

FOR SALE

OWNER/USER
DEVELOPMENT

NORTHWEST CORNER OF CHANDLER & DENNY

10731-10737 CHANDLER BLVD
NORTH HOLLYWOOD, CA 91601



JEFF JAROW

310.395.2663 x105

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Lic#00870996



PROPERTY OVERVIEW

10731-10737 CHANDLER BLVD

NORTH HOLLYWOOD, CA 91601

LOCATION

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NORTH HOLLYWOOD, CA 91601

ASKING PRICE

\$3,900,000
\$339 PER SQUARE FOOT OF BUILDING
APN: 2416-016-011
ZONING: CM-1VL

BUILDING

SINGLE STORY BUILDING CONSISTING OF APPROXIMATELY 12,670 SQUARE FEET ON 13,475 SQUARE FEET OF LAND

PARKING

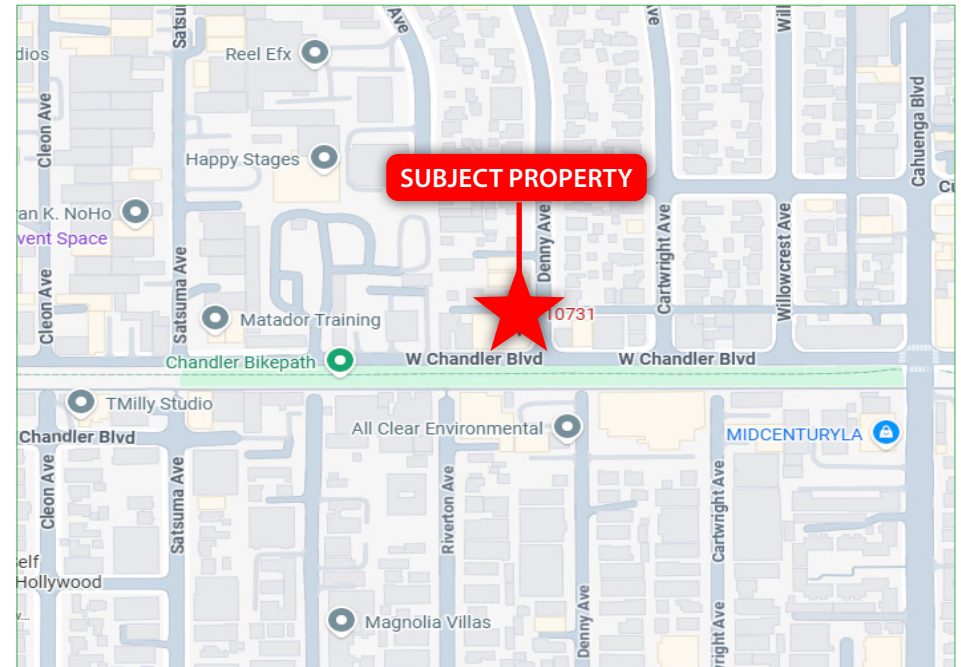
ONSITE AND STREET PARKING

USE

OWNER / USER OR DEVELOPMENT

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 three (3) ground level loading docks



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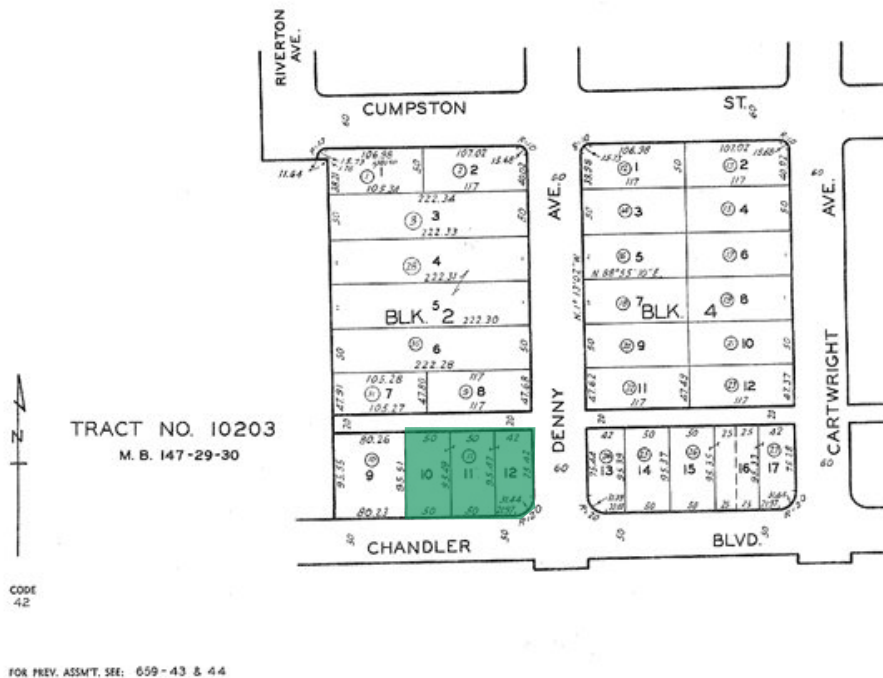
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PLAT MAP & RENT ROLL

10731-10737 CHANDLER BLVD
NORTH HOLLYWOOD, CA 91601



TENANT	SQUARE FEET	MONTHLY RENT
Production	4,670	Vacant
Music Studio	4,000	\$4,600 Month to Month
Warehouse	4,000	Vacant

Potential to Deliver Vacant at the Close of Escrow

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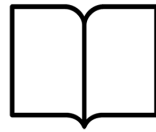
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AREA DEMOGRAPHICS

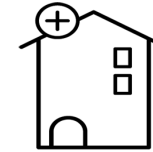
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Housing Units
23,397



Educational Attainment
40%
with college or higher degree



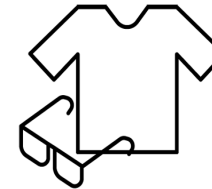
Median Home Value
\$904,693



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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