

FOR LEASE

SHORT TERM
OR MONTH-TO-MONTH

NORTHWEST CORNER OF CHANDLER & DENNY

10731 CHANDLER BLVD
NORTH HOLLYWOOD, CA 91601



JEFF JAROW

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PROPERTY OVERVIEW

10731 CHANDLER BLVD

LOCATION

10731-37 CHANDLER BLVD
NORTH HOLLYWOOD, CA 91601

LEASE RATE

\$1.60 PER SQUARE FOOT PER MONTH
TENANT PAYS UTILITIES

WAREHOUSE

4,000 SQUARE FEET AVAILABLE

PARKING

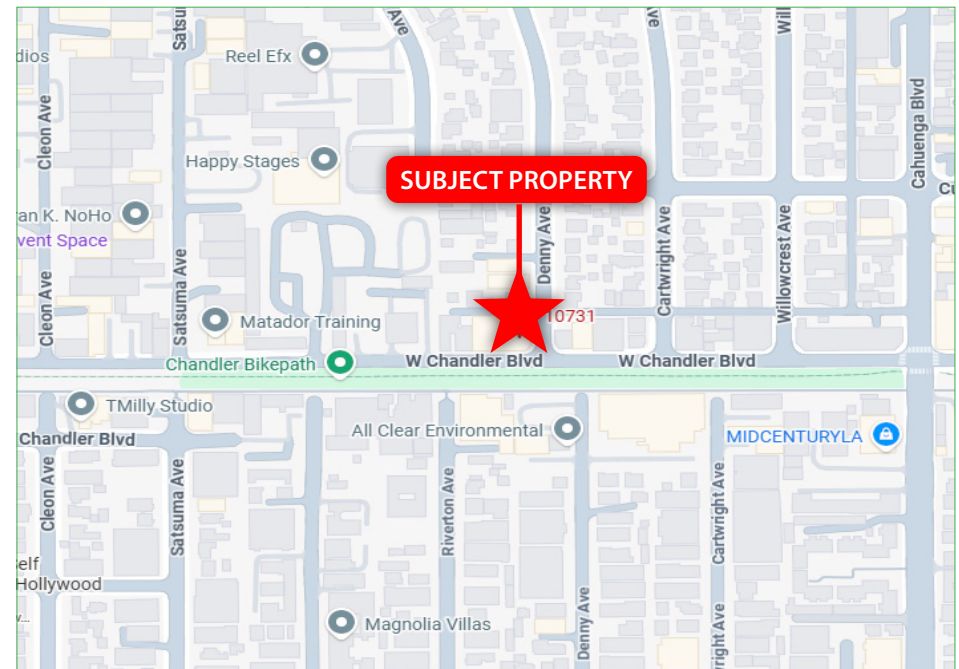
STREET PARKING

USE

WAREHOUSE AND / OR PRODUCTION OFFICES

PROPERTY HIGHLIGHTS

- » Located in the NoHo Arts District and Enterprise Zone
- » Walking distance to Lankershim Red Line Metro Station
- » 3-mile bicycle / jogging path connecting Red Line to Burbank
- » 11 foot high ceilings - and one (1) ground level loading door



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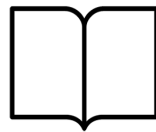
AREA DEMOGRAPHICS

10731 CHANDLER BLVD
NORTH HOLLYWOOD, CA 91601



Housing Units

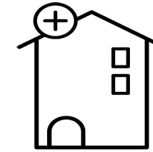
23,397



Educational Attainment

40%

with college or higher degree



Median Home Value

\$904,693



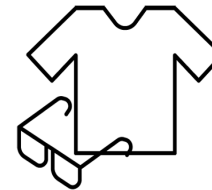
Estimated Population

45,420



Average Household Income

\$98,317



Apparel, Food/Entertainment & Services

\$289,818

2023 yearly consumer spending

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION			
2030 Proj. Popul	45,505	250,311	551,931
2025 Est. Popul	45,420	251,053	553,744
2020 Census	44,885	253,289	559,392
Growth 2024-2029	0.19%	-0.30%	-0.33%
Growth 2020-2024	1.19%	-0.88%	-1.01%
ESTIMATED HOUSEHOLDS BY HH INCOME \$50,000+			
\$50,000-\$74,999	3,089	15,286	32,133
\$75,000-\$99,000	3,130	12,904	27,035
\$100,000+	7,588	46,533	97,705
TOTAL:	13,807	74,723	156,873
2025 EST AVG HH INC	\$98,317	\$117,968	\$117,983
2025 EST HOUSEHOLDS	20,773	104,131	223,813

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