

# FOR SALE

## 5,000 SF Industrial Warehouse

**5447 Satsuma Street**  
North Hollywood CA 91601



**Exclusively Listed By:**

**Dean Kinan**

Senior Associate  
dkinan@naicapital.com  
Direct: 818.742.1608  
Mobile: 818.276.5678  
CA DRE Lic. #02051348

**NAI Capital Commercial**

15821 Ventura Blvd.  
Suite #320  
Encino, CA 91436  
818.905.2400  
www.naicapital.com

**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



# Property Summary

## PROPERTY DESCRIPTION:

Located in the heart of North Hollywood, California, this exceptional 5,000-square-foot industrial warehouse sits on a 6,996-square-foot lot within one of the area's strongest and most sought-after industrial zones. Designed with efficiency and flexibility in mind, the property features a 12-foot clear height and an open-space interior layout, ideal for a variety of industrial, manufacturing, and distribution uses. Two ground-level roll-up doors provide excellent access for loading and logistics, while approximately 500 square feet of well-designed office space offers a comfortable environment for administrative operations. The clean, adaptable floor plan supports a wide range of configurations, making it perfectly suited for modern industrial users.

A newly installed on-site DWP transformer delivers 600 amps at 480V, 3-phase power, offering substantial electrical capacity to accommodate high-powered users and specialized equipment. Zoned M2, the property provides exceptional flexibility for heavy industrial or high-demand applications. This combination of robust infrastructure, functional design, and prime North Hollywood location makes the property a compelling opportunity for owner-users seeking a turnkey facility or investors looking to acquire a premium industrial asset in a thriving, high-demand submarket.



