

FOR SALE

NORTH HOLLYWOOD INDUSTRIAL OWNER-USER OPPORTUNITY



12767

SATICOY STREET
North Hollywood, CA 91605

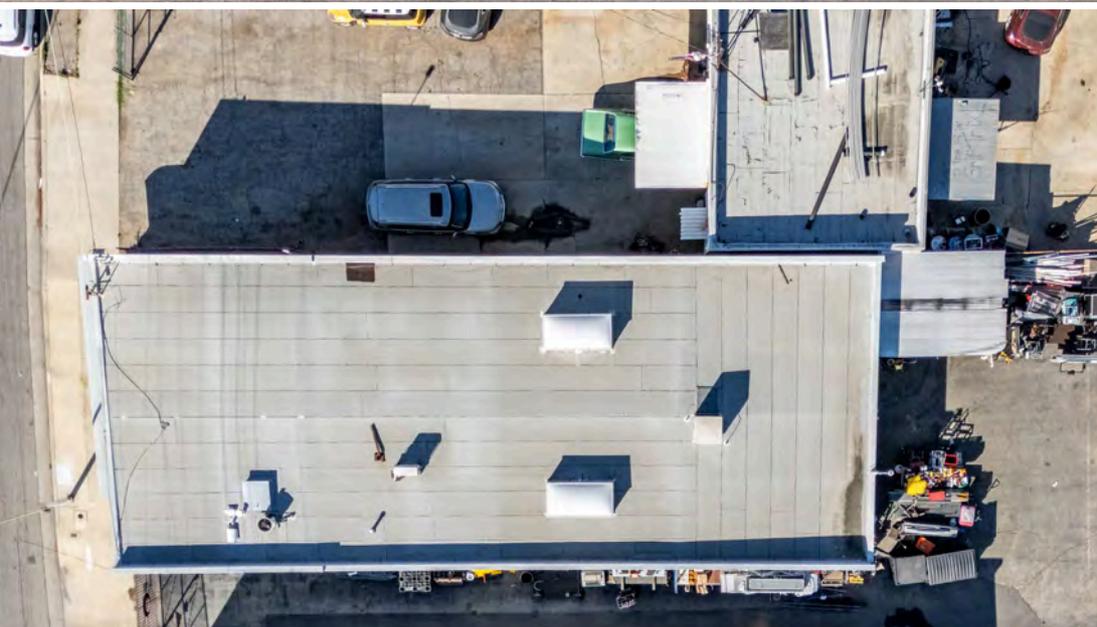
CREM
COMMERCIAL





Property Details

ADDRESS:	12767 SATICOY STREET NORTH HOLLYWOOD, CA 91605
PRICE:	\$1,400,000
BLDG. SQ FT:	3,441
BLDG. PRICE/SF:	\$407
LAND SQ FT:	7,214
YEAR BUILT:	1965
CLEAR HEIGHT:	10'
LOADING DOORS:	(1) GROUND-LEVEL ROLL-UP
ZONING:	CM-1 / P-1
APN:	2305-026-021
MAJOR CROSS STREETS:	SATICOY STREET & COLDWATER CANYON AVE
USE:	COMMERCIAL MANUFACTURING; LIGHT INDUSTRIAL, WAREHOUSE, WHOLESALE, RESEARCH, OFFICE, LIMITED RETAIL



12767 Saticoy Street | North Hollywood, CA 91605

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Property Highlights



3,441 SF INDUSTRIAL BUILDING
ON 7,214 SF LOT



CM ZONING SUPPORTS A VARIETY OF
MANUFACTURING AND INDUSTRIAL USES



SECURE, GATED DRIVEWAY AND REAR
YARD W/ (1) GL ROLL-UP DOOR



PRIVATE OFFICE AND WORKSHOP SPACES



2 RESTROOMS AND FULL KITCHEN



EASY ACCESS TO THE 170 & 5 FREEWAYS



Parcel Map

2305 | 26
SCALE 1" = 80'



