



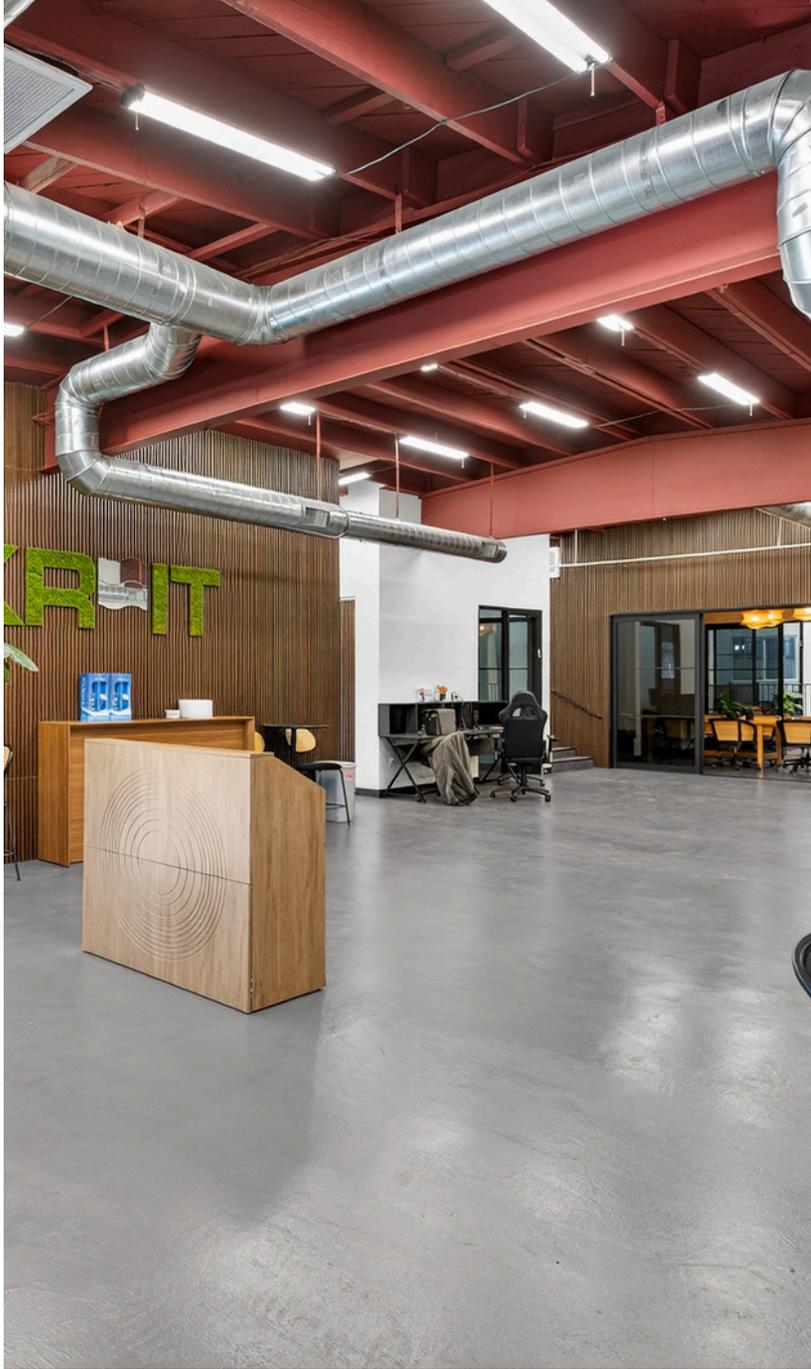
7225 FULTON AVE, NORTH HOLLYWOOD, CA 91605

**INDUSTRIAL PROPERTY - LIGHT MANUFACTURING**



**FOR SALE**

OFFERING MEMORANDUM



## ◎ SITE DESCRIPTION

IKON Properties is proud to present an exceptional commercial opportunity at 7225 Fulton Ave, North Hollywood, CA 91605, a versatile, free-standing industrial/warehouse building totaling approximately 8,000 sq ft. Built in 1953, the property features high ceilings and a spacious open floor plan with polished slab floors, creating a bright and functional environment suitable for a variety of uses including warehouse, showroom, office, or light industrial operations. The interior includes enclosed office space and a kitchen area, enhancing usability for owner-users or tenants needing mixed-use functionality.

