



# 7755 Haskell Avenue

Van Nuys , CA 91406

**Alex Matevosian**

Broker  
alex@migcres.com  
818.482.3830  
CalDRE #DRE 02047572

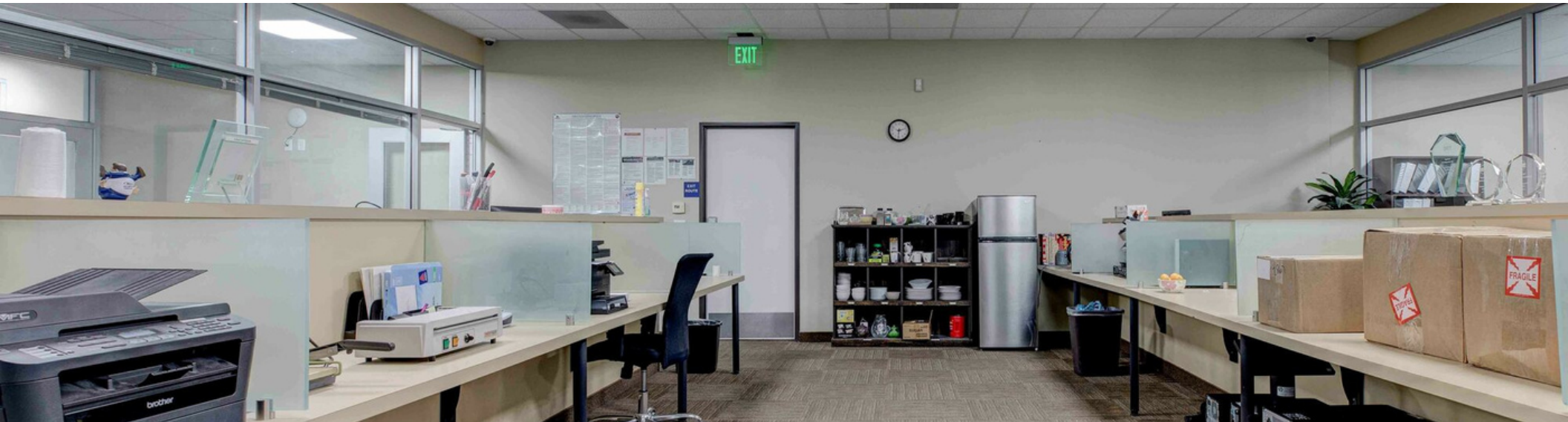
**Leo Khechumyan**

Agent  
leo@migcres.com  
747.273.8927  
CalDRE #DRE 02126967



CalDRE #02211621 [migcres.com](http://migcres.com)

# Property Summary



## PROPERTY CHARACTERISTICS

- ▶ Fully Furnished
- ▶ Custom Built Offices & Conference Room
- ▶ Communal Kitchen
- ▶ 24 Hour Access
- ▶ Secured Lot
- ▶ Air Conditioning

## OFFERING SUMMARY

Lease Rate:	\$6,250/Month
Price Per Square Foot:	\$2.08/Month
Lease Type:	Full Service Gross
Zoning:	CM-1
Year Built:	1980
Available Space:	3,000 SF
APN:	2206-011-050

### Alex Matevosian

Broker  
alex@migcres.com  
818.482.3830  
CalDRE #DRE 02047572

### Leo Khechumyan

Agent  
leo@migcres.com  
747.273.8927  
CalDRE #DRE 02126967

**MIG** | **COMMERCIAL  
REAL ESTATE**  
SERVICES, INC

CalDRE #02211621 [migcres.com](http://migcres.com)

# Property Description



## PROPERTY DESCRIPTION

MIG Commercial Real Estate Services, Inc presents 7755 Haskell Avenue in the city of Van Nuys. The building offers approximately 3,000 square feet of second floor office space.

