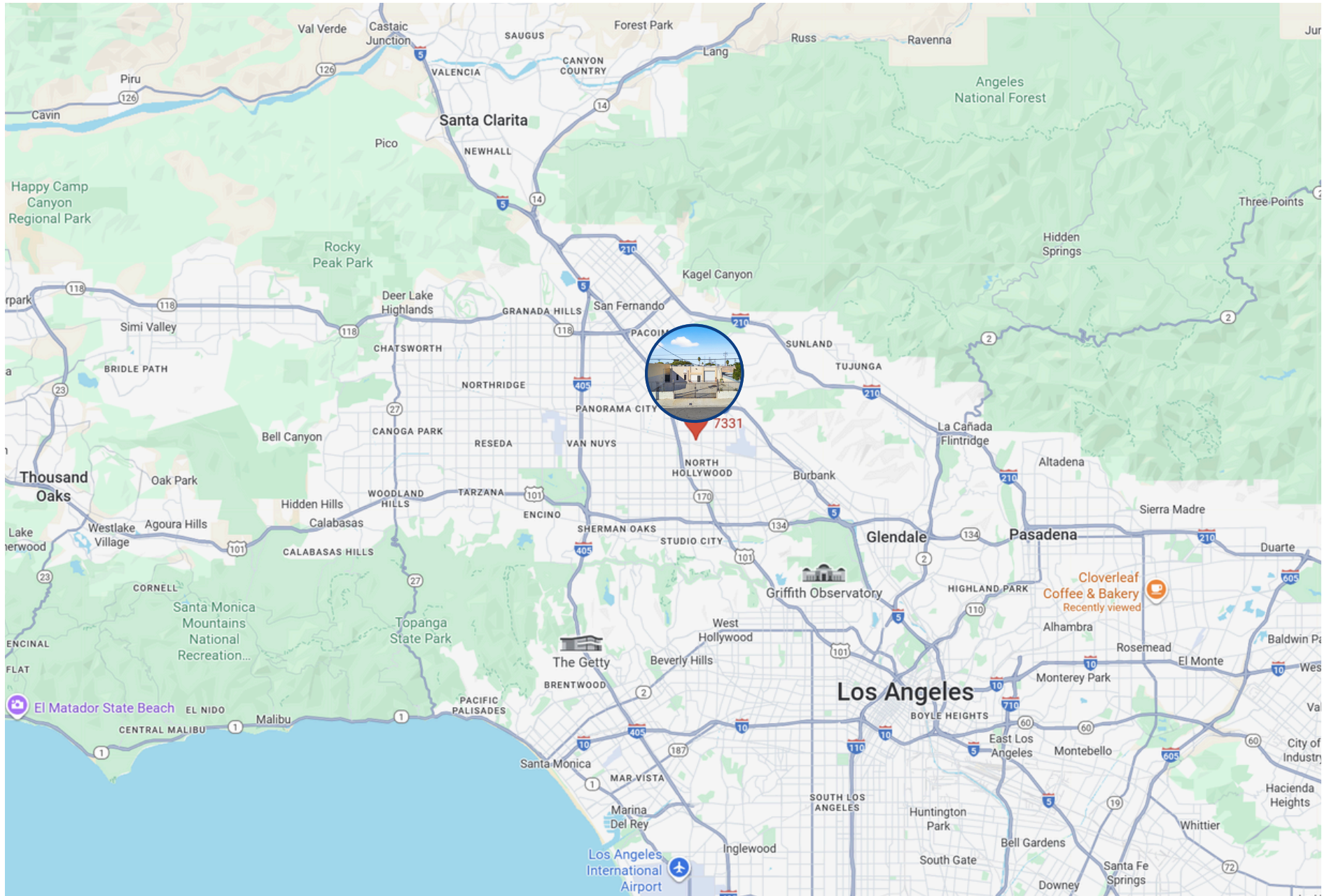
# AERIAL MAP

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





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



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