- | | |
|-----------|-------------------|
| 12-28-64 | REVISED |
| 2-5-65 | 3-14-6 |
| 2-13-65 | 3-18-6 |
| 2-16-65 | 3-17-6 |
| 5-29-65 | 6-20-62 |
| | 12-7-62 |
| 620609211 | 3-14-61 |
| | 7-11-6 |
| | 681031004 |
| | 701108201 |
| | 701123 |
| | 72051640 |
| | 72091122C |
| | 761202419 |
| | 772402 |
| | 810729019 |
| | 84061535-#3 |
| | 91041928001001-25 |
| | 20030120700101-24 |

TRACT NO. 1212
M.B. 18 - 126 - 127

TRACT NO. 20024
M.B. 599 - 19 - 20

TRACT NO. 21822
M.B. 659 - 74 - 75

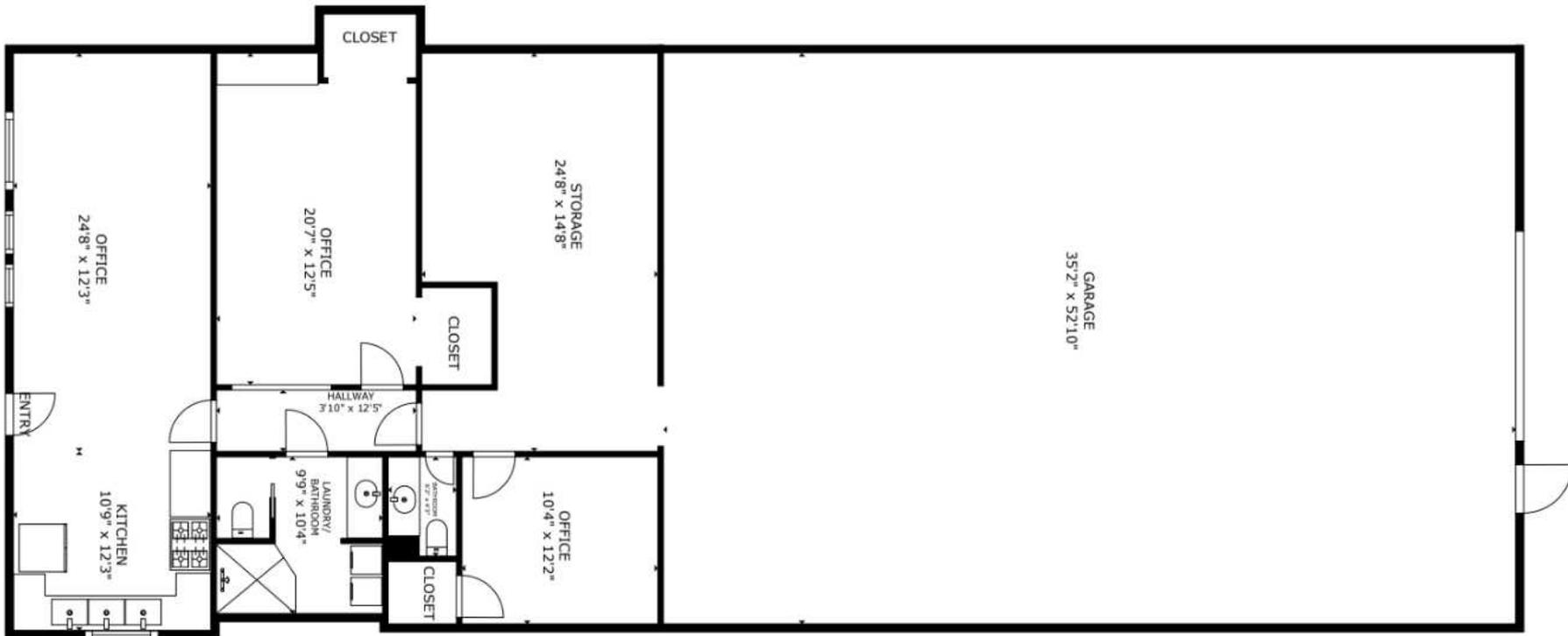
PARCEL MAP
P. M. 24 - 28

CODE
13

FOR PREV. ASSM'T. SEE: 1483 - 46

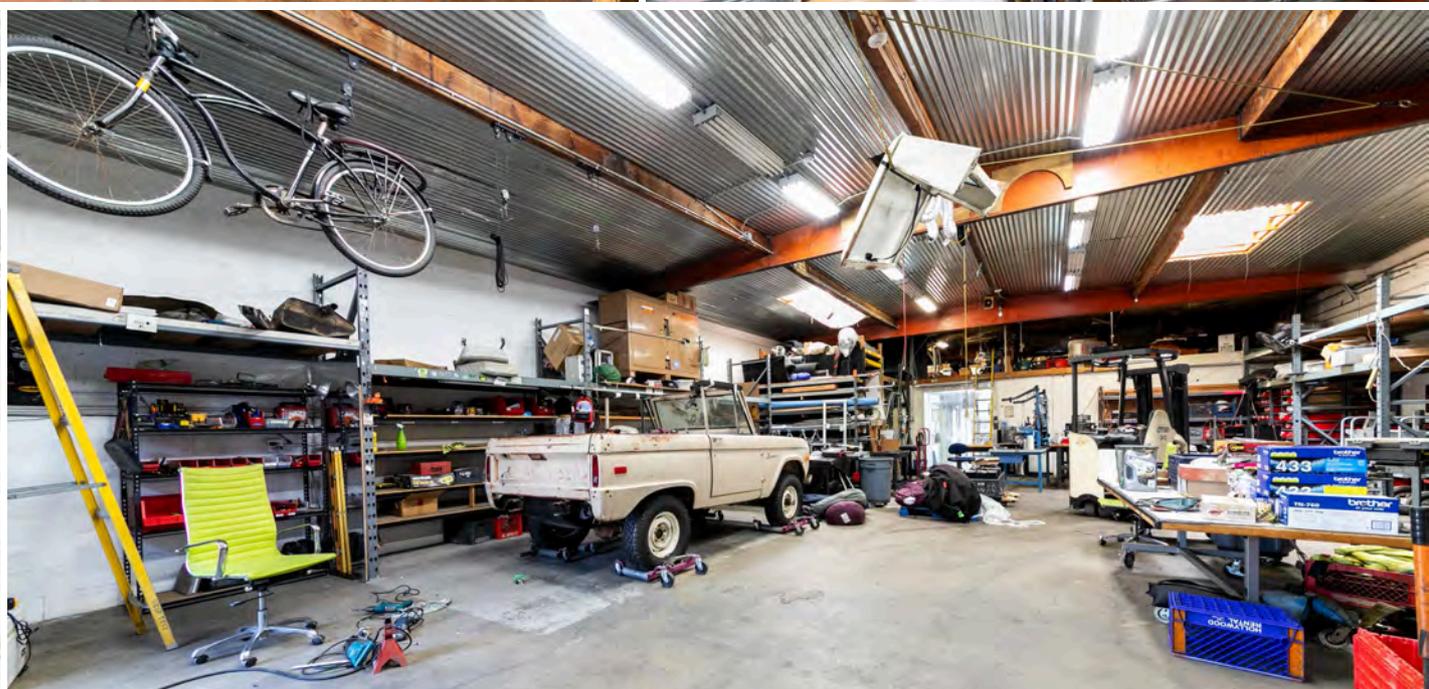
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

Floor Plans



MAIN FLOOR PLAN



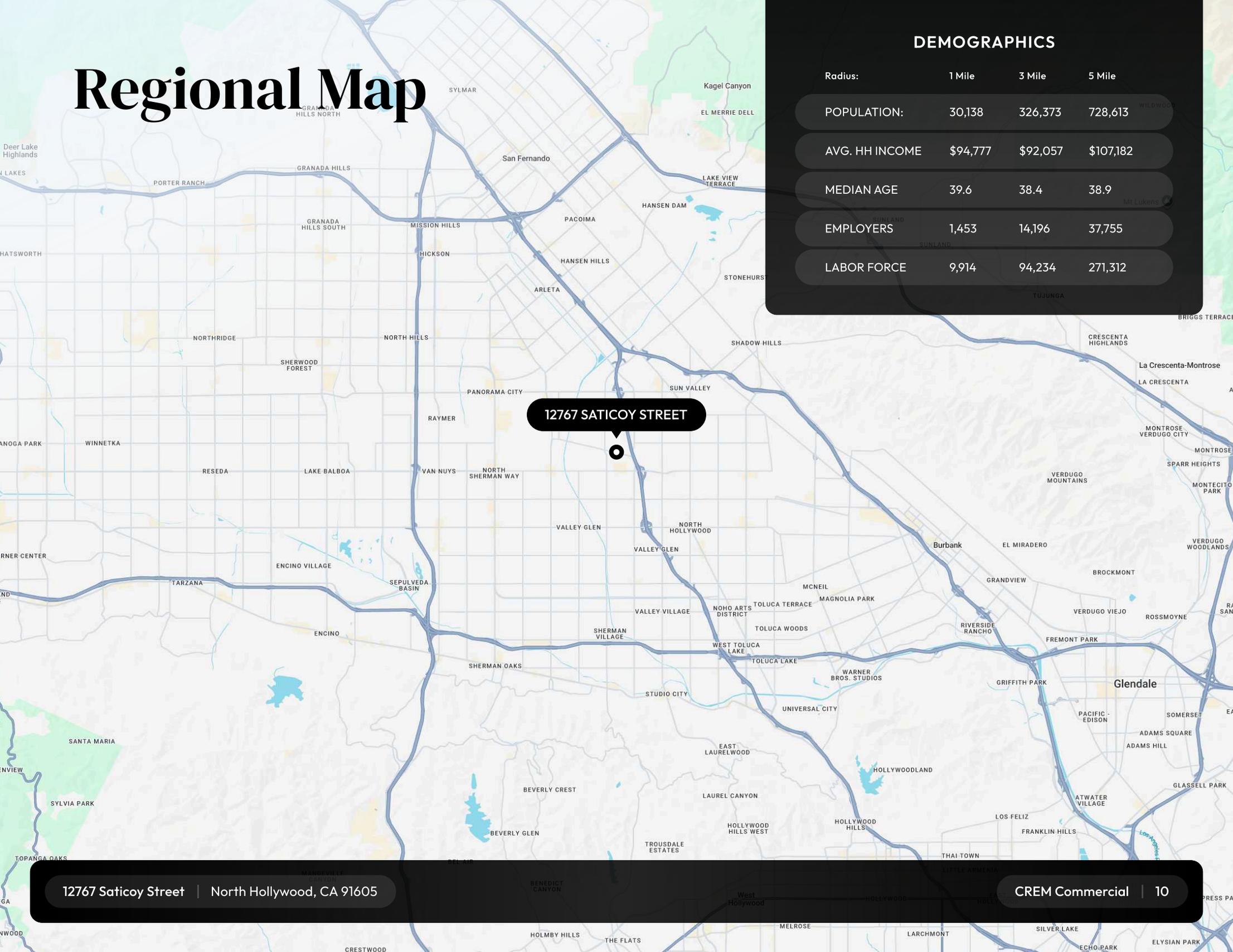




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Regional Map



DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
POPULATION:	30,138	326,373	728,613
AVG. HH INCOME	\$94,777	\$92,057	\$107,182
MEDIAN AGE	39.6	38.4	38.9
EMPLOYERS	1,453	14,196	37,755
LABOR FORCE	9,914	94,234	271,312

12767 SATICOY STREET

12767 Saticoy Street | North Hollywood, CA 91605

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12767 Saticoy Street | North Hollywood, CA 91605