The property is zoned Commercial Manufacturing and is ideal for a diverse range of office related businesses. The property features include a communal kitchen and restroom facilities to cater to all employees. The space is fully furnished with desks, chairs, cubicles, 7 custom made floor to ceiling plexiglass enclosed office spaces along with a conference room. Emphasizing an open and collaborative workspace for all team members. Additionally, a dedicated storage room is available to store office supplies, company documents or another workspace.

Located near major freeways including I-405, I-118, and I-101 the property ensures convenient access. Do not miss the opportunity to secure a prime fully built out office location in the city of Van Nuys.

Please note that no guarantee, warranty, or representation of any kind is made regarding the accuracy of descriptions or measurements. Buyers and their agents are encouraged to conduct their own due diligence and independently verify square footage, property condition, measurements, zoning, use, building configuration, and components.

### Alex Matevosian

Broker  
alex@migcres.com  
818.482.3830  
CalDRE #DRE 02047572

### Leo Khechumyan

Agent  
leo@migcres.com  
747.273.8927  
CalDRE #DRE 02126967



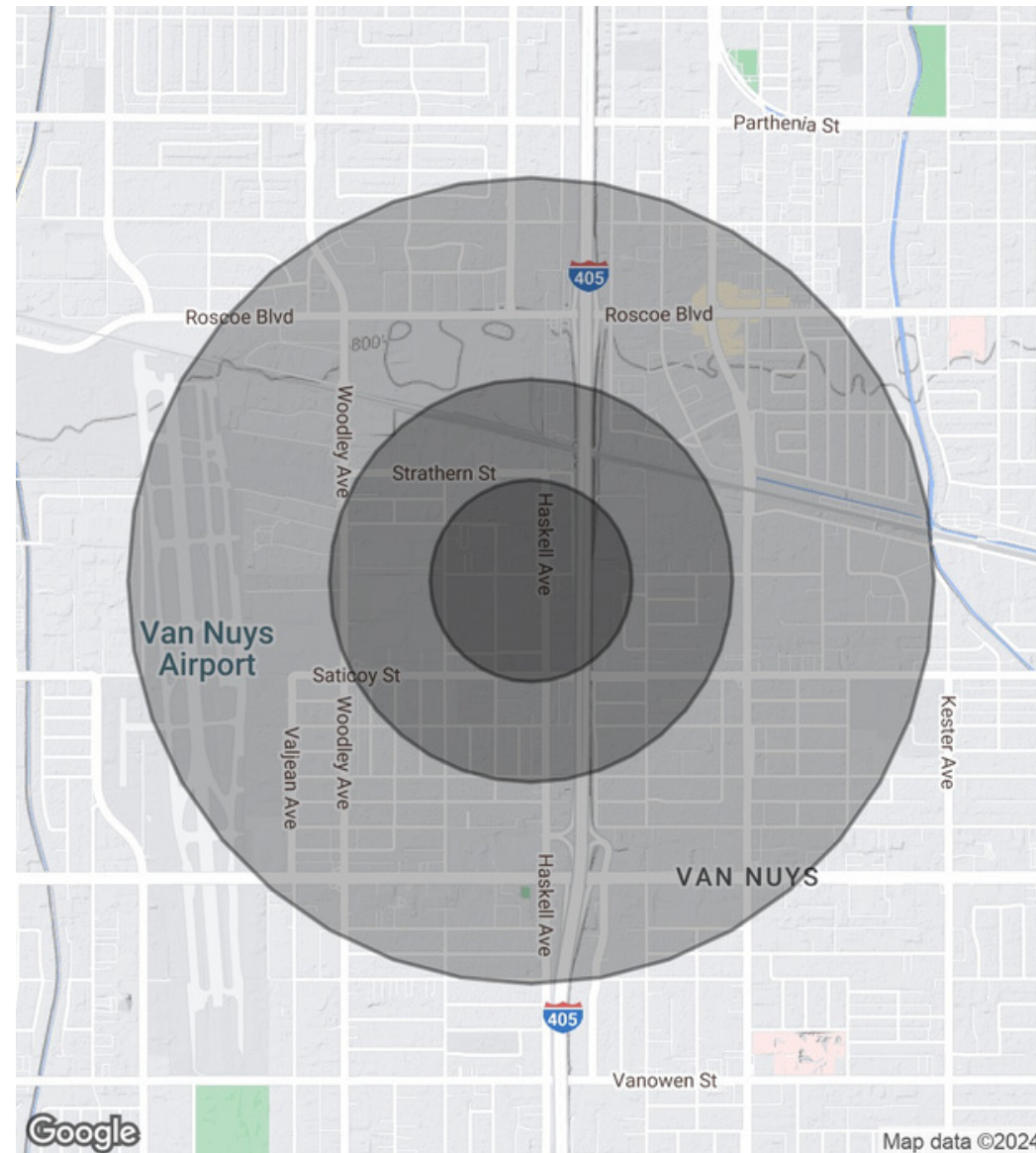
CalDRE #02211621 [migcres.com](http://migcres.com)

# Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,202	4,984	28,547
Average Age	29.4	33.3	34.2
Average Age (Male)	30.3	32.5	33.0
Average Age (Female)	28.8	33.2	34.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	333	1,559	9,745
# of Persons per HH	3.6	3.2	2.9
Average HH Income	\$60,065	\$71,522	\$66,633
Average House Value	\$139,524	\$324,290	\$374,051

2020 American Community Survey (ACS)



**Alex Matevosian**

Broker  
alex@migcres.com  
818.482.3830  
CalDRE #DRE 02047572

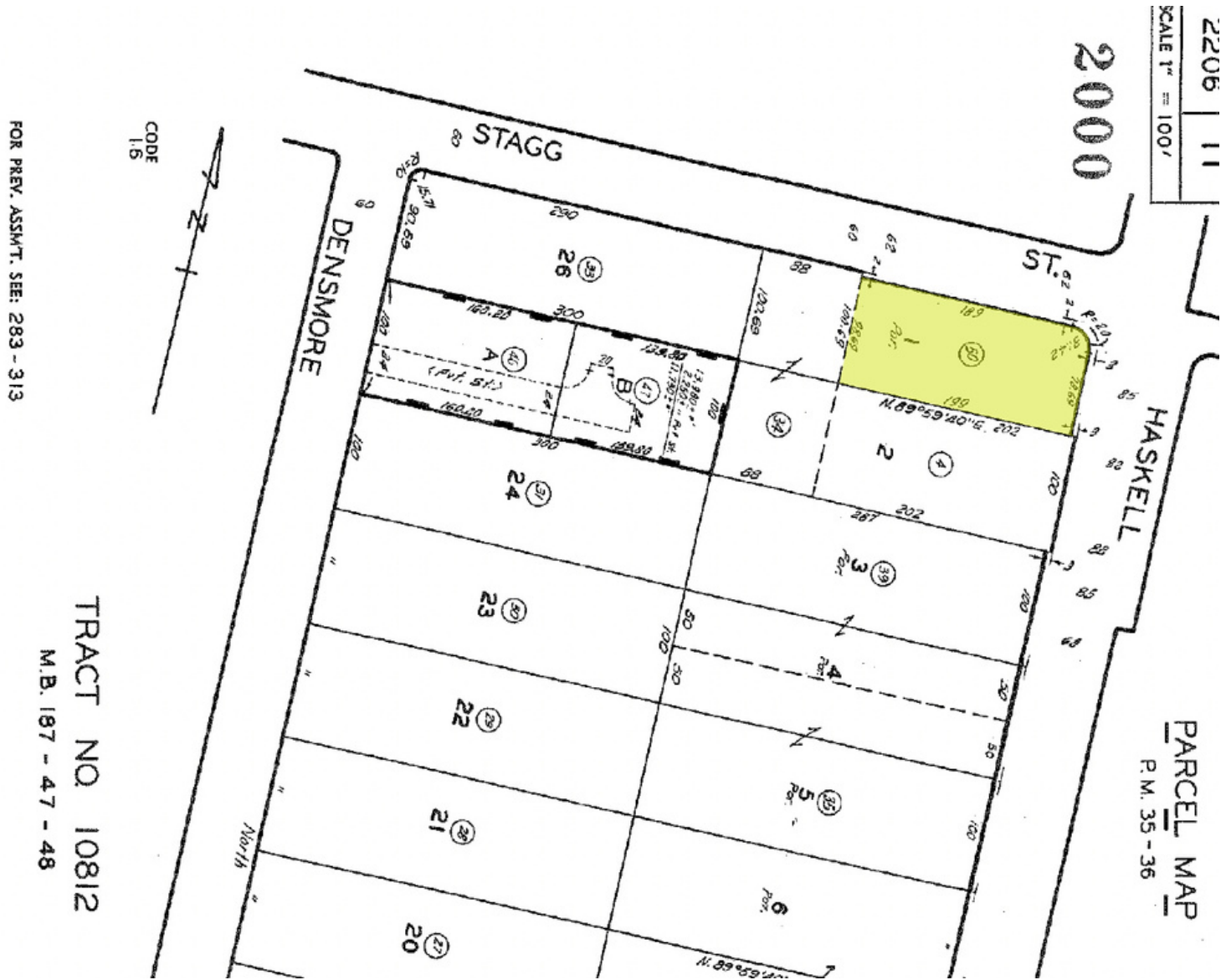
**Leo Khechumyan**

Agent  
leo@migcres.com  
747.273.8927  
CalDRE #DRE 02126967

**MIG** | **COMMERCIAL  
REAL ESTATE  
SERVICES, INC**

CalDRE #02211621 [migcres.com](http://migcres.com)