Situated on a 0.24-acre lot, the site also offers a gated private yard and surface parking, providing outdoor storage and operational flexibility. Zoned CM (Commercial Manufacturing), this property accommodates a wide range of industrial and commercial uses. Strategically located north of Sherman Way with quick access to the 170, 5, and 405 freeways and proximity to Hollywood Burbank Airport, the building delivers excellent regional connectivity. Overall, 7225 Fulton Ave presents a compelling opportunity for investors or owner-users seeking a centrally located, multi-use asset in one of North Hollywood's established commercial markets.

\*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

PROPERTY TYPE  
**Industrial**

PRICE  
**\$3,770,000**

BUILDING  
**8,000 SF**

YEAR BUILT  
**1953**

ZONING  
**LACM**



# PROPERTY HIGHLIGHTS

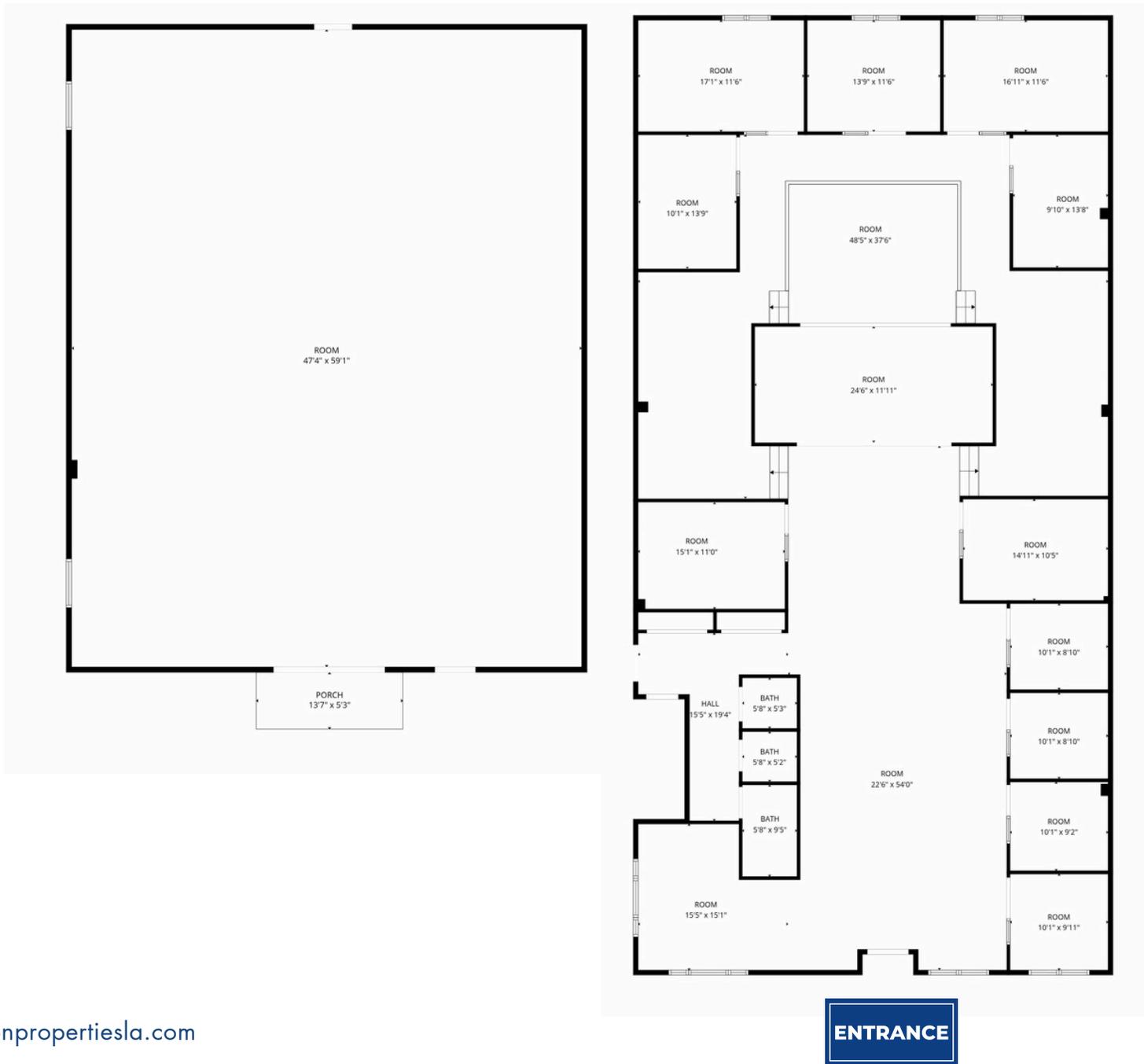
- **Generous 12–15 ft clear ceiling heights**, offering functional flexibility and enhanced usability
- **Eight (8) secured, gated on-site parking spaces**
- **12' x 12' electronically operated roll-up door** providing efficient loading and access
- **Fully turn-key flex space** suitable for a wide range of commercial and creative uses
- **Excellent freeway connectivity** with immediate access to the 170,5 and 405 freeways.



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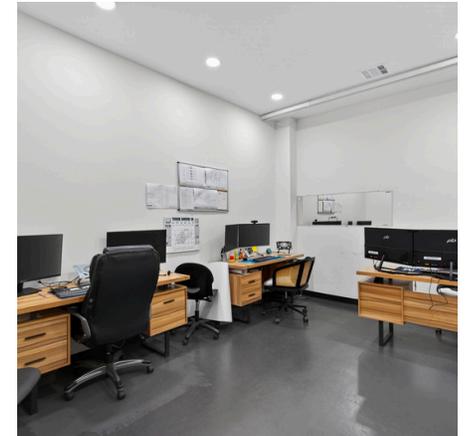
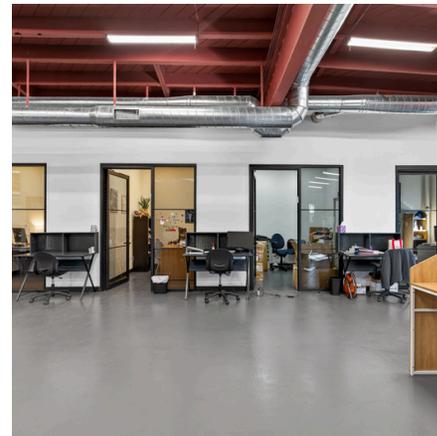
# FLOOR PLAN

Measurements are deemed highly reliable but not guaranteed.

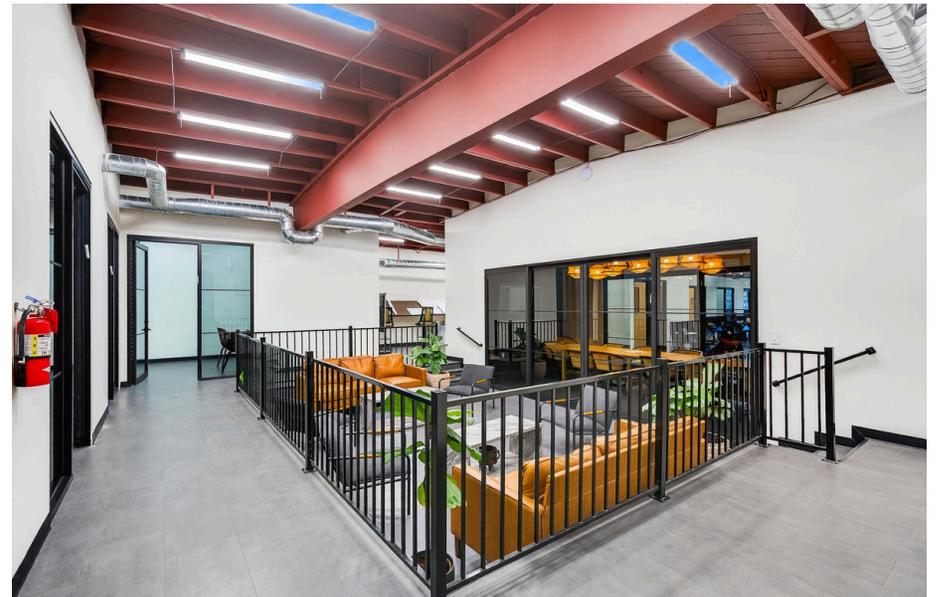


**ENTRANCE**

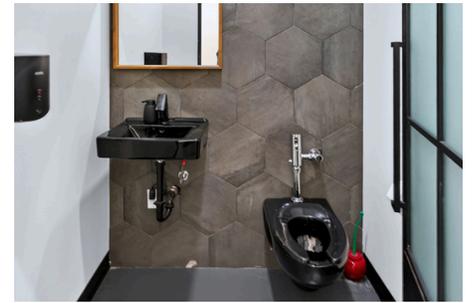
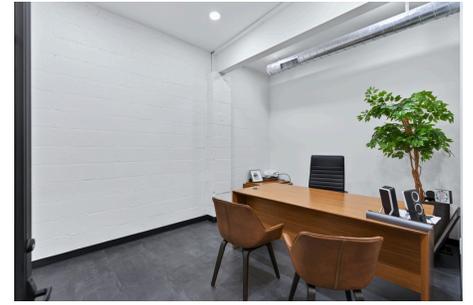
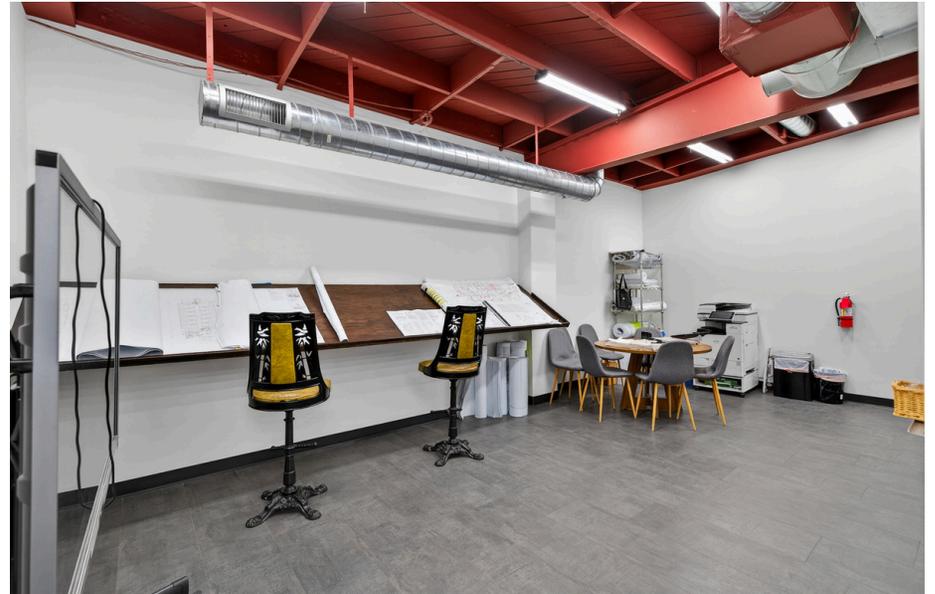
# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# RETAIL MAP

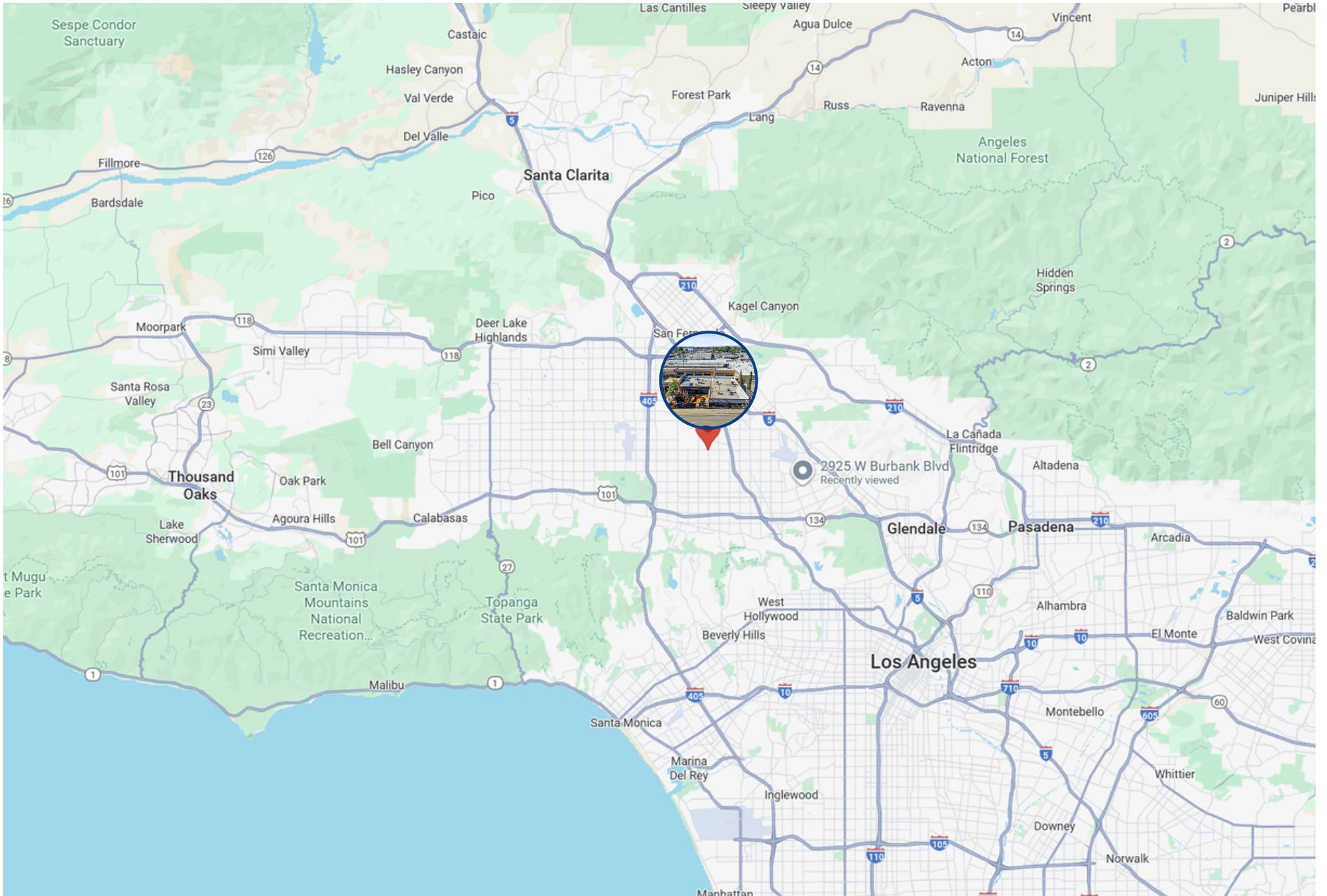


# AERIAL MAP

LOCATED JUST NORTH OF SHERMAN WAY NEAR THE 170 FREEWAY, THIS PROPERTY SITS IN THE HEART OF NORTH HOLLYWOOD'S INDUSTRIAL AND COMMERCIAL DISTRICT. WITH EASY ACCESS TO THE 5 AND 405 FREEWAYS AS WELL AS HOLLYWOOD BURBANK AIRPORT, IT OFFERS EXCELLENT REGIONAL CONNECTIVITY AND VISIBILITY. THE SURROUNDING AREA FEATURES A MIX OF LIGHT INDUSTRIAL, WAREHOUSE, CREATIVE, AND SERVICE-ORIENTED BUSINESSES, MAKING IT A DYNAMIC AND HIGHLY TRAFFICKED COMMERCIAL CORRIDOR.



# LOCATION MAP





Category	1 Mile	3 Mile	5 Mile
2024 Total Population	39,062	353,723	718,979
2029 Population	37,909	344,696	698,518
Pop Growth 2024-2029	-2.95%	-2.55%	-2.85%
Average Age	39.00	38.20	38.70
2024 Total Households	12,631	114,206	245,605
HH Growth 2024-2029	-3.17%	-2.73%	-2.98%
Median Household Income	\$56,479	\$60,881	\$71,245
Avg Household Size	3.00	3.00	2.80
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$734,986	\$739,244	\$783,510
Median Year Built	1964	1967	1967



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