# Property Highlights

## Financial Summary

**\$** **Price:** \$2,100,000

**PPSF:** \$420

## 5447 Satsuma Street, North Hollywood CA 91601

**Building Size:** 5,000 Square Feet

**Lot Size:** 6,996 Square Feet

**+/- 500-700 SF Office space**

**Located in Industrial Hub of North Hollywood**

**High Power:** 600 Amps-480V 3 Phase

**On-Site Front Parking lot**

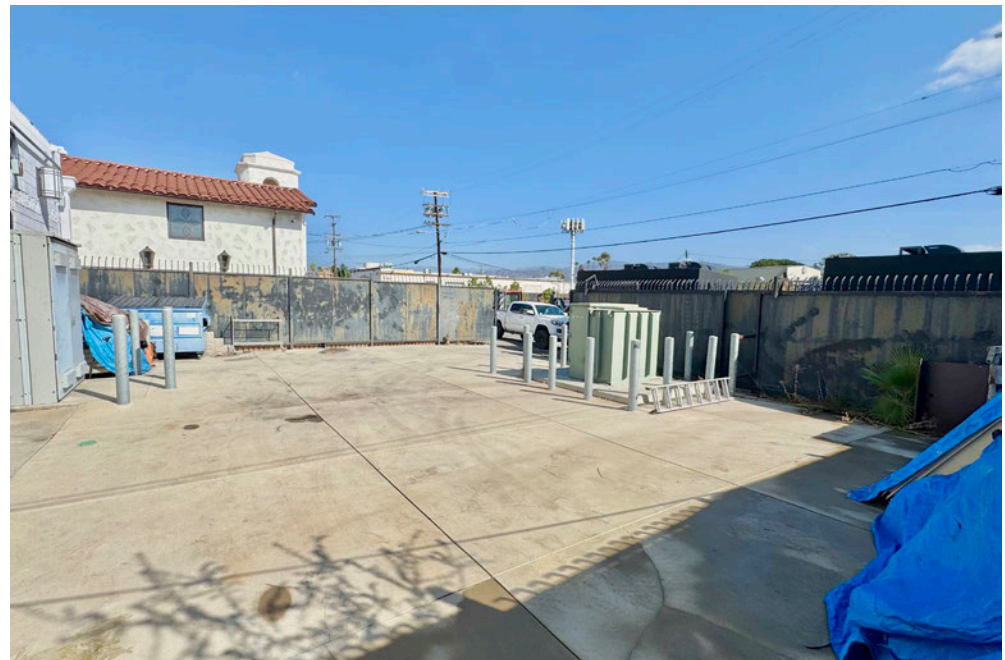
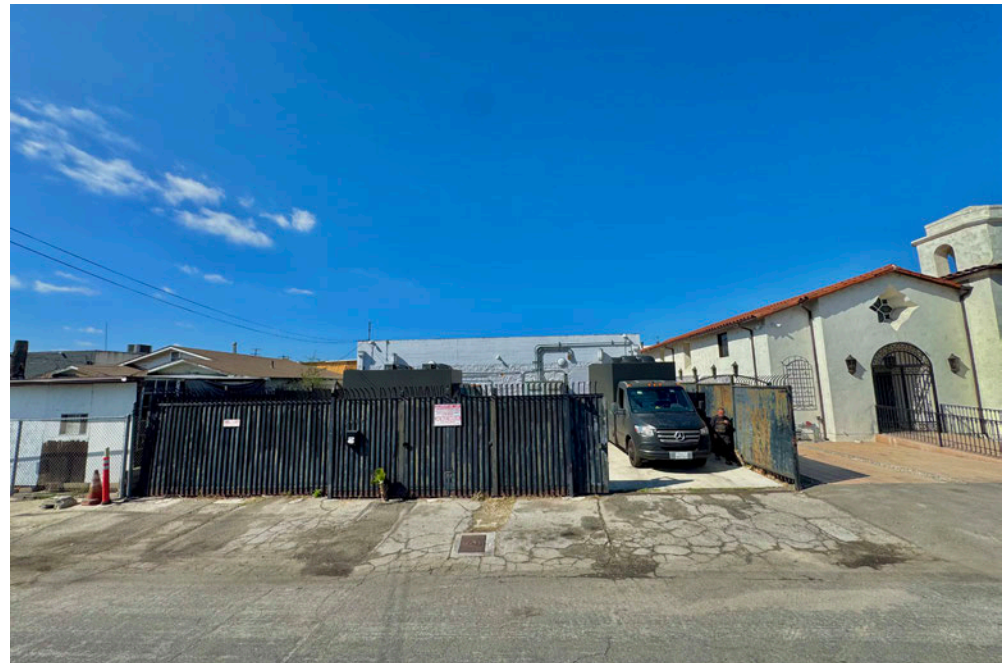
**12' Clear Height**

