



7358 RADFORD AVE, NORTH HOLLYWOOD, CA 91605

Industrial/Warehouse

FOR SALE

OFFERING MEMORANDUM





● SITE DESCRIPTION

Ikon Properties is proud to present 7358 Radford Ave, North Hollywood, CA—an exceptional freestanding industrial property ideal for an owner-user or investor seeking a strategic foothold in the heart of the San Fernando Valley.

This versatile asset offers convenient roll-up door access (approx. 12'x14') for smooth loading and operational efficiency, complemented by a gated parking lot providing security and convenience for employees and visitors. Zoned M1, the property supports a wide range of industrial, creative, and light manufacturing uses, making it highly adaptable to diverse business needs.

Located in a prime North Hollywood location, the building benefits from excellent connectivity via the 170 and 134 freeways, offering easy access throughout the Valley and greater Los Angeles. The area features strong traffic and demographics, with a dense population, active business environment, and a robust consumer base, providing long-term value and opportunity.

This well-positioned, functional property represents a rare opportunity for immediate occupancy or strategic investment in one of Los Angeles' most dynamic industrial corridors.

PROPERTY TYPE
Industrial/Warehouse

LOT
7,003 SF

PRICE
\$1,675,000

APN
2317-018-001

BUILDING
4,264 SF

ZONING
LAM1

POWER
600 AMPS

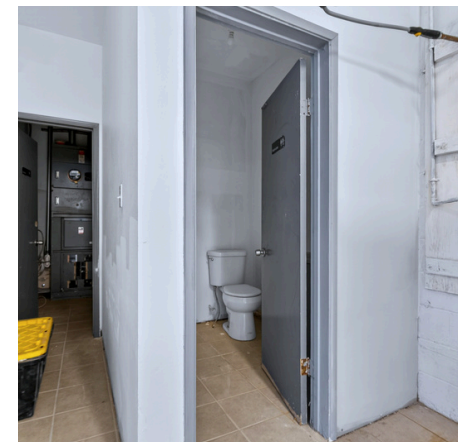
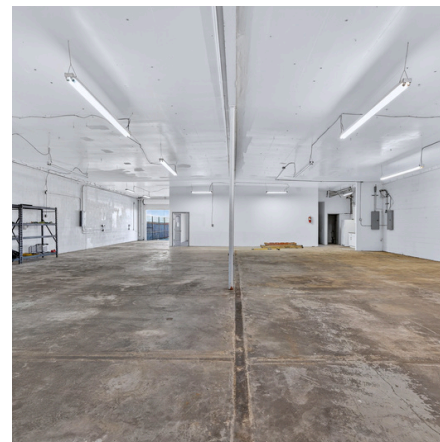


PROPERTY HIGHLIGHTS

- Perfect for an Owner-User: An exceptional opportunity to acquire a freestanding industrial building ideal for businesses seeking a functional and private space to operate and grow.
- Convenient Roll-Up Door Access: Grade-level roll-up door (approx. 12'x14') providing efficient access for loading, deliveries, or light industrial operations.
- Gated Parking Lot: Secure, fully fenced parking area providing on-site convenience and peace of mind for employees and visitors.
- M1 Zoning: Flexible industrial zoning allows for a wide range of creative, warehouse, or light manufacturing uses.
- Prime North Hollywood Location: Centrally located near major transit routes and minutes from the 170 & 134 freeways—offering excellent access across the San Fernando Valley and greater Los Angeles.
- Strong Traffic & Demographics: Located in a high-demand area with dense population, strong consumer base, and steady business activity supporting long-term value.

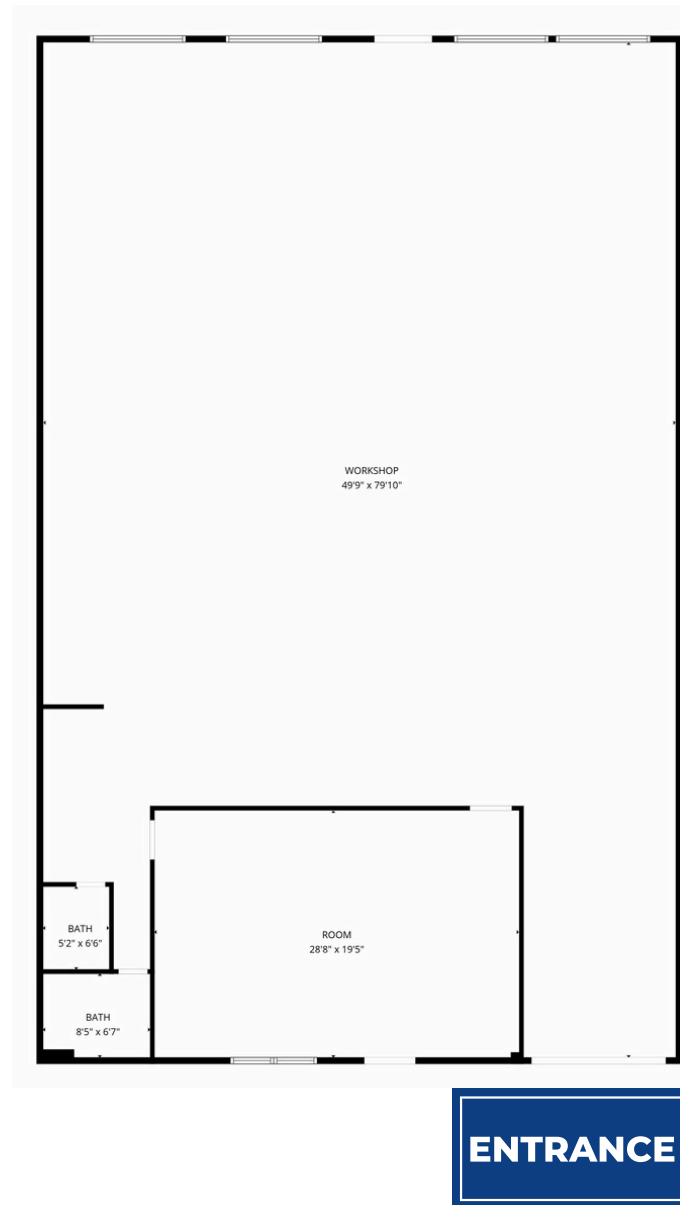


PROPERTY PHOTOS



FLOOR PLAN

Measurements are deemed highly reliable but not guaranteed.



RETAIL MAP

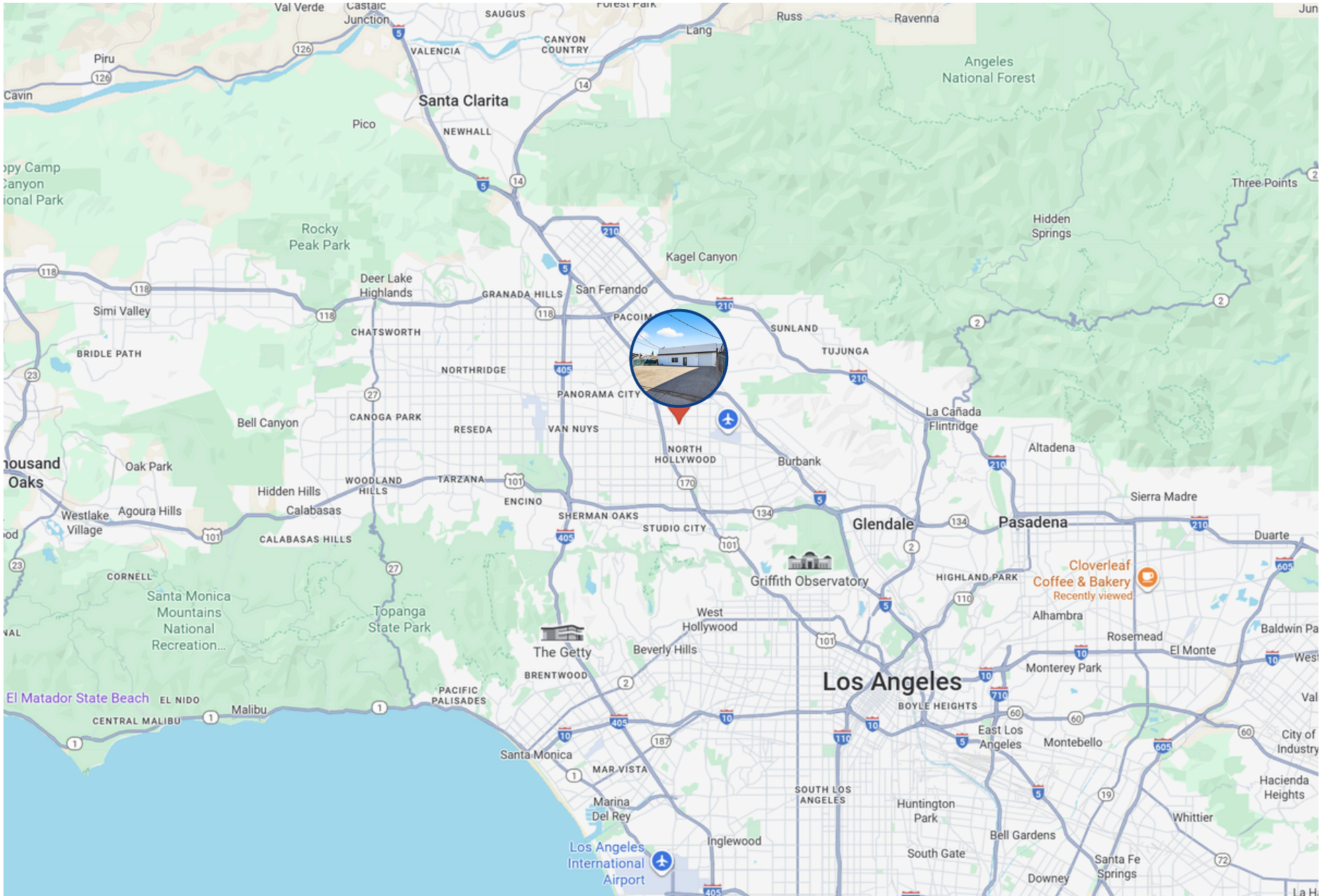


AERIAL MAP

SITUATED JUST SOUTH OF SHERMAN WAY AND MINUTES FROM THE 170 FREEWAY, THIS PROPERTY IS IDEALLY POSITIONED IN THE HEART OF NORTH HOLLYWOOD'S THRIVING INDUSTRIAL CORRIDOR. THE LOCATION PROVIDES CONVENIENT ACCESS TO THE 101, 134, AND 5 FREEWAYS, AS WELL AS THE BURBANK AIRPORT, OFFERING EXCELLENT REGIONAL CONNECTIVITY. SURROUNDED BY A MIX OF PRODUCTION STUDIOS, LIGHT MANUFACTURING, AND SERVICE-BASED BUSINESSES, THE SITE BENEFITS FROM STRONG VISIBILITY AND A HIGHLY ACTIVE COMMERCIAL ENVIRONMENT.



LOCATION MAP





Category	1 Mile	3 Mile	5 Mile
2024 Total Population	35,866	259,930	698,933
2029 Population	34,869	252,572	678,877
Pop Growth 2024-2029	-2.78%	-2.83%	-2.87%
Average Age	37.10	39.00	38.70
2024 Total Households	10,584	86,239	243,104
HH Growth 2024-2029	-3.03%	-2.96%	-3.01%
Median Household Income	\$54,307	\$64,169	\$71,315
Avg Household Size	3.20	2.90	2.80
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$715,655	\$748,041	\$791,988
Median Year Built	1967	1963	1967



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