# Parcel Map

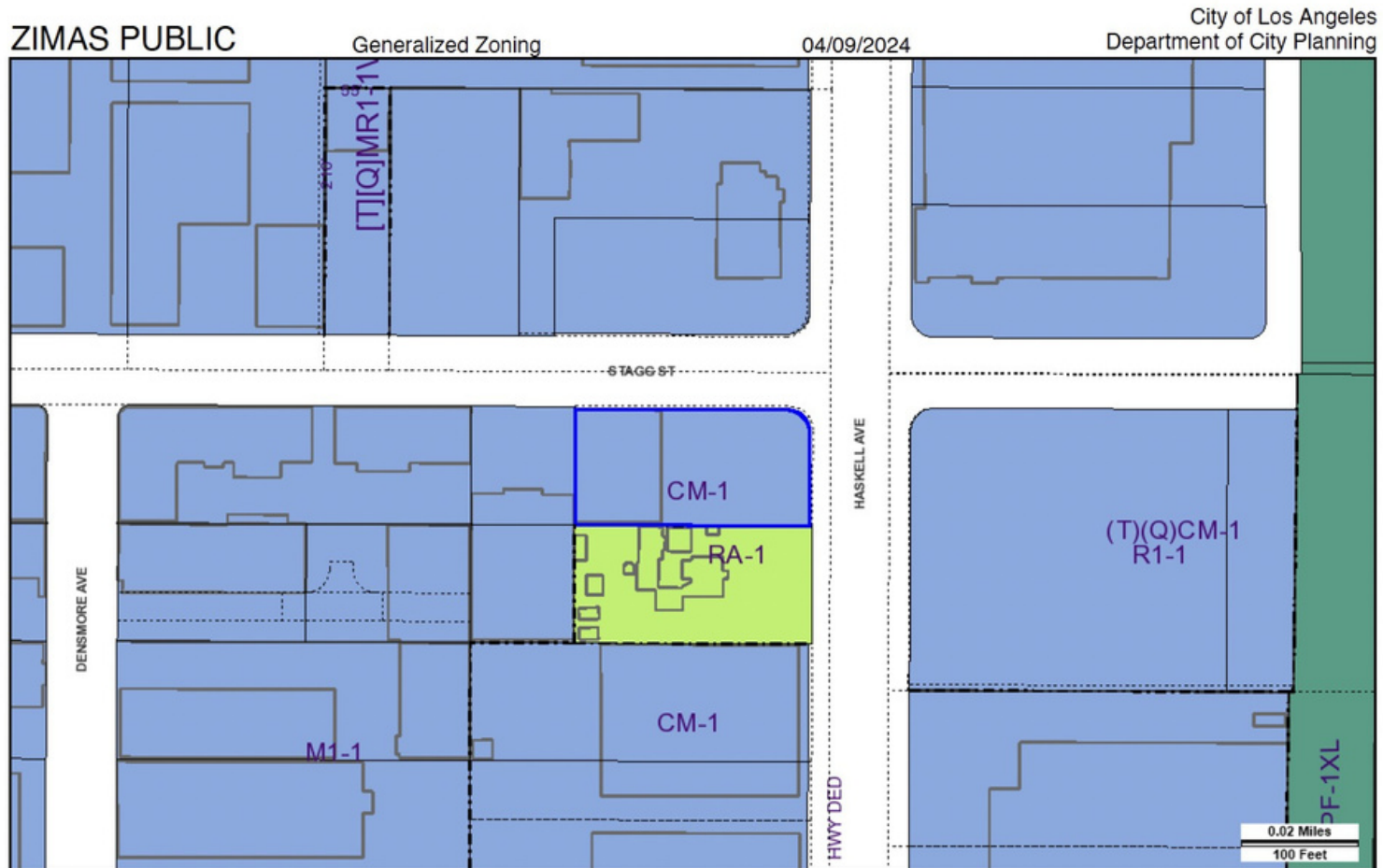


**Alex Matevosian**  
 Broker  
 alex@migcres.com  
 818.482.3830  
 CalDRE #DRE 02047572

**Leo Khechumyan**  
 Agent  
 leo@migcres.com  
 747.273.8927  
 CalDRE #DRE 02126967

**MIG** COMMERCIAL  
 REAL ESTATE  
 SERVICES, INC  
 CalDRE #02211621 migcres.com

# Zoning Map



Address: 7755 N HASKELL AVE

APN: 2206011050

PIN #: 189B141 232

Tract: TR 10812

Block: None

Lot: FR 1

Arb: 1

Zoning: CM-1

General Plan: Commercial Manufacturing



**Alex Matevosian**

Broker  
alex@migcres.com  
818.482.3830  
CalDRE #DRE 02047572

**Leo Khechumyan**

Agent  
leo@migcres.com  
747.273.8927  
CalDRE #DRE 02126967

**MIG** | **COMMERCIAL REAL ESTATE SERVICES, INC**

CalDRE #02211621 [migcres.com](http://migcres.com)

# Photos



**Alex Matevosian**  
Broker  
alex@migcres.com  
818.482.3830  
CalDRE #DRE 02047572

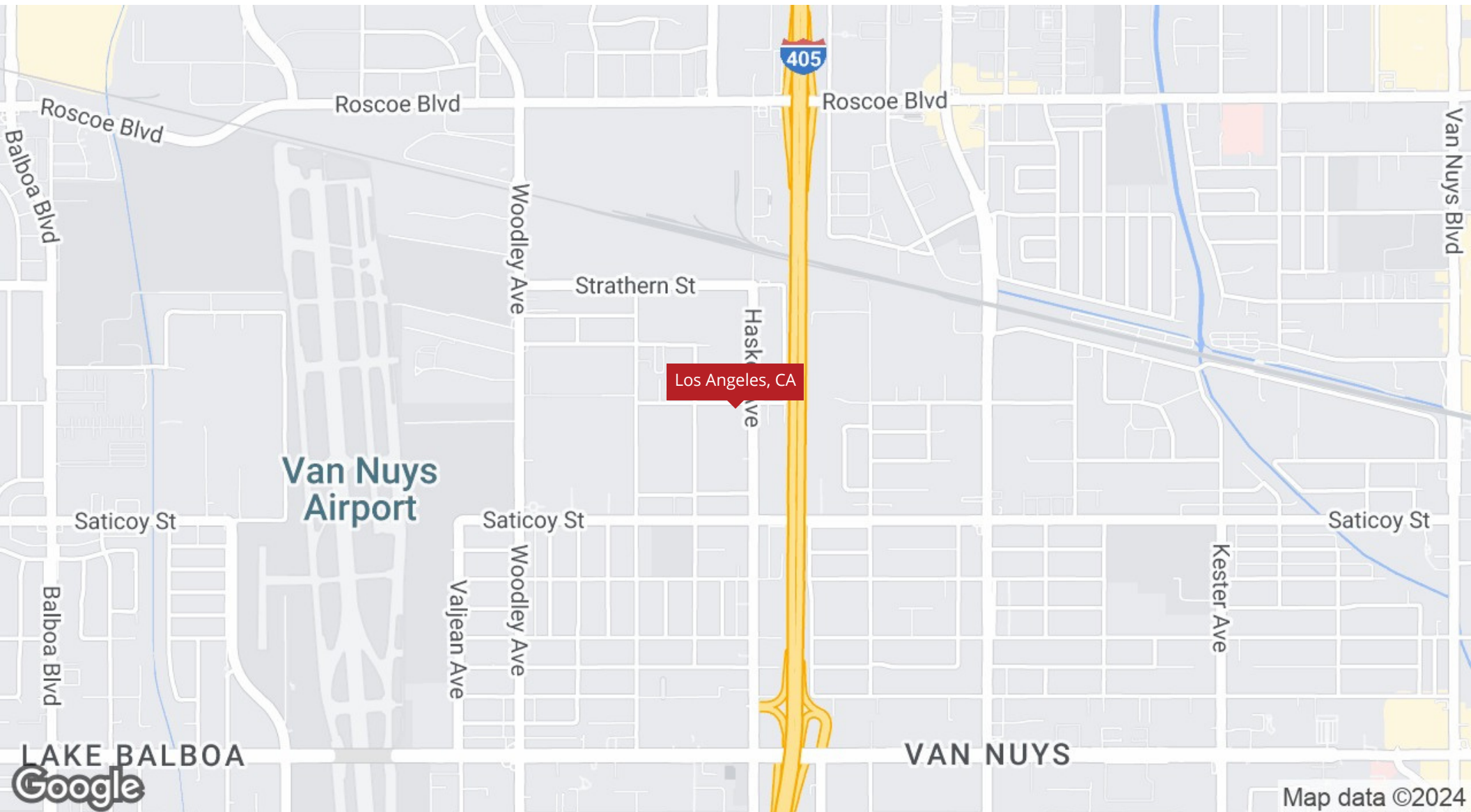
**Leo Khechumyan**  
Agent  
leo@migcres.com  
747.273.8927  
CalDRE #DRE 02126967

**MIG** | **COMMERCIAL**  
**REAL ESTATE**  
SERVICES, INC

CalDRE #02211621 [migcres.com](http://migcres.com)

*MIG Commercial Real Estate Services, Inc is a licensed real estate brokerage in the state of California, DRE 02211621. Info contained herein deemed reliable but not guaranteed.*

# Regional Map



**Alex Matevosian**

Broker  
alex@migcres.com  
818.482.3830  
CalDRE #DRE 02047572

**Leo Khechumyan**

Agent  
leo@migcres.com  
747.273.8927  
CalDRE #DRE 02126967

**MIG** | **COMMERCIAL  
REAL ESTATE**  
SERVICES, INC

CalDRE #02211621 [migcres.com](http://migcres.com)