**2 (Two) Ground Level Roll-Up Doors**

**Front Secured and Gated Parking lot**  
Additional Security features installed by Owner



## Property Photos



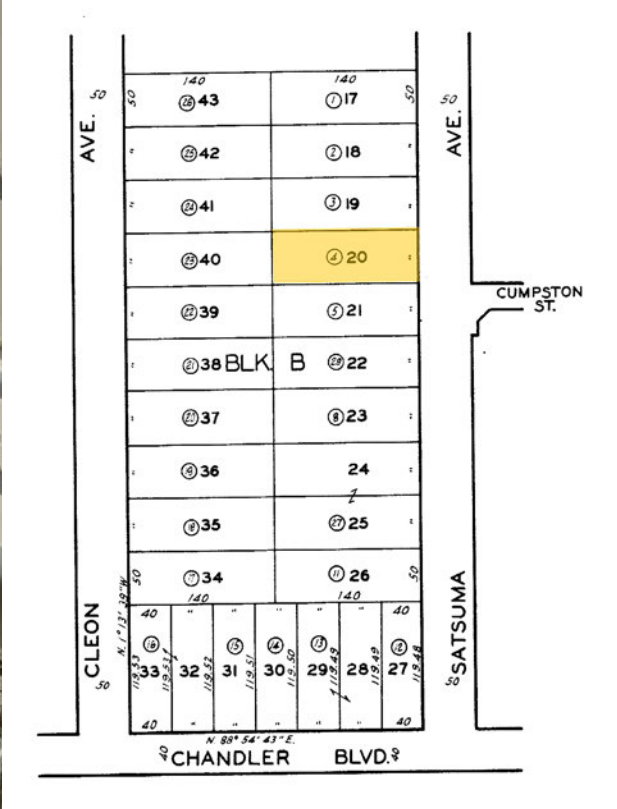


Aerial Map

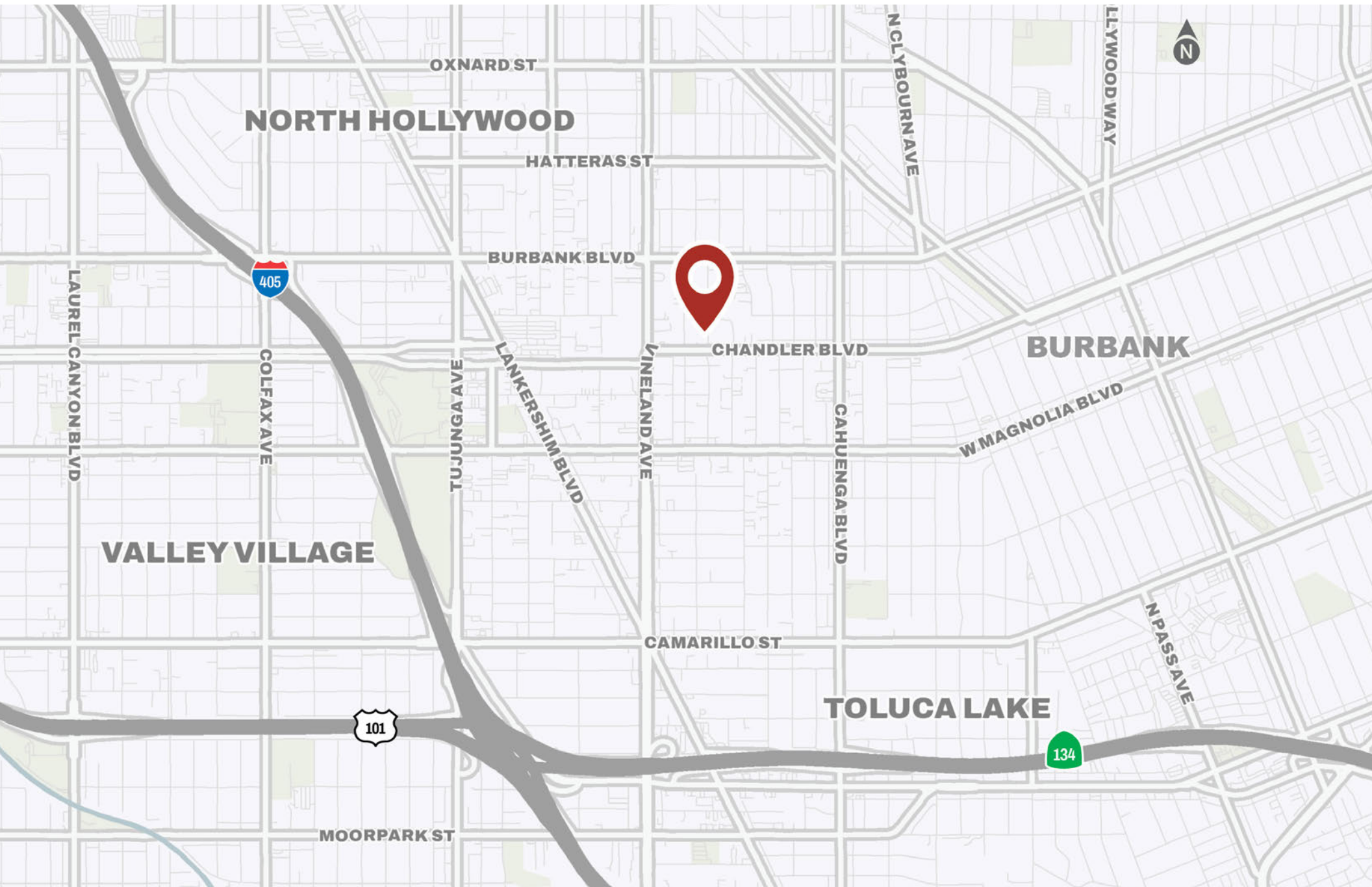




Aerial Map

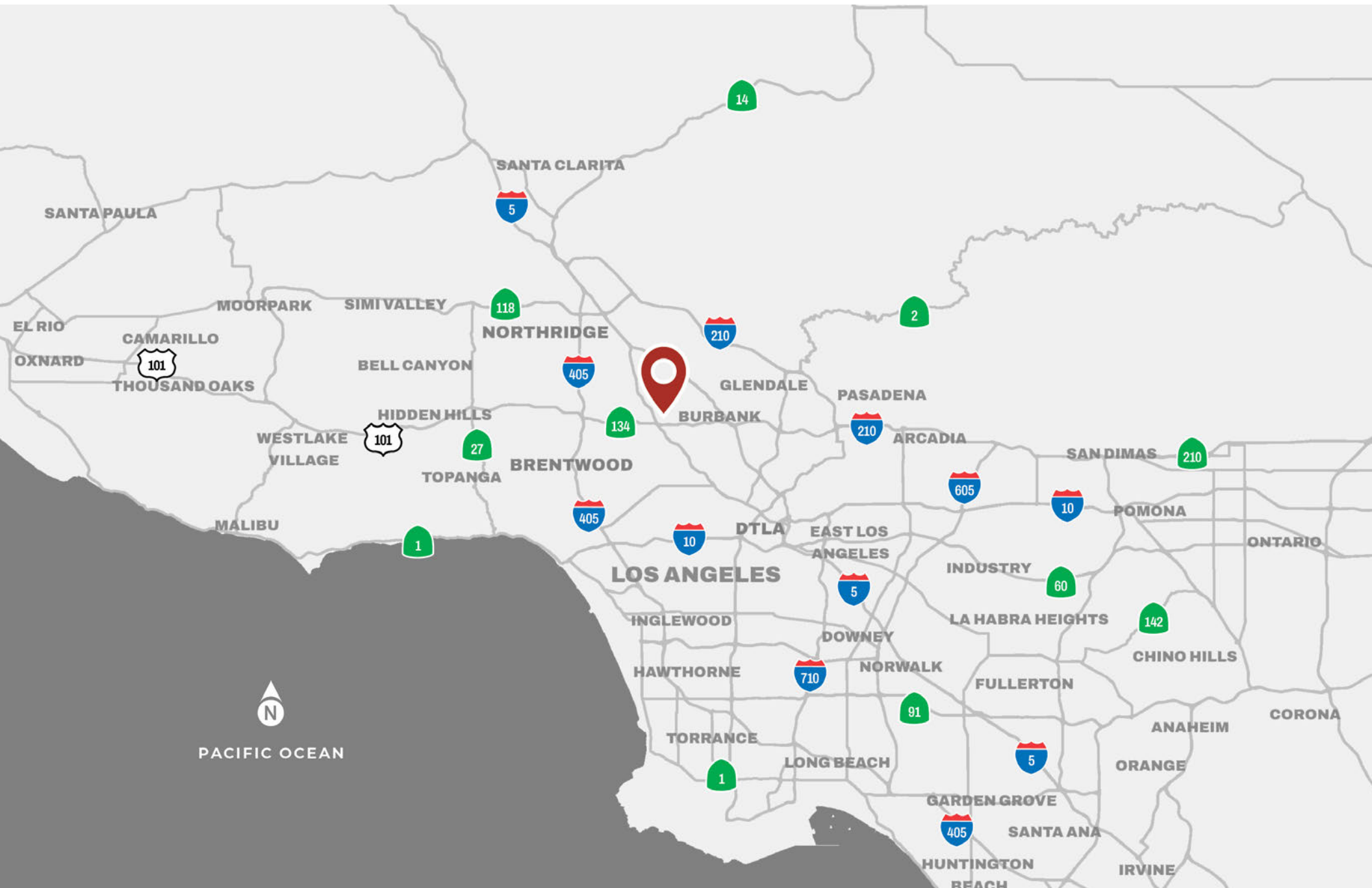


# Location Map





# Location Map





# ±5000 SF INDUSTRIAL BUILDING FOR SALE

## METRO & BUS LINE OVERVIEW

**5447 Satsuma Street**, North Hollywood is located just a few blocks away from the Red B Line Station.

- Metro Rail: +/- 10,948,981
- Total Station (including Metro Rail, Metro Busses, Amtrak, Metrolink, Greyhound, and Mega-Bus)





## Area overview:

### NORTH HOLLYWOOD INDUSTRIAL MARKET

North Hollywood, located in the eastern San Fernando Valley, originated as an independent city which went by the name of “Lankershim” before annexation into the City of Los Angeles. In more recent years, the neighborhood has become one of the most densely populated in the Valley and is home to both the NoHo Arts District and the Academy of Television Arts & Sciences. North Hollywood is one of the few subway-accessible neighborhoods in Los Angeles.