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Sales Comps



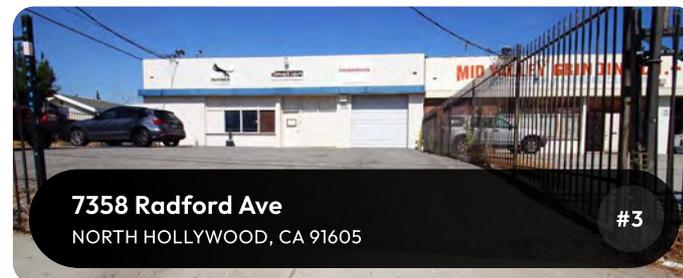
7331 Hinds Ave
NORTH HOLLYWOOD, CA 91605

#1



7352 Radford Ave
NORTH HOLLYWOOD, CA 91605

#2



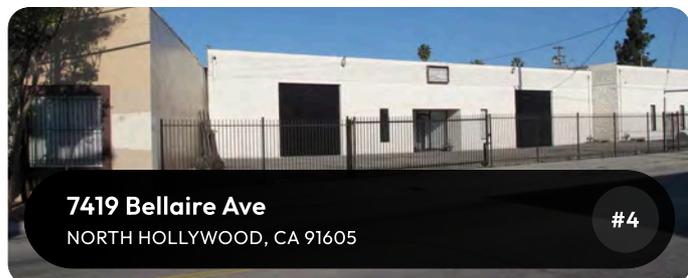
7358 Radford Ave
NORTH HOLLYWOOD, CA 91605

#3

PRICE	\$1,925,000
YEAR BUILT	1987
BUILDING SF	4,608
BUILDING \$/SF	\$417.75
LOT SIZE (SF)	8,276
SALES DATE	2/9/2026

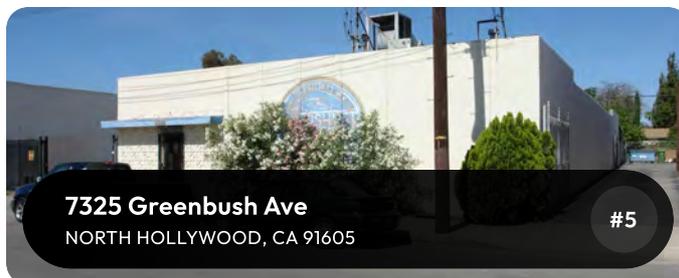
PRICE	\$1,488,000
YEAR BUILT	1956
BUILDING SF	4,264
BUILDING \$/SF	\$348.97
LOT SIZE (SF)	7,198
SALES DATE	2/2/2026

PRICE	\$1,575,000
YEAR BUILT	1957
BUILDING SF	4,264
BUILDING \$/SF	\$369.37
LOT SIZE (SF)	6,970
SALES DATE	12/23/2025



7419 Bellaire Ave
NORTH HOLLYWOOD, CA 91605

#4



7325 Greenbush Ave
NORTH HOLLYWOOD, CA 91605

#5



12010 Vose St
NORTH HOLLYWOOD, CA 91605

#6

PRICE	\$2,125,000
YEAR BUILT	1982
BUILDING SF	5,187
BUILDING \$/SF	\$409.68
LOT SIZE (SF)	9,431
SALES DATE	11/21/2025

PRICE	\$2,000,000
YEAR BUILT	1962
BUILDING SF	5,000
BUILDING \$/SF	\$400.00
LOT SIZE (SF)	10,350
SALES DATE	11/17/2025

PRICE	\$2,125,000
YEAR BUILT	1966
BUILDING SF	5,000
BUILDING \$/SF	\$425.00
LOT SIZE (SF)	10,454
SALES DATE	10/3/2025

Sales Comps

Average

of 6 comps

PRICE \$1,873,000

YEAR BUILT -

BUILDING SF 4,721

BUILDING \$/SF \$395.13

LOT SIZE (SF) 8,780

Subject

12767 Saticoy Street

PRICE \$1,400,000

YEAR BUILT 1965

BUILDING SF 3,441

BUILDING \$/SF \$406.86

LOT SIZE (SF) 7,214

Disclaimer

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Get In Touch With Us!

FOR MORE INFORMATION.



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