North Hollywood, also known as NoHo, lies approximately nine miles north of Hollywood and 16 miles north of Downtown LA. The community spans about six square miles. Sun Valley makes up the area's northern border, Burbank flanks the east, Toluca Lake and Studio City sit to the south with Valley Village and Valley Glen to the west. It is also a major transportation hub, serving as the nexus point between the Orange Line busway and the Red Line subway. Highway 170 runs through the neighborhood providing easy access to the nearby 5, 101, 134, and 405 freeways.

The North Hollywood contains 14,210,169 square feet of industrial space. It is part of the booming East San Fernando Valley industrial submarket. North Hollywood offers a central warehouse/distribution industrial base which has experienced solid demand from an increasing population and employment base that is being driven by a robust ecommerce business in the greater San Fernando Valley and Los Angeles County.

North Hollywood has grown into a significant industrial hub in the East San Fernando Valley over the past decade. Rising rental rates and steady demand from industrial tenants have been key drivers. The average asking rent for industrial space increased 158% over the last 10 years, reaching \$1.78 NNN per square foot per month in Q3 2025.

In Q3 2025, the North Hollywood industrial market showed signs of cooling. Vacancy rose to 4.4%, reflecting higher availability and softer tenant demand. Completed construction remains virtually nonexistent, contributing to a lower overall vacancy rate despite the slowdown. Year-to-date leasing activity eased slightly compared with last year, while asking rents stabilized, rising 4.1% quarter over quarter. Year-to-date sales volume rebounded 73.3% from Q3 2024, with the average sale price climbing to \$366 per square foot, up 7.6% year over year and 11.3% quarter over quarter, reflecting ongoing investor and owner-user demand.

Industrial property sales have been steady due to availability of industrial buildings for sale, coupled with a strong desire to own in this market from investors.

Steady demand from a diverse business base that includes warehouse users, distributors, media, and entertainment will resume demand for North Hollywood industrial space. This demand will continue to grow in North Hollywood, attracting users and investors.

Proximity to a productive labor force, a dense population base, and growth in ecommerce are key drivers of demand, which will serve to keep rents and sale prices rising at a steady pace for North Hollywood industrial space.



# Area Demographics

<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Estimated Population (2025)	49,569	260,856	566,062
Projected Population (2030)	49,668	252,971	543,138
Census Population (2020)	47,007	254,274	560,008

<b>Households</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Estimated Households (2025)	22,690	108,864	229,572
Projected Households (2030)	23,644	108,743	226,268
Census Households (2020)	20,714	105,775	226,923

<b>Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Estimated Average Household Income (2025)	\$108,276	\$137,418	\$142,838
Projected Average Household Income (2030)	\$106,278	\$134,865	\$140,322
Census Average Household Income (2010)	\$55,149	\$73,209	\$79,963
Estimated Per Capita Income (2025)	\$49,690	\$57,496	\$58,102
Projected Per Capita Income (2030)	\$50,720	\$58,125	\$58,638

<b>Daytime Demos</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Businesses (2025)	2,505	18,233	39,041
Total Employees (2025)	13,691	127,898	254,896





# FOR SALE

## 5,000 SF Industrial Warehouse

**5447 Satsuma Street**  
North Hollywood CA 91601



### Exclusively Listed By:

#### Dean Kinan

Senior Associate  
dkinan@naicapital.com  
Direct: 818.742.1608  
Mobile: 818.276.5678  
CA DRE Lic. #02051348

#### NAI Capital Commercial

15821 Ventura Blvd.  
Suite #320  
Encino, CA 91436  
818.905.2400  
www.naicapital.com

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital Commercial, Inc. CA DRE Lic. #02130474.

**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE